

PERKINS TOWNSHIP BOARD OF ZONING APPEALS MEETING

Held By: Perkins Township Board of Zoning Appeals

Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue

Date: November 16, 2020

Time: 4:00 p.m.

Board Members Present: Mr. Michael Bixler
Mr. Gary Gast
Mr. Ted Kastor
Mr. Larry Pitts, Chairperson

Board Members & Staff Absent & Excused: Mr. Will Spence
Mr. David Bertsch, Alternate

Staff in attendance: Ms. Melanie Murray, Planner/Zoning Inspector
Ms. Melissa Vassallo, Administrative Assistant

I. Pledge of Allegiance

Mr. Pitts led the Board and the audience with the Pledge of Allegiance.

II. Swearing In

Ms. Vassallo swore in the applicants and asked, "Do you swear to tell the truth, the whole truth and nothing but the truth so help you God?"

Mr. Gundlach and Mr. Deiderick said both said yes.

III. Roll Call

Mr. Pitts asked for roll call to be taken. Mr. Kastor, Present; Mr. Bixler, Here; Mr. Gast, Here; Mr. Pitts, Here.

IV. Minutes

Mr. Pitts asked for a motion to approve the minutes from the October 13th and October 19th meetings.

Mr. Gast made the motion and Mr. Bixler seconded. Roll Call: Mr. Gast, Yes; Mr. Bixler, Yes; Mr. Kastor, Yes; Mr. Pitts, Yes.

V. Chairperson's Welcome and Explanation of Public Hearing & Public Meeting

Mr. Pitts let the audience know the process of the meeting. He said there are two (2) meetings, a public hearing, and a public meeting. At the public hearing, the applicant gives

their presentation regarding their application. Then that part will be closed, and they will move to the public hearing, where they may ask questions and make a decision.

VI. Reading of the Request

APPLICATION #BA2020-17 – APPLICATION #BZA2020-17 A variance request filed by Jan Bucholz for a property located at 2502 Old Railroad (PP #32-033226.000). The variance requested is to reduce the required front yard setback to thirty-eight feet and six inches (38.6) feet whereas regulations of the supplemental front yard setbacks on Old Railroad are eighty (80) feet from the front property line. The property is zoned “I-2”/Heavy Industrial. The variance request will allow the property owner to build a proposed addition to their principal building.

VII. Staff Review

Ms. Murray said as previously mentioned the property is located at 2502 Old Railroad and is zoned I-2. The property consists of several different structures. This variance proposed is to add an addition to the home of the property. There are several driveways on this property, only one (1) connected to the proposed addition. There is a frontage of 553 feet. The zoning resolution accommodates this use and there were no objections from any department heads and the zoning staff recommends the approval.

VIII. Open Public Hearing

Mr. Pitts asked Mr. Gundlach to tell the Board about the application.

Mr. Gundlach said he submitted drawings for the addition on the home. The purpose for the addition is that they had twins last week.

IX. Close Public Hearing/Open Public Meeting

Mr. Pitts asked for a motion to close the public hearing and open the public meeting.

Mr. Gast made the motion, Mr. Kastor seconded. Roll Call: Mr. Gast, Yes; Mr. Kastor, Yes; Mr. Bixler, Yes; Mr. Pitts, Yes.

X. Discussion from Board

Mr. Bixler asked about the staff report stating the existing structure does not meet the setback.

Ms. Murray responded that the supplemental setback on Old Railroad is 80 feet and the structure was there prior to that so this addition isn't closer to the road, it is on the rear of the existing structure.

Mr. Kastor asked so the industrial zoned setback is 80 feet.

Ms. Murray said no, Old Railroad's setback is 80 feet.

Mr. Kastor said that is a pretty generous front yard setback. He continued to say that area that a lot of residents, but it is zoned industrial.

Ms. Murray said yes, the residents are sprinkled throughout. They are not close together. The frontage of 550 feet that this has, its not going to bother anyone. Ms. Murray lets the Board know that they have had variances on this property before and it has never been a problem.

Mr. Gast asked if there were any complaints from neighbors.

Ms. Murray said no, she has no comments.

Mr. Gast made the motion to approve application BZA2020-17 as submitted. Mr. Kastor seconded. Roll Call: Mr. Gast, Yes; Mr. Kastor, Yes; Mr. Bixler, Yes; Mr. Pitts, Yes.

XI. Close Public Hearing/Open Public Meeting

Mr. Kastor said if there are no other questions, he would entertain a motion to close the Public Hearing and open the Public Meeting. Mr. Spence made the motion. Mr. Gast seconded. Roll Call: Mr. Spence, Yes; Mr. Gast, Yes; Mr. Bixler, Yes; Mr. Bertsch, Yes; Mr. Kastor, Yes.

XII. Reading of the Request

APPLICATION #BA2020-18 – APPLICATION #BZA2020-18 A Conditional Use Permit request filed by Deiderick Motors for property located at 6512 Milan Road (PP #32-00376.000). The Conditional Use Permit would permit vehicle sales whereas Section 17.2(3) of the Zoning Resolution requires that all automobile sales only if a Conditional Use Permit is obtained in a “C-2”/General Commercial District. A Conditional Use Permit for vehicle sales is requested.

XIII. Staff Review

Ms. Murray said as previously mentioned this will be a conditional use permit for automobile sales on the property. Deiderick Motors currently exists on the opposite of the road. This property was known as Amy’s Gallery before. There have been no objections to this proposal. It is mostly surrounded by C-2 zoning. There were no objections from any department heads. Staff does ask that if there are any repairs taken place that they are in an enclosed building. Zoning staff recommends the approval of this application.

XIV. Open Public Hearing

Mr. Pitts asked for a motion to open the Public Hearing.

Mr. Gast made the motion. Mr. Bixler seconded. Roll Call: Mr. Gast, Yes; Mr. Bixler, Yes; Mr. Kastor, Yes; Mr. Pitts, Yes.

Mr. Deiderick stated that they are just moving across the street, pretty much. They are doing some alterations inside. They have already submitted plans to the Township for those and have paid for the permits. He said this move will help them grow. It will create 9-10 full-time positions.

XV. Close Public Hearing/Open Public Meeting

Mr. Pitts asked for a motion to close the public hearing and open the public meeting.

Mr. Kastor made the motion, Mr. Gast seconded. Roll Call: Mr. Kastor, Yes; Mr. Gast, Yes; Mr. Bixler, Yes; Mr. Pitts, Yes.

XVI. Discussion from Board

Mr. Kastor asked if there are plans for his current location.

Mr. Deiderick said no, it is still up in the air. They are not sure if they are going to sell it or lease it. They have been there ten (10) years and they have been blessed enough to grow so they are moving across the street.

Mr. Gast made the motion to approve application BZA2020-18 as submitted. Mr. Kastor seconded. Roll Call: Mr. Gast, Yes; Mr. Kastor, Yes; Mr. Bixler, Yes; Mr. Pitts, Yes.

I. Old Business

Mr. Pitts asked if there is any other business to discuss.

II. New Business

Mr. Pitts asked if there is any new business. The Board and staff members discussed different projects going on.

III. Adjournment

Mr. Pitts asked for a motion to adjourn.

Mr. Kastor motioned. Mr. Bixler seconded. Roll Call: Mr. Kastor, Yes; Mr. Bixler, Yes; Mr. Gast, Yes; Mr. Pitts, Yes.