

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: October 13, 2020

Time: 4:00 p.m.

Board Members Present: Mr. Michael Bixler
Mr. Gary Gast
Mr. Ted Kastor
Mr. David Bertsch, Alternate

Board Members & Staff Absent & Excused: Mr. Larry Pitts, Chairperson
Mr. Will Spence

Staff in attendance: Ms. Angela Byington, Community Development Director
Ms. Melanie Murray, Planner/Zoning Inspector
Ms. Melissa Vassallo, Administrative Assistant

I. Call to Order

Mr. Kastor called the meeting to order at 4:01 p.m.

II. Pledge of Allegiance

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

III. Swearing In

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

Mr. Keys said, "I do".

IV. Roll Call

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

V. Minutes

Mr. Kastor asked for a motion to approve the minutes from the September 21st meeting. Mr. Bixler made the motion. Mr. Bertsch seconded the motion. Roll Call: Mr. Bixler, Yes; Mr. Bertsch, Yes; Mr. Gast, Yes; Mr. Kastor, Yes.

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

Mr. Kastor said there are two (2) parts to the meeting. The first part is a public hearing where the applicant will explain their request and the Board may ask questions. Then they will close

the public hearing and open the public meeting where the Board will determine the fate of the applicant's request.

VII. Reading of the Request

APPLICATION #BA2020-13 – APPLICATION #BA2020-13 A conditional use permit was requested by Hart Advertising at 4318 Milan Road, Sandusky, Ohio 44870 for an off-premise sign. Section 28.18 of the Perkins Township Zoning Resolution requires a conditional use permit for outdoor advertising off-premise signs.

VIII. Staff Review

Ms. Murray told the Board that the Hoty's sent a letter and they do not have any problems with the request. This sign is located at 4318 Milan Road and a conditional use permit is required for an off-premise advertising sign or billboard. The present zoning is C-2, General Commercial. Ms. Murray continued to let the Board know some background information regarding the sign. The Building plans were actually approved in January of 2020 and the Zoning plans were conditional approved in June of 2019 by a prior employee. But a conditional use permit was never applied for because conditional approval was given without one. And there was no location on file. The electrician came in, they figured out that there was no conditional use ever granted. The sign sits 60 feet back from the right-of-way on 250 and it is 45 feet high. Staff recommends the approval.

IX. Open Public Hearing

Mr. Kastor asked the gentleman with Hart Advertising to state his name and address.

He said my name is Joe Keys, the owner of Hart Advertising. I live at 3645 Split Rail Lane in Avon. He said this is the first traditional billboard that they have applied for and he thinks there was misunderstanding on the previous Zoning Inspector's part. He applied a year and a half ago and was told he was good. Mr. Keys said kudos to Ms. Murray for catching it. He thought he had all of his permits and he had cranes and drilling companies lined up for next week. As you see, it is 45 feet high and 60 feet setback. They meet all the criteria that is listed within the Zoning code.

Mr. Kastor asked who fabricates the steel?

Mr. Keys answered a company out of Richmond, IN. A company called Productivity. They are a steel fabricator. We have worked with them for 40 years.

Mr. Bertsch asked Melanie a question. He said what he is looking at says a billboard may not be constructed within 100 feet of a road or intersection. But the setback is only 50 feet.

Ms. Murray responded that it means an on ramp.

Mr. Bertsch said ok so the highway?

Ms. Murray said yes.

Mr. Kastor said so the property owner is Schuster and the advertising on this billboard, has that been committed yet?

Mr. Keys responded it is presold. Both sides.

Mr. Kastor apologized for the miscommunication and thanked Ms. Murray for setting up the special meeting.

X. Close Public Hearing/Open Public Meeting

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

XI. Discussion from Board

Mr. Kastor asked any comments or discussion, or he will entertain a motion from the Board as far as the fate of this conditional use permit.

Mr. Gast said he would like to make a motion to approve the application as submitted. Mr. Bertsch seconded. Roll Call: Mr. Gast, Yes; Mr. Bertsch, Yes; Mr. Bixler, Yes; Mr. Kastor, Yes.

Mr. Keys thanked everyone.

I. Old Business

Mr. Kastor asked if there is any old business to discuss.

Ms. Murray responded no, new business. There will still be a meeting next Monday. There are three (3) variance requests.

Mr. Kastor asked if there has been any development regarding the U-Hauls on 250.

Ms. Murray said she sent them a letter and have not received a response. They have 15 days and then she will send another letter.

Mr. Kastor said he saw a political tent set-up.

Mr. Murray said she has spoken to them and they won't get a permit so now it is trespassing and turned it over to the police.

II. New Business

Mr. Kastor asked if there is any new business.

Mr. Murray responded no.

III. Adjournment

Mr. Kastor asked for a motion to adjourn. Mr. Gast motioned. Mr. Bixler seconded. Roll Call: Mr. Gast, Yes; Mr. Bixler, Yes; Mr. Bixler, Yes; Mr. Kastor, Yes.