

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: February 16th, 2021

Time: 4:00 p.m.

Board Members Present: Mr. David Bertsch, Alternate
Mr. Michael Bixler
Mr. Larry Pitts, Vice Chairperson

Board Members Absent & Excused: Mr. Gary Gast
Mr. Ted Kastor, Chairperson
Mr. Will Spence

Staff in Attendance: Ms. Angela Byington, Community Development Director
Ms. Melanie Murray, Planner/Zoning Inspector

I. Pledge of Allegiance

Mr. Pitts called the meeting to order and led the Board and the audience with the Pledge of Allegiance.

II. Roll Call

Mr. Pitts asked for roll call to be taken. Roll Call: Mr. Bixler, Here; Mr. Bertsch, Here; Mr. Pitts, Here.

III. Minutes

Mr. Pitts asked for a motion to approve the minutes from the January 4th meeting.

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

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

Mr. Pitts welcomed everyone to the meeting and let them know the process of how the meeting will work. He said there is a public hearing first and then a public meeting. Public hearing is where the applicant tells the board about their request and the public meeting is where the board members discuss and approve or disapprove the request.

V. Swearing In

Mr. Pitts asked who will be speaking so they can be sworn in. Ms. Byington told Mr. Neibler to raise his right hand and swore him in.

VI. Reading of the Request

APPLICATION #BZA2021-03 An application was made by the Tom Sharpnack at 3002 Hayes Ave. (32-02705.000) for a Conditional Use Permit. 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.

VII. Staff Review

Ms. Murray said as mentioned this property is zoned C-2 / General Commercial District. They have requested a Conditional Use Permit to sell vehicles on the property. There were no comments from Department Heads. The site has two (2) private driveways. All surrounding land uses are C-2 in nature. The property has previously been a car wash and a car dealership in the past. The Planning Department recommends the approval of this application.

VIII. Close Public Hearing/Open Public Meeting

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

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

IX. Discussion from Board

Mr. Pitts asked if letters were sent out. Ms. Murray said yes, letters were sent out. She said only one (1) surrounding landowner contacted and asked if there were any past additional permits pulled for this property and she was not aware of any.

Mr. Bertsch made the motion to approve Application #BZA2021-03. Mr. Bixler seconded. Roll Call: Mr. Bertsch, Yes; Mr. Bixler, Yes; Mr. Pitts, Yes.

X. Old Business

None

XI. New Business

None

XII. Adjournment

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