

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: March 15th, 2021

Time: 4:00 p.m.

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

Board Members Absent & Excused: Mr. Will Spence

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

I. Pledge of Allegiance

Mr. Kastor called the meeting to order and led the Board and staff in the Pledge of Allegiance.

II. Roll Call

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

III. Minutes

Mr. Kastor asked for a motion to approve the minutes from the February 16th meeting.

Mr. Pitts made the motion and Mr. Gast seconded. Mr. Kastor said All in Favor say Aye. All said Aye. None Opposed.

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

Mr. Kastor welcomed everyone to the meeting. He said it will be held in two (2) parts. First will be the Public Hearing, where the Board will consider the application, in this case, a Conditional Use Permit. They will then close the Public Hearing and the Board will convene in a Public Meeting, where the Board will decide the fate of the Conditional Use Permit request.

V. Reading of the Request

APPLICATION #BZA2021-04 A Conditional Use Permit request filed by Alan Jacob for property located at PP#32-03750.002, on the west side of Route U.S. 250. The Conditional

Use Permit would permit a car wash on the property whereas Section 17.2(2) of the Zoning Resolution requires that all car washes obtain a Conditional Use Permit in a "C-2"/General Commercial District. A Conditional Use Permit for a car wash is requested.

VI. Staff Review

Ms. Murray said this property is zoned C-2 / General Commercial. The applicant is proposing to build a car wash on the property located along Rt. 250 north of Culvers. This property is currently undeveloped and is surrounded by mostly C-2 properties. This is not in conflict with County's Comprehensive Plan or the Township's. Staff does recommend the approval. It is noted that stop signs may need to be added.

Mr. Kastor points out that there are no participants in the audience (The applicant is on speakerphone only). Mr. Kastor asked the applicant to speak regarding the application.

Mr. Alan Jacobs, Attorney for the Applicant, said state of the art design of the building does not look like a car wash. The car wash itself is on a belt system, the car drives onto the belt and the belt moves the car through the car wash to wash and dry it. There are also vacuums that are free.

Mr. Kastor asked if the Board Members have any questions.

VII. Close Public Hearing/Open Public Meeting

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

Mr. Gast made the motion, Mr. Bixler seconded. Mr. Kastor said All in Favor say Aye. All said Aye. None Opposed.

VIII. Discussion from Board

Mr. Kastor said this business seems to fit into the Comprehensive Plan. No comments from any neighboring business owners.

Mr. Gast asked about signage.

Mr. Jacobs said the name of the car wash will be on the building itself. And the only other signage will be on the entry to the car wash facility. It will describe the types of car wash and the costs.

Mr. Kastor asked if any of the water will be recycled.

Mr. Jacobs said yes, there is a filtration system. This will use 1/10th of a normal car wash and the soap is biodegradable and organic.

Mr. Kastor said he will entertain a motion and a second regarding this application.

Mr. Bertsch made the motion to approve Application #BZA2021-04. Mr. Gast seconded. Mr. Kastor said All in Favor say Aye. All said Aye. None Opposed.

Mr. Kastor explained to Mr. Jacob that they have the approval and what steps to take next.

IX. Old Business

Ms. Murray lets the Board know on next month's agenda will be to revoke Ruta's Conditional Use Permit for the U-Hauls and TJ Maxx signage.

X. New Business

None

XI. Adjournment

Mr. Kastor asked for a motion for adjournment.

Mr. Bixler made the motion and Mr. Gast seconded. Mr. Kastor said All in Favor say Aye. All said Aye. None Opposed.