

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: April 19th, 2021

Time: 4:00 p.m.

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

Board Members Absent & Excused: Mr. Larry Pitts, Vice Chairperson

Staff in Attendance: Ms. Angela Byington, Director
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. Spence, Present; Mr. Gast, Here; Mr. Bixler, Here; Mr. Bertsch, Here; Mr. Kastor, Present.

III. Minutes

Mr. Kastor asked for a motion to approve the minutes from the March 15th meeting.

Mr. Gast made the motion and Mr. Bixler 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 hear from the applicant. Then they will switch to the Public Meeting, where the Board will decide the fate of the request.

V. Reading of the Request

APPLICATION #BZA2021-05 A variance was requested by Ace Lighting Services for property located at 4314 Milan Road, on the east side of Route U.S. 250. The variance requested is

for additional wall signage. The applicant requests 320 sq. ft. of wall signage whereas Section 28.10 (3) allows 243 sq ft. A variance of 77 square feet is requested.

VI. Staff Review

Ms. Murray said this property is located at the Sandusky Mall. It is a new front facade that they are building right now. The property has a frontage of 128 feet and 8 inches, so they are requesting a variance of 77 sq. ft. There is a total of 8 or 9 signs. The reason listed as their hardship is it is part of their new corporate identity for TJ Maxx. The planning does not have any problems with this. It will affect the property or surrounding properties. There were no departmental comments for this variance request.

Mr. Brown with Ace Lighting Services was sworn. Mr. Brown tells the Board that most of square footage comes from the TJ Maxx letters. He said the sign package goes along with the new branding.

Mr. Spence asked if their sign portion on the nine (9) panel sign is included in the total.

Ms. Murray said yes.

Mr. Spence said so whoever else adds to that nine (9) panel could possibly need a variance as well.

Ms. Murray said yes, possibly.

Mr. Kastor lets the Board know that there is note that the Chief Building Official, George Poulos, does not have any objections for this variance.

VII. Close Public Hearing/Open Public Meeting

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

Mr. Spence said so moved, Mr. Gast seconded. Mr. Kastor said All in Favor say Aye. All said Aye. None Opposed.

VIII. Discussion from Board

Mr. Kastor said he does not have any issues with this.

Mr. Gast made a motion to approved Application #BZA2021-05. Mr. Spence seconded. Roll Call: Mr. Gast, Yes; Mr. Spence, Yes; Mr. Bixler, Yes; Mr. Bertsch, Yes; Mr. Kastor, Yes.

IX. Reading of the Request

APPLICATION #BZA2021-06 and #BZA2021-07. A variance and conditional use permit request filed by Mad River Harley-Davidson for property located at 5316 Milan Rd. (PP #32-03494.011). The variance request is to allow temporary signage for the five (5) day Spring Rally Event whereas Section 28M.2(b) of the Zoning Resolution limits the size of temporary signs to 32 square feet. The Conditional Use Permit is for outdoor entertainment and

business as Section 17.2(4) and 17.2(5) of the Zoning Resolution requires Conditional Use Permits for properties zoned C-2 District in order to conduct outdoor entertainment and business.

X. Staff Review

Ms. Murray said Mad River Harley-Davidson submitted an application to host a Spring Rally from May 27th to May 31st. Bike Week will not be taking place this year. There are requesting a variance for temporary signage and a conditional use permit to host the outdoor event. They have had an event similar to this for at least five (5) years in a row. There were no comments from any departments, other than the Fire Department but they have been in contact with the Fire Department separately.

Brad Stofchek, speaking on behalf of Mad River, was sworn in. Mr. Stofchek explains to the Board that due to COVID-19 restrictions the full Bike Week event will not be happening. They have been in communication with all the surrounding properties to put on this 5-day event and use the lots and driveways around the area. They have been in contact with the Fire Department, Police Department, and the Health Department to make sure they are in compliance with everything. There will be no stage, no alcohol, basically just a retail event.

XI. Close Public Hearing/Open Public Meeting

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

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

XII. Discussion from Board

Mr. Gast made a motion to approved Application #BZA2021-06 and #BZA2021-07. Mr. Bertsch seconded. Roll Call: Mr. Gast, Yes; Mr. Bertsch, Yes; Mr. Spence, Yes; Mr. Bixler, Yes; Mr. Kastor, Yes.

XIII. Old Business

Mr. Kastor asked if there is any old business.

Ms. Murray updates the Board about the U-Haul situation. She lets them know they have 30 days to request a meeting with the Board or they can put it on the agenda to revoke the permit.

XIV. New Business

None

XV. Adjournment

Mr. Kastor asked for a motion for adjournment.

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