

**Perkins Township Board of Zoning Appeals**  
**May 17th, 2021 4:00 p.m.**  
**Meeting Room, Township Services Facility**  
**2610 Columbus Avenue, Sandusky, Ohio**  
**Agenda**

- I. Call to order.
- II. Pledge of Allegiance
- III. Roll Call – Members of the Board and Staff
- IV. Approve Minutes from meeting on April 19<sup>th</sup>, 2021.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BZA2021-08** A variance was requested by Tom Bouy at 5204 Hayes Ave. for property located at 5897 Patten Tract. The variance requested is for a lot split of 200 feet of frontage and 2 acre lot size whereas Section 11.3 of the Perkins Township zoning Resolution requires 300 feet of frontage and a 5 acre lot size. A variance for lot size and required frontage in a “A”/Agricultural zoning district is required.
- VIII. Staff reviews the Community Development staff report.
- IX. Open the Public Hearing.
  1. Applicant/Appellant Presentation
  2. Audience remarks:
    - a. “For” Request.
    - b. “Against” Request.
- X. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XI. Secretary reads the request on the proposed amendment.
- XII. **APPLICATION #BA2021-09** A variance permit was request by Adam Signs on behalf of RG Nieto Company for property located at 5500 Milan Rd. (PP #32-03494.003). The variance requested is to allow an electronic sign to be installed on an existing non-conforming sign. Section 28.20 prevents the alteration of non-conforming signage and requires conformance of the sign with the Zoning Resolution or removal if the sign is altered in copy (except for changeable copy signs) or structure. A variance for the alteration of a non-conforming sign is requested.
- XIII. Staff reviews the Community Development staff report.
- XIV. Open the Public Hearing.
  3. Applicant/Appellant Presentation
  4. Audience remarks:

**Board:**

Ted Kastor – Chairperson  
Larry Pitts – Vice Chair  
Gary Gast

Will Spence  
David Bertsch  
Mike Bixler

**Staff:**

Planning– Melanie Murray  
Planning – Angela Byington

- a. "For" Request.
  - b. "Against" Request.
- XV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVI. Secretary reads the request on the proposed amendment.
- XVII. **APPLICATION #BA2021-10** Several variance permits were requested by Firelands Regional Medical Center at 1111 Hayes Ave. for a property located at 2520 Columbus Ave (PPN: 32-04321.000, 32-00692.000, 32-04317.000, 32-02766.002, 32-04320.000). (1) A variance was requested for the addition of three (3) monument signs on the property whereas Section 28.15 allows only one per building. (2) A variance was requested to locate two (2) monuments signs ten (10) feet and three (3) feet from the required setback on Columbus Ave. whereas Section 28.15 requires signs to be located thirty (30) feet from the ROW. (3) A variance was requested to locate two (2) monuments signs fifteen (15) feet and three (3) feet from the required setback on Perkins Ave. whereas Section 28.15 requires signs to be located thirty-five (35) feet from the ROW. (4) A variance was requested for the total amount of freestanding/monument signage at 198 square feet whereas Section 28.15 only allows up to 175 square feet of signage for buildings over 20,000 square feet. (5) A variance was requested for the total number of parking spaces of 174 spaces whereas Appendix B restricts the parking allowed to 110% of required parking. A variance of 19 parking spaces is requested.
- XVIII. Staff reviews the Community Development staff report.
- XIX. Open the Public Hearing.
  - 5. Applicant/Appellant Presentation
  - 6. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
- XX. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXI. **REVOCATION OF CONDITIONAL USE PERMIT BA2020-05.** Consideration of the revocation of a Conditional Use Permit for 5918 Milan Road, which permitted outdoor display or storage of goods and merchandise. This property has been found in non-compliance of the Zoning Resolution and Conditional Use Permit for the location of U-Haul vehicles. Revocation of a Conditional Use permit is authorized under Section 4.9 of the Perkins Township Zoning Resolution. The owner of the property has not requested a hearing.
- XXII. Roll Call Vote
- XXIII. Old Business.

XXIV. New / Other Business.

XXV. Adjourn Meeting.

Board:

Ted Kastor – Chairperson  
Larry Pitts – Vice Chair  
Gary Gast

Will Spence  
David Bertsch  
Mike Bixler

Staff:

Planning– Melanie Murray  
Planning – Angela Byington