

**Perkins Township Board of Zoning Appeals**  
**August 16, 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 July 19, 2021.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BA2021-19** A conditional use permit was requested by Shane Francis on behalf of MEF Properties, LLC for their property located at 5500 Milan Rd. (PPN: 32-03494.009). The conditional use permit requested is to allow for outdoor entertainment and business. Section 17.2(5) of the Zoning Resolution requires Conditional Use Permits for properties zoned “C-2”/ General Commercial District in order to conduct outdoor entertainment and business.
- 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. Discussion from Board.
- XIII. Motion & Second. Discussion on motion by Board. – Roll Call Vote.
- XIV. Secretary reads the request on the proposed amendment.
- XV. **APPLICATION #BZA2021-22** Mac Building and Development LLC requested a variance on behalf of Mike Ivoska for a property located at 1113 E. Bogart Road. The variance requested was for front yard setback of 72 +/- feet whereas section 25.2(4) of the Perkins Township Zoning Resolution requires an 80 foot front yard setback.
- XVI. Staff reviews the Community Development staff report.
- XVII. Open the Public Hearing.

**Board:**

Ted Kastor – Chairperson  
Larry Pitts – Vice Chair  
Gary Gast

Will Spence  
David Bertsch  
Mike Bixler

**Staff:**

Planning– Melanie Murray  
Planning – Angela Byington

3. Applicant/Appellant Presentation
  4. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
- XXVIII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXIX. Discussion from Board.
- XX. Motion & Second. Discussion on motion by Board. – Roll Call Vote.
- XXI. Secretary reads the request on the proposed amendment.
- XXII. **APPLICATION #BA2021-23** A variance request was filed by Party Place of 4903 Milan Road Sandusky, OH (PP #32-01208.000.) The variance requested is to allow an inflatable sign to be temporarily located on the roof of a business building at this address whereas Section 28.C (5) and (8) would not permit such installation.
- XXIII. Staff reviews the Community Development staff report.
- XXIV. Open the Public Hearing.
5. Applicant/Appellant Presentation
  6. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
- XXV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXVI. Discussion from Board.
- XXVII. Motion & Second. Discussion on motion by Board. – Roll Call Vote.
- XXVIII. Secretary reads the request on the proposed amendment.
- XXIX. **APPLICATION #BA2021-24** A conditional use permit was requested by Patrick O Fox for the property located at 306 Woodlawn Avenue. (PPN: 32-01233.000). The conditional use permit requested is to allow for a home occupation. Section 13.2(1) of the Zoning Resolution requires Conditional Use Permit for properties zoned "R-1B"/ Single Family Residential District in order to conduct home occupations and home offices.
- XXX. Staff reviews the Community Development staff report.
- XXXI. Open the Public Hearing.
7. Applicant/Appellant Presentation

- 8. Audience remarks:
  - a. "For" Request.
  - b. "Against" Request.

XXXII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

XXXIII. Discussion from Board.

XXXIV. Motion & Second. Discussion on motion by Board. – Roll Call Vote.

XXXV. Secretary reads the request on the proposed amendment.

XXXVI. **APPLICATION #BA2021-25 and #BA2021-26** Two variance and a conditional use permit request filed by CESO on behalf of Arby's for a property located at 3908 Milan Rd. (PP #32-00574.000). The first variance request is to allow for 35 parking spaces whereas Appendix B of the Zoning Resolution limits carry-out restaurants to one space per 200 sq. ft. of floor area and one for each two (2) employees. The second variance request is to allow for a flat roof whereas Section 25.15(1)(f) of the Zoning Resolution limits flat roofs to structures with two (2) stories or over 10,000 sq. ft. for single floor. The Conditional Use Permit is for a drive-in/thru businesses as Section 17.2(4) of the Zoning Resolution requires Conditional Use Permits for properties zoned "C-2"/General Commercial District in order to conduct any business of a drive-in/thru nature.

XXXVII. Staff reviews the Community Development staff report.

XXXVIII. Open the Public Hearing.

9. Applicant/Appellant Presentation

10. Audience remarks:

- a. "For" Request.
- b. "Against" Request.

XXXIX. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

XL. Discussion from Board.

XLI. Motion & Second. Discussion on motion by Board. – Roll Call Vote.

XLII. Old Business.

XLIII. New / Other Business.

XLIV. Adjourn Meeting.