

**Perkins Township Board of Zoning Appeals**  
**April 18, 2022 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 March 21, 2022.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BA2022-04 and #BA2022-05** A variance and conditional use permit request filed by Mad River Harley-Davidson on behalf of Erie Shore Property Holdings, LLC for property located at 5316 Milan Rd. (PP #32-03494.011). The variance request is to allow temporary signage for the ten (10) day Ohio Bike Week event whereas Section 28.13(2)(b) of the Zoning Resolution limits the size of temporary signs to 32 square feet in a nonresidential area. 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”/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. **APPLICATION #BA2022-06** A variance was requested by Samuel L. Grieve on behalf of Jeremy A. Brown for a property located at 2809 W. Bogart Road (32-02433.000). The variance requested is to allow a side yard setback of 12 feet on the west side of the property and 20 feet on the right side of the property whereas Section 11.3 of the Zoning Resolution requires a side yard setback of 25 feet in the Agricultural District.
- XIII. Staff reviews the Community Development staff report.
- XIV. Open the Public Hearing.

**Board:**

Ted Kastor – Chairperson  
Larry Pitts – Vice Chair  
Gary Gast

Will Spence  
David Bertsch  
Mike Bixler

**Staff:**

Planning– Arielle Blanca  
Planning – Angela Byington

3. Applicant/Appellant Presentation
  4. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
- XXV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXVI. Secretary reads the request on the proposed amendment.
- XXVII. **APPLICATION #BA2022-07 and #BA2022-08** A variance and conditional use permit request filed by Fox Architectural Design, LLC. on behalf of WW Hayes Muffler LLC for the property located at 2806 Milan Road (PPN: 32-03695.000) and Sandusky 250-Perkins LLC. For the property located at 904 Perkins Avenue (PPN: 32-03120.000). The variance request is to allow for a setback of 28 feet off Milan Road whereas Section 17.2(4)(a) of the Zoning Resolution requires a setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street. 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.
- XXVIII. Staff reviews the Community Development staff report.
- XXIX. 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. Secretary reads the request on the proposed amendment.
- XXII. Old Business.
- XXIII. New / Other Business.
- XXIV. Adjourn Meeting.