

Perkins Township Board of Zoning Appeals
June 21, 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 May 16, 2022.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BZA2022-10** A variance request filed by Primos GM for the property located on the corner of Columbus Avenue and Industrial Parkway. (PPN #32-00906.002) The variance request is to allow a parcel zoned C-2/General Commercial to be .6815 acres whereas Section 17.3 of the Zoning Resolution requires any parcel zoned “C-2”/General Commercial to have a minimum lot area of 1 acre.
- 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 #BZA2022-11** A variance was requested by Stephen L. Cremean on behalf of Marlene S. Cottier, Trustee for the property located at 704 W. Perkins Avenue (32-00018.000). The variance requested is to allow the extension of a nonconforming structure whereas Section 6.7 of the Zoning Resolution requires Board of Zoning Appeals approval for the extension of a nonconforming structure.
- XIII. Staff reviews the Community Development staff report.
- XIV. Open the Public Hearing.
 3. Applicant/Appellant Presentation
 4. Audience remarks:
 - a. “For” Request.

Board:

Ted Kastor – Chairperson
Larry Pitts – Vice Chair
Gary Gast

Will Spence
David Bertsch
Mike Bixler

Staff:

Planning– Arielle Blanca
Planning – Angela Byington
Planning – Jessica Gladwell

- 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 #BZA2022-12** A conditional use permit request filed by Robert Bajkom HSB Architects on behalf of 5020 Milan Road, LLC for the property located at 5020 Milan Road (PPN: 32-03494.013). The Conditional Use Permit is to allow a Medical Marijuana Dispensary whereas Section 17.2(14) of the Zoning Resolution requires Conditional Use Permits for properties zoned "C-2"/General Commercial District in order to conduct a Medical Marijuana Dispensary.
- 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. Secretary reads the request on the proposed amendment.
- XXII. **APPLICATION #BZA2022-13 and 14** Two conditional use permit requests filed by Eric Kmetz on behalf of 250 Bogart Corner, Ltd. for the property located at 6019 Milan Road (PPN: 32-03793.000). The first Conditional Use Permit is to allow a Medical Marijuana Dispensary whereas Section 17.2(14) of the Zoning Resolution requires Conditional Use Permits for properties zoned "C-2"/General Commercial District in order to conduct a Medical Marijuana Dispensary. The second Conditional Use Permit is to allow 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.
- XXIII. Staff reviews the Community Development staff report.
- XXIV. Open the Public Hearing.
 - 7. Applicant/Appellant Presentation
 - 8. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XXV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

Board:
 Ted Kastor – Chairperson
 Larry Pitts – Vice Chair
 Gary Gast

Will Spence
 David Bertsch
 Mike Bixler

Staff:
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 Planning – Angela Byington
 Planning – Jessica Gladwell

- XXVI. Secretary reads the request on the proposed amendment.
- XXVII. **APPLICATION #BA2022-15** An appeal request filed by Peter J McGory, on behalf of Carmelo Ruta Inc., for the property located at 5918 Milan Road (PPN: 32-01503.000). The appeal, pursuant to Section 25.14(5)(b)(iii), permits the applicant to submit a site plan, that was denied by staff, to the Board of Zoning Appeals for review. Staff denied the proposed access drive connecting the parking lot of 5918 Milan Road to Beatty Drive.
- XXVIII. Staff reviews the Community Development staff report.
- XXIX. Open the Public Hearing.
9. Applicant/Appellant Presentation
10. Audience remarks:
- a. "For" Request.
- b. "Against" Request.
- XXX. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXXI. Old Business.
- XXXII. New / Other Business.
- XXXIII. Adjourn Meeting.

Board:

Ted Kastor – Chairperson
Larry Pitts – Vice Chair
Gary Gast

Will Spence
David Bertsch
Mike Bixler

Staff:

Planning– Arielle Blanca
Planning – Angela Byington
Planning – Jessica Gladwell