

Perkins Township Board of Zoning Appeals
July 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 June 21, 2022.
- V. Approve Minutes from meeting on July 5, 2022.
- VI. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VII. Secretary reads the request on the proposed amendment.
- VIII. **APPLICATION #BZA2022-17** A variance request filed by Eric Kmetz of Ohio Patient Access, on behalf of 250 Bogart Corner, Ltd. for the property located at 430 Bogart Road (PPN: 32-03645.000), 1309 Bogart Road (PPN: 32-03649.000) and 6019 Milan Road (PPN: 32-03793.000). The requested variance is to permit a lot combination which will result in a lot area of 0.8 acres, whereas Section 17.3 of the Zoning Resolution requires a minimum lot area of 1 acre.
- IX. Staff reviews the Community Development staff report.
- X. Open the Public Hearing.
 1. Applicant/Appellant Presentation
 2. Audience remarks:
 - a. “For” Request.
 - b. “Against” Request.
- XI. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XII. Secretary reads the request on the proposed amendment.
- XIII. **APPLICATION #BZA2022-18** A variance request filed by Kmetz of Ohio Patient Access, on behalf of 250 Bogart Corner, Ltd. for the property located at 430 Bogart Road (PPN: 32-03645.000), 1309 Bogart Road (PPN: 32-03649.000) and 6019 Milan Road (PPN: 32-03793.000). The requested variance is to allow new construction with a proposed setback of fifty (50) feet off of U.S. Rte. 250 whereas Section 17.3 of the Zoning Resolution requires sixty (60) feet.
- XIV. Staff reviews the Community Development staff report.
- XV. 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– Arielle Blanca
Planning – Angela Byington
Planning – Jessica Gladwell

- a. "For" Request.
 - b. "Against" Request.
- XVI. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVII. Secretary reads the request on the proposed amendment.
- XVIII. **APPLICATION #BZA2022-19** A variance request filed Hoty Builders, LLC, on behalf Nelson OH Land Holdings, LLC for the property located at 6703 Milan Road (PPN: 32-01662.000). The requested variance to is to allow construction of a landscape mound to a height of 9 feet whereas Section 26.10, 3) provides for a maximum height of eight (8) feet.
- XIX. Staff reviews the Community Development staff report.
- XX. Open the Public Hearing.
 - 5. Applicant/Appellant Presentation
 - 6. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XXI. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXII. Old Business.
- XXIII. New / Other Business.
- XXIV. 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