

**Perkins Township Board of Zoning Appeals**  
**September 19, 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 August 15, 2022.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BZA2022-22** 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.
- 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 #BZA2022-23 and 24** Two variance requests filed by Schmid Architects, Inc. on behalf of Judi L. Griffith for the property located at 3001 W. Strub Road (PPN: 32-03193.000). The first variance is to allow an accessory structure to be placed in the front yard whereas Section 13.6(2) of the Zoning Resolution does not allow accessory structures to be placed in the front yard for properties zoned “R-1A” /Single-Family Residential. The second variance is to allow an accessory structure to exceed the square footage of the first floor of the main dwelling whereas Section 13.6(1) of the Zoning Resolution does not permit this.
- 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– Arielle Blanca  
Planning – Angela Byington  
Planning – Jessica Gladwell

- a. "For" Request.
  - b. "Against" Request.
- XV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVI. **APPLICATION #BZA2022-25 and 26** Two conditional use permit requests filed by Andrea Cardo, Agent for Interplan, LLC. on behalf of HOTY 250 Target, LTD. for the property located at 4108 Milan Road (PPN: 32-00515.000). The first Conditional Use Permit is to allow an Automobile Service Station whereas Section 17.2(1) of the Zoning Resolution requires Conditional Use Permits for properties zoned "C-2"/General Commercial District in order to conduct an Automobile Service Station. 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.
- XVII. Staff reviews the Community Development staff report.
- XVIII. Open the Public Hearing.
  - 5. Applicant/Appellant Presentation
  - 6. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
- XIX. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XX. **APPLICATION #BZA2022-27 and 28** Two variance requests filed by Andrea Cardo, Agent for Interplan, LLC. on behalf of HOTY 250 Target, LTD. for the property located at 4108 Milan Road (PPN: 32-00515.000). The first variance is to allow a 18 ft. side yard setback along the western property boundary whereas Section 17.3 of the Zoning Resolution requires a 30 ft. side yard setback. The second variance is to allow a flat roof whereas Section 25.15(C)(1)(f) of the Zoning Resolution only allows flat roofs for structures two (2) stories or greater, except that a flat roof may be permitted on a structure containing 10,000 square feet or more on a single floor.
- XXI. Staff reviews the Community Development staff report.
- XXII. Open the Public Hearing.
  - 7. Applicant/Appellant Presentation
  - 8. Audience remarks:
    - a. "For" Request.
    - b. "Against" 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

- XXIII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXIV. Old Business.
- XXV. New / Other Business.
- XXVI. 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