

Perkins Township Board of Zoning Appeals
November 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 October 17, 2022.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BZA2022-30** A conditional use permit request filed by Eric Kmetz on behalf of OPA Real Estate, LLC for the properties located at 6019 Milan Road, 430 Bogart Road and 1309 Bogart Road (32-03793.000, 32-03645.000 and 32-03649.000). The Conditional Use Permit is to allow a drive-in/thru businesses whereas 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.
- 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 #BZA2022-31** A variance request was filed by Peggy Soblesky for the property located at 3720 Hayes Avenue (PP #32-02526.000). The variance requested is to allow a minimum lot frontage of 50 feet whereas Section 13.3 of the Zoning Resolution requires a minimum lot frontage of 75 feet within the “R-1A”/Single Family Residential District.
- 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. **APPLICATION #BZA2022-32** A variance request filed by Eugene J. Davlin for the property located at 3205 E. Perkins Avenue (PPN: 32-00838.000). The variance requested is to allow a 16 ft. rear yard setback whereas Section 13.3 of the Zoning Resolution requires a minimum rear yard setback of 40 feet for properties zoned "R-1A" /Single-Family Residential.
- 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 #BZA2022-33 and 34** Two conditional use permit requests filed by Cory Hall, U-Haul Company of NW Ohio, on behalf of Michael Wick for the properties located on Milan Road (PPN: 32-03494.024 and 32-03494.026). The first Conditional Use Permit is to allow the outside display and storage of goods and merchandise whereas Section 17.2(12) of the Zoning Resolution requires Conditional Use Permits for properties zoned "C-2"/General Commercial District in order to permit the outside display and storage of goods and merchandise. The second Conditional Use Permit is to allow mini-storage buildings as Section 17.2(8) of the Zoning Resolution requires Conditional Use Permits for properties zoned "C-2"/General Commercial District in order to have mini-storage buildings on a parcel.
- 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.
- XXIII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

XXIV. **APPLICATION #BZA2022-35, 36 and 37** Three variance requests filed by Cory Hall, U-Haul Company of NW Ohio, on behalf of Michael Wick for the properties located on Milan Road (PPN: 32-03494.024 and 32-03494.026). The first variance is to allow no fencing around the mini-storage buildings whereas Section 17.2 (8)(g) of the Zoning Resolution requires the storage facility to be enclosed by a six (6) foot high, completely opaque fence. The second variance is to allow a reduction in permitted parking, having only 200 parking spaces, whereas Appendix B of the Zoning Resolution requires one space per every 150 square feet of floor area for all other types of business or commercial use permitted in any commercial district, requiring 668 parking spaces. The third variance is to allow prefabricated metal panels on the building elevation whereas Section 25.15 (C)(1)(b) states smooth faced block, concrete panels, or pre-fabricated metal panels are prohibited as predominant building materials for any building or structure.

XXV. Staff reviews the Community Development staff report.

XXVI. Open the Public Hearing.

9. Applicant/Appellant Presentation

10. Audience remarks:

a. "For" Request.

b. "Against" Request.

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

XXVIII. Old Business.

XXIX. New / Other Business.

XXX. 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