

Perkins Township Board of Zoning Appeals

Tuesday, January 16, 2024 @ 4:00 p.m.

Perkins Township Services Facility – Large Conference Room
2610 Columbus Avenue, Perkins Township, Ohio 44870

Board:

Ted Kastor – Chairperson
Larry Pitts – Vice Chair
Gary Gast

David Bertsch
Mike Bixler
Will Spence - Alternate

Staff:

Angie Byington, Director/Asst. Twp Admin.
Adam Panas, Planner/Zoning Inspector
Jessica Gladwell, Administrative Assistant

Agenda

- I. Call to order.
 - II. Pledge of Allegiance
 - III. Roll Call – Members of the Board and Staff
 - IV. No approval of meeting minutes. Archive is under maintenance. Meeting minutes from multiple meetings will be brought before the Board next meeting.
 - V. Chairperson’s welcome and explanation of Public Hearing & Meeting
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- VI. Secretary reads the request on the proposed application.
 - a. APPLICATION #BZA2024-01- A variance application submitted by Roundabout Grill & Bar for the property at 5012 Campbell Street, Perkins Township, OH 44870 (PPN 32-04877.000). The variance request is to extend the existing non-conforming use of structures and land by installing a shipping container in the rear yard of the property, whereas Article 6, Section 1 prohibits the extension of a nonconforming use of a structure and land.
 - VII. Staff reviews the Community Development staff report.
 - VIII. Open the Public Hearing.
 1. Applicant/Appellant Presentation
 2. Audience remarks:
 - a. “For” Request.
 - b. “Against” Request.
 - IX. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
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- X. Secretary reads the request on the proposed application.
 - a. APPLICATION #BZA2024-02- A variance application submitted by Ohio Patient Access Real Estate LLC (Ascend Dispensary) for the property at 6019 Milan Road, Perkins Township, OH 44870 (PPN 32-03793.000). The variance request is to exceed

the allowable square footage for wall signage on the eastern and western walls of the building. Article 28, Section 12.4.c allows a maximum of three (3) square feet per one (1) lineal foot of building frontage for lots zoned "C-2" / General Commercial on U.S. Route 250.

- XI. Staff reviews the Community Development staff report.
- XII. Open the Public Hearing.
 - 3. Applicant/Appellant Presentation
 - 4. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XIII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

- XIV. Old Business.
 - a. Updates on Signage Zoning Violations
- XV. New / Other Business.
 - a. Next Meeting Notices: Application BZA2024-03 for 1717 E Perkins Ave to extend nonconforming use for Perkins Mini-Storage. No discussion permitted without applicant present or prior advertising.
 - b. There may be an application for a side yard variance for a pool for 2809 Lynn Drive.
- XVI. Adjourn Meeting.