

Perkins Township Board of Zoning Appeals
February 21, 2023 4:00 p.m.
Meeting Room, Township Services Facility
2610 Columbus Avenue, Sandusky, Ohio
Agenda

- I. Call to order.2
- II. Pledge of Allegiance
- III. Roll Call – Members of the Board and Staff
- IV. Approve Minutes from meeting on November 21, 2022.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BZA2023-01** A request for four (4) variances filed by Fox Architectural Design, LLC on behalf of Sandusky Holdings, LLC for the property located at 2813 Marrison Drive (32-03272.000). The property is zoned at “C-2”/ General Commercial District. The variances requested are to allow the following: a 12ft. front yard setback whereas Section 17.3 requires a 35 ft front yard setback; 2) a 6ft. side yard setback whereas Section 17.3 requires a 30ft. side yard setback; 3) a 6ft. rear yard setback as the code requires a 40ft rear yard setback and 4) variance to Section 17.5 which requires a minimum of a 100 ft. wide buffer area to be provided when adjacent to residential districts. The applicant is proposing limited screening along the rear and side yard adjacent to residential.
- 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 #BZA203- 02** A Conditional Use Permit filed by Fox Architectural Design, LLC on behalf of Sandusky Holdings, LLC for the property located at 2813 Marrison Dive (32-03272.000). The property is zoned as “C-2”/ General Commercial District. Section 17.2 (1) of the Zoning Resolution requires automobile service stations to receive a Conditional Use Permit within the “C-2”/ General Commercial District.
- XIII. Staff reviews the Community Development staff report.
- XIV. Open the Public Hearing.

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

3. Applicant/Appellant Presentation
 4. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVI. **APPLICATION #BZA 2023-03**- A Conditional Use Permit filed by CWPD Alan Jacob on behalf of 4365 Milan Road LLC for the property located along Milan Road (Parcel 32-03750.002). The property is zoned as "C-2"/ General Commercial District. Section 17. 2 (2) of the Zoning Resolution requires a Conditional Use Permit for car washes within in a "C-2"/ General Commercial District
- 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 # BZA 2023-04**- An application for two (2) Conditional Use Permits has been filed by Jason Tusing on behalf of Deanne Properties Ltd. for the property located on Perkins Ave (Parcel (32-0090.001). The property is zoned as "C-2"/ General Commercial District. Section 17.2(8) of the Zoning Resolution requires a Conditional Use Permit for mini storage buildings within a "C-2"/ General Commercial District. Section 17.2(4) requires a Conditional Use for any drive in/thru related business in the "C-2"/ General Commercial District. The applicant is requesting a drive thru ATM at the site.
- 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.

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

- XXIV. **APPLICATION # BZA 2023-05**-A Conditional Use Permit filed by John Guerrero for the property located at 6513 Milan Road (Parcel 32-04778.000). The property is zoned as “C-2”/ General Commercial District. Section 17.2(4) of the Zoning Resolution requires a Conditional Use for any drive in/thru related businesses within a “C-2”/ General Commercial District.
- 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