

Perkins Township Board of Zoning Appeals  
September 18, 2023 @ 4:00 p.m.  
Meeting Room, Township Services Facility  
2610 Columbus Avenue, Sandusky, Ohio

Board:

Ted Kastor – Chairperson  
Larry Pitts – Vice Chair  
Gary Gast

David Bertsch  
Mike Bixler  
Will Spence - Alternate

Staff:

Angie Byington, Director  
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. Approve Minutes from meeting on Monday, August 21, 2023
  - V. Chairperson’s welcome and explanation of Public Hearing & Meeting
  - VI. Secretary reads the request on the proposed application.

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    - a. APPLICATION #BZA2023-23- A variance application submitted by Jeff Pelphrey for the property located at 2505 Campbell Street (Parcel #32-02703.000). The variance request is to allow the lot’s second accessory structure to exceed 196 sq. ft. in area by 519 sq. ft. whereas Article 13, Section 6.10 requires that a second accessory structure have an area equal to or less than 196 sq. ft. The proposed improvements would increase the square footage of the second accessory structure from 190 sq. ft. to 715 sq. ft.
  - 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 amendment.
  - a. APPLICATION #BZA2023-24- A variance application submitted by John Reyes on behalf of property owner Patrick O'Brien for the property at 904 E Strub Rd (Parcel #32-01943.000). The variance request is to allow a second freestanding sign for the Toyota and Chrysler, Dodge, and Jeep dealership development whereas Article 28, Section 15 requires that "there shall be only one freestanding sign for each building, regardless of the number of businesses conducted in said building."
  
- 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.
  
- XV. New / Other Business.
  
- XVI. Adjourn Meeting.