

Perkins Township Board of Zoning Appeals
Monday, December 16, 2024 @ 4:00 p.m.
Perkins Township Services Facility – Big Meeting Room
2610 Columbus Avenue, Sandusky, Ohio 44870

Board:

Ted Kastor – Chairperson
Larry Pitts – Vice Chair
Gary Gast

David Bertsch
Mike Bixler
Will Spence - Alternate

Staff:

Charlene Watkins, Community Development Director
Adam Panas, Planner/Zoning Inspector
Jessica Gladwell, Administrative Assistant

Agenda

- I. Call to Order.
- II. Pledge of Allegiance.
- III. Roll Call.
- IV. Approval of Previous Meeting Minutes (Monday, October 21, 2024).
- V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VI. Secretary – Request for Variance Permit.
***APPLICATION #BZA2024-27** – An application for a variance permit was submitted by T. Luke Wisheart on behalf of Grace Community Church for property it owns at 3702 Hayes Avenue, Sandusky, OH 44870 (PPN 32-00506.000). The variance request is to erect a monument sign at a setback distance of 25 feet whereas Article 28, Section 15 requires a setback distance of 40 feet.*
- VII. Staff Report – Planning & Zoning Department.
- VIII. Chair Opens Public Hearing for Application #BZA2024-27.
 1. Applicant/Appellant presentation
 2. Audience remarks.
- IX. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- X. Discussion from the Board.
- XI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-27 – Roll Call Vote.

- XII. Secretary – Request for Variance Permit.
***APPLICATION #BZA2024-28** – An application for a variance permit was submitted by Kevin Didion on behalf of Primos GM LLC for property it owns at 4515 Columbus Avenue, Sandusky, OH 44870 (PPN 32-00906.000), which is zoned “Heavy Industrial (I-2)”. The variance request is to create a parcel that is 1.00 acres in area and has approximately 60 feet of frontage, whereas Article 21, Section 5 requires new parcels zoned “I-2” to be at least 3.00 acres in area and have at least 200 feet of frontage, respectively.*
- XIII. Staff Report – Planning & Zoning Department.

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- XIV. Chair Opens Public Hearing for Application #BZA2024-28.
1. Applicant/Appellant presentation
 2. Audience remarks.
- XV. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XVI. Discussion from the Board.
- XVII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-28 – Roll Call Vote.
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- XVIII. Secretary – Request for Variance Permit.
- APPLICATION #BZA2024-29*** – An application for a variance permit was submitted by MW Interior Styling, Inc. on behalf of CKCAP Enterprises LLC for property it owns at 3719 Columbus Avenue, Sandusky, OH 44870 (PPN's 32-00911.000 & 32-00912.000). The variance request is to create a new lot, zoned "General Commercial District (C-2)", that is approximately 0.46 acres in area whereas Article 17, Section 3 requires that new properties zoned C-2 are a minimum of 1.00 acres in area.
- XIX. Staff Report – Planning & Zoning Department.
- XX. Chair Opens Public Hearing for Application #BZA2024-29.
1. Applicant/Appellant presentation
 2. Audience remarks.
- XXI. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XXII. Discussion from the Board.
- XXIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-29 – Roll Call Vote.
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- XXIV. Secretary – Request for Variance Permit.
- APPLICATION #BZA2024-30*** – A conditional use permit application was submitted by Kimley-Horn on behalf of Big Red Property Management LLC (Culver's of Sandusky) for property it owns at 4637 Milan Rd, Sandusky, OH 44870 (PPN 32-03750.009), pursuant to Article 17 – "General Commercial District (C-2)", Section 2 – "Conditionally Permitted Uses", Subsection 4 – "Any business of a drive-in/thru nature". The application was to expand their existing 1-lane drive-through to a 2-lane layout.
- XXV. Staff Report – Planning & Zoning Department.
- XXVI. Chair Opens Public Hearing for Application #BZA2024-30.
1. Applicant/Appellant presentation

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2. Audience remarks.

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

XXVIII. Discussion from the Board.

XXIX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-30 – Roll Call Vote.

XXX. Secretary – Request for Variance Permit.

***APPLICATION #BZA2024-31** – An application for a variance permit was submitted by Schmid Architects, Inc. on behalf of B&K Erie Properties, LLC for property it owns at 2022 E. Perkins Ave., Sandusky, OH 44870 (PPN 32-04608.000). The variance request is to allow the restoration, reconstruction, extension, or substitution of a portion of the existing structures on the property in accordance with Article 6 – “Nonconformities”, Section 7.1 – “Nonconforming Structures or Uses”, whereas such actions are not permitted by Article 6, Section 1 – “Incompatibility of Nonconformities”.*

XXXI. Staff Report – Planning & Zoning Department.

XXXII. Chair Opens Public Hearing for Application #BZA2024-31.

1. Applicant/Appellant presentation

2. Audience remarks.

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

XXXIV. Discussion from the Board.

XXXV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-31 – Roll Call Vote.

XXXVI. Old Business.

a. None.

XXXVII. New / Other Business.

a. Next Meeting Notice: At this time, no applications have been filed for the BZA Meeting on Tuesday, January 16, 2025, at 4:00 p.m.

XXXVIII. Adjourn Meeting.