

Perkins Township Board of Zoning Appeals  
October 16, 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, October 16, 2023
- 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 #BZA2023-25- A variance application submitted by Jody Stephenson for the property at 7507 Patten Tract Road, Sandusky, OH 44870 (PPN 32-04036.000). The variance request is to allow a proposed lot split of the parcel to create two (2) lots with lesser frontage than required in the Agricultural zoning district.
- 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 #BZA2023-26- A variance application submitted by Amanda Wolf to privately own and operate a nature school on 265 Bell Avenue (PPN 32-03559.000). The variance request is to allow a privately owned and operated school, library, park, parkway, and recreation facility on a residentially zoned property whereas Article 13, Section 1 only allows those facilities if they are publicly owned and operated.
  
- 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.

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- XIV. Secretary reads the request on the proposed amendment.
  - a. **APPLICATION #BZA2023-27-** A variance application submitted by Brady Signs Co. on behalf of Firelands Auto Real Estate for the property at Parcel Number 32-02697.000 (East Strub Road). Applicant requests three variances from Article 28, Section 15 - one for the height, area, and number of freestanding signs on the subject property.
  
- XV. Staff reviews the Community Development staff report.
  
- XVI. Open the Public Hearing.
  5. Applicant/Appellant Presentation
  6. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
  
- XVII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

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- XVIII. Old Business.
  
- XIX. New / Other Business.
  
- XX. Adjourn Meeting.