

Perkins Township Board of Zoning Appeals

Tuesday, February 20, 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 #BZA2024-03- A variance application submitted by ML Poulos Ltd for the property at 1717 E Perkins Ave, Perkins Township, OH 44870 (PPN 32-02061.000). The variance request is to extend the existing nonconforming use of structures and land by constructing three (3) additional storage buildings 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 #BZA2024-04- A variance application submitted by Aligned Data Centers (NEO) PROPCO, LLC for the property at 2509 Hayes Avenue, Perkins Township, OH 44870 (PPN 32-01325.000). The variance request is to reduce the

required loading spaces to three (3) per building (estimated 4 buildings total), whereas Article 27, Section 10 requires 44 loading spaces per 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. Secretary reads the request on the proposed application.
 - a. APPLICATION #BZA2024-05- A variance application submitted by Aligned Data Centers (NEO) PROPCO, LLC for the property at 2509 Hayes Avenue, Perkins Township, OH 44870 (PPN 32-01325.000). The variance request is to construct four (4) primary buildings that are fifty-seven feet and six inches (57'-6"), respectively, whereas Article 21, Section 5 requires a maximum height of fifty (50) feet for primary buildings on lots zoned I-2 (Heavy Industrial) such as this one.
- 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.

- XVIII. Old Business.
 - a. Updates on Signage Zoning Violations
- XIX. New / Other Business.
 - a. Next Meeting Notices: At this time, no applications have been filed for the March BZA Meeting. Applicants have until 4:00 PM on Monday, February 26, 2024 to submit application materials.
- XX. Adjourn Meeting.