

**Perkins Township Board of Zoning Appeals**  
**April 24, 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 February 21, 2023.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BZA2023-06** A conditional use Permit filed by Henry “Mac” Lehrer/ Hoty Enterprises, Inc on behalf of D & J Columbus Realty, LLC for the property located at 2531 Columbus Ave (Parcel 32-00711.000). The property is zoned as “C-2”/ General Commercial District. Section 17.2(11) of the Zoning Resolution requires a conditional use permit for a residential use in conjunction with commercial use.
- 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 #BZA203-07** A variance permit request filed by Mad River Harley-Davidson on behalf of Erie Shore Property Holdings, LLC for property located at 5316 Milan Rd. (PP #32-03494.011). The variance request is to allow temporary signage for the ten (10) day Ohio Bike Week event whereas Section 28.13(2)(b) of the Zoning Resolution limits the size of temporary signs to 32 square feet in a nonresidential area.
- XIII. Staff reviews the Community Development staff report.
- XIV. Open the Public Hearing.
  3. Applicant/Appellant Presentation
  4. Audience remarks:
    - a. “For” Request.

**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

- b. "Against" Request.
- XV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVI. **APPLICATION #BZA 2023-08**- A conditional use permit request filed by Mad River Harley-Davidson on behalf of Erie Shore Property Holdings, LLC for property located at 5316 Milan Rd. (PP #32-03494.011) for outdoor entertainment and business as Section 17.2(4) and 17.2(5) of the Zoning Resolution requires conditional use permits for properties zoned "C-2"/General Commercial District in order to conduct outdoor entertainment and business.
- 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 2023-09**- A variance application filed by Gene R. Abercrombie on behalf of Buckeye Investment N.W.O Limited Liability Company for the property located at 922 West Perkins Ave (Parcel 32-01452.000). The variance request is to allow a 30.50' rear yard setback, whereas Section 20.5 requires a 50' rear yard setback; and a 54' front yard setback whereas Section 25.20 requires a 70' front yard setback.
- 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.
- XXIV. **APPLICATION # BZA 2023-10**- A conditional use permit filed by Gene R. Abercrombie on behalf of Buckeye Investment N.W.O Limited Liability Company for the property located at 922 West Perkins Ave (Parcel 32-01452.000). The property is zoned as "I-1"/Light Industrial District. Section 20.2(2) and Section 17.2(4) of the Zoning Resolution requires a conditional use permit for drive- in/thru in nature.
- XXV. Staff reviews the Community Development staff report.

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

- 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