

Perkins Township Board of Zoning Appeals

Monday, April 29, 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. Approval of previous meeting minutes (Tuesday, February 20, 2024 meeting).
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed application.
  - a. APPLICATION #BZA2024-06- A variance application submitted by Brady Signs Co. on behalf of Macrew Properties, LLC for the property at 1521 E Perkins Ave, Perkins Township, OH 44870 (PPN 32-68017.000). The variance request is to construct a monument sign set back fifteen (15) feet from the public right of way, whereas Article 28, Section 15 requires a minimum setback of thirty-five (35) feet.
- 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.
- X. Secretary reads the request on the proposed application.
  - a. APPLICATION #BZA2024-07- 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., Perkins Township, OH 44870 (PPN #32-03494.011). The variance request is to allow temporary signage for the ten (10) day Ohio Bike Week event exceeding thirty-two (32) square feet in area whereas Article 28.13(2)(b) of the Zoning Resolution limits the size of temporary signs to thirty-two (32) square feet in a nonresidential area.
- 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 #BZA2024-08- 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., Perkins Township, OH 44870 (PPN #32-03494.011). The conditional use permit request has been submitted pursuant to Article 17.2 of the Perkins Township Zoning Resolution and is to allow for two types of conditional uses to be conducted on the property zoned C-2 (General Commercial) during Ohio Bike Week 2024: (1) A business of a drive-in/thru nature or so called open front store or open air business; and (2) Open air commercial amusements; both subject to conditions per Article 17.2(4) & 17.2(5), respectively.
- 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.
- XIX. New / Other Business.
  - a. Next Meeting Notices: At this time, no applications have been filed for the May BZA Meeting. Applicants have until 4:00 PM on Monday, April 29, 2024 to submit application materials.
- XX. Adjourn Meeting.