

Perkins Township Board of Zoning Appeals

Tuesday, May 28, 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 (Monday, April 29, 2024 special meeting).
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed application.
 - a. APPLICATION #BZA2024-09- Application for variances was submitted by Jennifer & Joshua Meyer for the property at 2813 Bogart Rd., Perkins Township, OH 44870 (PPN #32-02434.000) to be able to construct an above-ground swimming pool as the 3rd accessory structure on the property; whereas, for properties zoned R-1 (Single-Family Serviced Residential), Article 13, Section 6.10 permits a maximum of two (2) accessory structures, one of which can have an area equal to or less than the main floor of the primary residence, with the second being limited to 196 sq. ft. in area. The proposed pool will be the third accessory structure and has a proposed square footage of 452 s.f.
- 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 #BZA2024-10- Application for a variance was requested by David Speer on behalf of property owner Linda Speer, Trustee for property located at 802 Bogart Rd., Perkins Township, OH 44870 (PPN #32-04411.000) to construct a 2nd accessory structure on their properties; whereas, for properties zoned R-1 (Single-Family Serviced Residential), Article 13, Section 6.10 permits a maximum of two (2)

accessory structures, one of which can have an area equal to or less than the main floor of the primary residence, with the second being limited to 196 sq. ft. in area. The proposed area of the second accessory structure is 2,480 s.f.

- XI. Staff reviews the Community Development staff report.
- XII. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. 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 #BZA2024-11- Application for a variance was requested by Fox Architectural Design on behalf of property owners Jarrett & Jenna Lang for property located at 2210 Pheasant Run, Perkins Township, OH 44870 (PPN #32-04406.000). The variance was requested to be able to construct a fence/gate in the front yard that is approximately nine feet, six inches (9'-6") tall, whereas, for properties zoned R-1A (Single Family Serviced Residential) such as these, Article 26, Section 10.2.b require that fences in a front yard shall not rise over three (3) feet in height.
- XV. Staff reviews the Community Development staff report.
- XVI. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XVII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVIII. Secretary reads the request on the proposed application.
 - a. APPLICATION #BZA2024-12- Application for a variance was requested by Fox Architectural Design on behalf of property owners Mark & Jamie Speer for property located at 2219 Pheasant Run, Perkins Township, OH (PPN #32-04406.003) The variance is requested to be able to construct a fence/gate in the front yard that is approximately nine feet, six inches (9'-6") tall, whereas, for properties zoned R-1A (Single Family Serviced Residential, Article 26, Section 10.2.b require that fences in a front yard shall not rise over three (3) feet in height.
- XIX. Staff reviews the Community Development staff report.

- XX. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XXI. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXII. Secretary reads the request on the proposed application.
 - a. APPLICATION #BZA2024-13- Application for a Conditional Use Permit was requested by Boing US Holdco, Inc. for the property at 5031 Milan Rd., Perkins Township, OH (PPN #32-00863.002), which is zoned "C-2" (General Commercial). The conditional use permit was requested to operate an automobile service station on the property, pursuant to the requirements of Article 17, Section 2.1 of the Perkins Township Zoning Resolution.
- XXIII. Staff reviews the Community Development staff report.
- XXIV. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XXV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXVI. Secretary reads the request on the proposed application.
 - a. APPLICATION #BZA2024-14- Application for a Conditional Use Permit was requested by Boing US Holdco, Inc. for the property at 5031 Milan Rd., Perkins Township, OH (PPN #32-00863.002), which is zoned "C-2" (General Commercial). The conditional use permit was requested to operate a car wash on the property, pursuant to the requirements of Article 17, Section 2.2 of the Perkins Township Zoning Resolution.
- XXVII. Staff reviews the Community Development staff report.
- XXVIII. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.

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

XXX. Secretary reads the request on the proposed application.

- a. APPLICATION #BZA2024-15- Application for a Conditional Use Permit was requested by Standard Wellness LLC on behalf of property owner 5020 Milan Road LLC for the property at 5020 Milan Rd., Perkins Township, OH 44870 (PPN #32-03494.013), which is zoned "C-2" (General Commercial). The conditional use permit was requested to construct a drive-through window and lane to the existing facility, pursuant to the requirements of Article 17.2.1 of the Perkins Township Zoning Resolution.

XXXI. Staff reviews the Community Development staff report.

XXXII. Open the Public Hearing.

1. Applicant/Appellant Presentation
2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.

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

XXXIV. Secretary reads the request on the proposed application.

- a. APPLICATION #BZA2024-16- Application for variances was requested by Benjamin Boos on behalf of property owner Michael Kraus for property located at PPN 32-02871.000, approximately 0.7 miles south of W. Bogart Rd, zoned "A" (Agricultural), on the west side of the road. The variances are requested to be able to create a parcel with an area of approximately 3.8251 acres and approximately 80.45 feet of frontage, parcel whereas Article 11.3 requires a minimum lot area of 5 acres and 300 feet of frontage, respectively.

XXXV. Staff reviews the Community Development staff report.

XXXVI. Open the Public Hearing.

1. Applicant/Appellant Presentation
2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.

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

XXXVIII. Old Business.

XXXIX. 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.
- XL. Adjourn Meeting.