

MEETING MINUTES
PERKINS TOWNSHIP BOARD OF ZONING APPEALS
MONDAY, AUGUST 19, 2024 @ 4:00 PM
PERKINS TOWNSHIP SERVICES FACILITY – BIG MEETING ROOM
2610 COLUMBUS AVENUE, SANDUSKY, OH 44870

- I. **Call to Order.**
 - a. Mr. Kastor called the meeting to order.

- II. **Pledge of Allegiance.**
 - a. Mr. Kastor led everyone in the Pledge of Allegiance.

- III. **Roll Call – Members of the Board and Staff.**
 - a. Mr. Kastor asked for a roll call to be taken.
 - b. Mr. Adam Panas conducted said roll call:
 - i. Board Members Present:
 1. Mr. Ted Kastor – Chairperson
 2. Mr. Larry Pitts – Vice Chair
 3. Mr. Michael Bixler
 4. Mr. David Bertsch

 - ii. Board Members Absent & Excused:
 1. Mr. Gary Gast
 2. Mr. Will Spence

 - iii. The following staff members were in attendance:
 1. Ms. Charlene Watkins, Community Development Director
 2. Mr. Adam Panas, Planner/Zoning Inspector
 3. Mrs. Jessica Gladwell, Administrative Assistant

- IV. **Approval of Previous Meeting Minutes (Tuesday, July 15, 2024, Special Meeting).**
 - a. Mr. Kastor entertained a motion to approve the previous meeting minutes from July 15, 2024; Mr. Bertsch motioned to approve the minutes; Mr. Bixler seconded. Roll Call: All ayes, motion carried.

- V. **Chairperson's Welcome and Explanation of Public Hearing & Meeting.**
 - a. Mr. Kastor welcomed everyone to the meeting. He said it will be held in two (2) parts. First will be the Public Hearing, where the Board will hear from the applicant. Then they will switch to the Public Meeting, where the

Board will decide the fate of the application.

VI. Secretary Reads the Request on the Proposed Application.

- a. Mrs. Gladwell read the request on the proposed application.

APPLICATION #BZA2024-21 - An application for a variance permit was submitted by Muzilla Properties LLC for the property located at 4903 Milan Rd, Sandusky, OH 44870 (PPN: 32-01208.000). The variance request is to display a 12-foot-tall inflatable pumpkin sign for commercial purposes on the roof of the "Party Place" business during the 2024 Halloween Season; whereas Article 28, Section 3 of the Perkins Township Zoning Resolution requires that (1) no sign shall be installed on the roof of any building and that (2) no inflatable signs shall be installed or used for commercial purposes.

VII. Staff Reviews the Community Development Staff Report.

- a. Mr. Panas stated that this is a routine or annual application for this exact sign on the roof of the same building, pictured on the board here. It is zoned "C-2" / General Commercial District, along with all the surrounding properties, except for the quarry. The request seems to be in line with the Comprehensive Plan. Staff's recommendation is approval. The Board of Zoning Appeals should also review this request for compliance with the Zoning Resolutions standards/criteria and should consider the same at a "public hearing" scheduled for August 19, 2024. Subsequent to that hearing the Board should also make a decision as to whether to grant or deny this variance. This application for a variance is hereby respectfully submitted for your consideration.

VIII. Open the Public Hearing.

- a. There was no audience in attendance.

IX. Board Motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

- a. With no members of the public in attendance, Mr. Kastor entertained a motion to close the public hearing and open the public meeting. Mr. Bixler made a motion to close the public hearing and open the public meeting; Mr. Pitts seconded the motion. Roll Call: All ayes, motion carried.

Mr. Kastor stated that Mr. Bertsch mentioned that we previously told the applicant that they didn't have to attend the meeting. Although normally,

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we don't like that but in this case it's certainly understandable.

- b. Mr. Kastor entertained a motion to approve or deny the variance. Mr. Bertsch motioned to approve BZA2024-21, Mr. Bixler seconded the motion. Roll Call: All ayes, motion carried.

X. Old Business.
None.


XI. New / Other Business.

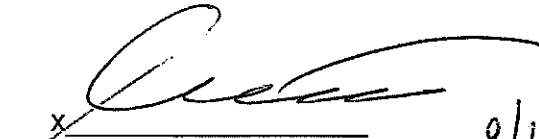
- a. The next meeting in September is the 16th, cutoff is August 26th, 2024.
- b. Charlene Watkins, the new Community Development Director introduced herself.

XII. Adjourn Meeting.

- a. Mr. Kastor entertained a motion to adjourn the meeting; Mr. Bertsch motioned to adjourn the meeting; Mr. Bixler seconded the motion. Roll Call: All ayes, motion carried. The meeting was adjourned.

Respectfully Submitted,

x 
Mr. Adam Panas, Clerk
Board of Zoning Appeals

x 
Mr. Theodore Kastor, Chair
Board of Zoning Appeals
9/16/24