

Perkins Township Board of Zoning Appeals
Monday, September 16, 2024 @ 4:00 p.m.
Perkins Township Services Facility – Big Meeting Room
2610 Columbus Avenue, Sandusky, Ohio 44870

Board:

Ted Kastor – Chairperson
Larry Pitts – Vice Chair
Gary Gast

David Bertsch
Mike Bixler
Will Spence - Alternate

Staff:

Charlene Watkins, Community Development Director
Adam Panas, Planner/Zoning Inspector
Jessica Gladwell, Administrative Assistant

Agenda

- I. Call to Order.
- II. Pledge of Allegiance.
- III. Roll Call.
- IV. Approval of Previous Meeting Minutes (Monday, August 19, 2024).
- V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VI. Secretary – Request for Variance Permit.

***APPLICATION #BZA2024-22** – An application for a variance permit was submitted by Zachary Spuckler for property he owns located at 920 E Bogart Rd, Sandusky, OH 44870 (PPN’s 32-00900.003 & 32-00900.004). The variance request is to construct a new single-family residence at a front yard setback distance of approximately 50 feet from the public right of way; whereas Article 13, Section 3 of the Perkins Township Zoning Resolution requires that new single-family residences are constructed at a setback distance of 80 feet.*
- VII. Staff Report – Planning & Zoning Department.
- VIII. Chair Opens Public Hearing for Application #BZA2024-22.
 1. Applicant/Appellant presentation
 2. Audience remarks.
- IX. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- X. Discussion from the Board.
- XI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-22 – Roll Call Vote.

**PERKINS TOWNSHIP BOARD OF ZONING APPEALS
9/16/2024 MEETING AGENDA**

XII. Secretary – Request for Variance Permit.

APPLICATION #BZA2024-23 – An application for a variance permit was submitted by Schmid Architects on behalf of Amerco Real Estate Company for property located at 5500 Milan Rd, Sandusky, OH 44870 (PPN 32-03494.024). The variance request is to construct a new freestanding sign at a side yard setback of 12.5 feet; whereas Article 28, Section 15 of the Perkins Township Zoning Resolution requires new freestanding signs to be constructed at a side yard setback of 30 feet.

XIII. Staff Report – Planning & Zoning Department.

XIV. Chair Opens Public Hearing for Application #BZA2024-23.

1. Applicant/Appellant presentation
2. Audience remarks.

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

XVI. Discussion from the Board.

XVII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-23 – Roll Call Vote.

XVIII. Secretary – Request for Conditional Use Permit.

APPLICATION #BZA2024-24 – An application for a conditional use permit was submitted by Logan Minnich on behalf of Amerco Real Estate Company for property located at 5500 Milan Rd, Sandusky, OH 44870 (PPN 32-03494.024). The conditional use permit request has been submitted pursuant to Article 17, Section 2.12 of the Perkins Township Zoning Resolution and is to allow for one type of conditional use to be conducted on the property, which is zoned, “C-2” (General Commercial): (1) Outside display and storage of goods and merchandise: Operate a propane station on the existing UHAUL property. At this station, propane would be stored outside, and certified team members would fill propane tanks while customers are parked.

XIX. Staff Report – Planning & Zoning Department.

XX. Chair Opens Public Hearing for Application #BZA2024-24.

**PERKINS TOWNSHIP BOARD OF ZONING APPEALS
9/16/2024 MEETING AGENDA**

1. Applicant/Appellant presentation
 2. Audience remarks.
- XXI. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XXII. Discussion from the Board.
- XXIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-24 – Roll Call Vote.
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- XXIV. Old Business.
- a. None.
- XXV. New / Other Business.
- a. Next Meeting Notice: At this time, no applications have been filed for the BZA Meeting on Monday, October 21, 2024 at 4:00 p.m.
- XXVI. Adjourn Meeting.