

MEETING MINUTES
PERKINS TOWNSHIP BOARD OF ZONING APPEALS
MONDAY, SEPTEMBER 16, 2024 @ 4:00 PM
PERKINS TOWNSHIP SERVICES FACILITY – BIG MEETING ROOM
2610 COLUMBUS AVENUE, SANDUSKY, OH 44870

Board Members Present: Mr. Ted Kastor
Mr. Larry Pitts
Mr. Mike Bixler
Mr. David Bertsch
Mr. Will Spence

Board Members Absent & Excused: Mr. Gary Gast

Staff in Attendance: Ms. Charlene Watkins, Director of Community Development
Mr. Adam Panas, Planner/Zoning Inspector
Mrs. Jessica Gladwell, Administrative Assistant

I. Call to Order.

Mr. Kastor called the meeting to order at 4:00 p.m.

II. Pledge of Allegiance.

Mr. Kastor led everyone in the Pledge of Allegiance.

III. Roll Call.

Mr. Kastor asked Mrs. Gladwell for a call of the roll.

Mrs. Gladwell took Roll Call: Mr. Kastor, here; Mr. Pitts, here; Mr. Bertsch, here;
Mr. Bixler, here; Mr. Spence, here.

IV. Approval of Previous Meeting Minutes (Monday, August 19, 2024).

Mr. Kastor entertained a motion to approve the minutes from the Board's previous meeting on August 19, 2024.

Mr. Pitts motioned to approve the minutes; Mr. Bixler seconded the motion.

Roll Call - All ayes, motion carried.

V. Chairperson's Welcome and Explanation of Public Hearing & Meeting.

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.

Mrs. Gladwell swore everyone in.

VI. Secretary – Request for Variance Permit.

Mrs. Gladwell read the request on the proposed application.

***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.

Using the staff report and PowerPoint visual aid as a reference, Mr. Panas pointed out the parcel that is in question. He stated that it is close to the entrance of the Taylor Brook Circle neighborhood, on the south side of Bogart Rd. He stated that the applicant is proposing this variance for a home that is going to sit in the middle of these two lots, which are both zoned single-family residential. Mr. Panas stated that if the applicant is awarded the variance permit, that he plans to combine the properties. Mr. Panas stated that the applicant has already begun this application process, and that he is just waiting on a few documents. Mr. Panas stated that the Comprehensive Plan designates this for future low density residential land use, which aligns with this request. Mr. Panas pointed out the site plan on the screen, which showed that the proposed house sits in the middle of the two, currently separated lots, at a setback distance of approximately 53' from the right of way. The applicant requested this variance so they could maintain a more spacious footprint and keep the house close enough to the road for accessibility purposes. Mr. Panas stated that staff recommends approval of this application.

VIII. Chair Opens the Public Hearing for Application #BZA2024-22.

Mr. Kastor opened the public hearing for Application #BZA2024-22 and asked if anyone was present to speak on behalf of the application.

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Zachary Spuckler, the applicant, 3743 Heron Drive, Lorain, OH 44053 stated that he would like to speak. Mr. Spuckler stated, "That's the big thing, we're working the builder, we have them contracted, the footprint has to be slightly larger, which just affects the way it sits on the land according to him. It essentially allows us to have bigger hallways, entryways and adds up faster than I thought it would. If we could get it a little closer that would be great."

Mr. Kastor asked if all proper notices were sent and if staff had any concerns.

Mr. Panas stated that everyone was notified and there weren't any questions or concerns regarding this application.

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

Mr. Kastor entertained a motion to close the public hearing and open the public meeting.

Mr. Spence motioned to close the public hearing and open the public meeting;
Mr. Bertsch seconded the motion.

Roll Call: All ayes, motion carried.

X. Discussion from the Board.

Mr. Kastor asked if the Board members had anything they would like to discuss regarding this application. The Board members stated that they did not.

XI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2024-22 – Roll Call Vote.

Mr. Kastor entertained a motion to approve or deny the variance.

Mr. Bertsch motioned to approve BZA2024-22, Mr. Spence seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

XII. Secretary – Request for Variance Permit.

Mrs. Gladwell read the request on the proposed application.

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

Mr. Panas stated that the next two (2) applications are for properties in the existing UHAUL development at 5500 Milan Rd. This application was for a side yard setback variance for the southern property. Mr. Panas stated that southern property is mostly vacant and is the proposed site of a 3-story self-storage building. He also stated that the property has two (2) existing signs on it. He stated that the comprehensive plan shows future commercial land use for the southern property, which matches its zoning, and that this request is in line with the future land use designation.

Mr. Panas stated that the proposed sign is slated to be built between the two existing signs. He stated that the eastern billboard changes in content, but the western sign is a pole sign with panels that are changed based on the tenants of the Park Place shopping plaza. Mr. Panas continued to show where the signage was going to go from different views/angles. He stated that the proposed sign is approximately 110' from the roadway and is set back 12.5' from the side property line, instead of the required 30'. Mr. Panas stated that staff is recommending approval of this application.

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

Mr. Kastor opened the public hearing for Application #BZA2024-23 and asked if anyone was present to speak on behalf of the application.

Dan Bihary, Schmid Architects, 422 Columbus Ave, Sandusky, OH 44870 stated he was present and would like to speak. Mr. Bihary stated, "Thank you for your consideration of this. The sign as shown will not be visible from any of the homes. When the building is built the closest residence is approximately 500' away and won't be seen at all. It is also perpendicular to the houses so glare should not be an issue at all. If you don't approve this, it will be closer to the homes, so we would encourage you to allow us to do that. Any questions I can answer for any of you?"

Mr. Kastor asked if the reader board was an LED.

Mr. Bihary stated that it was not. He stated that the sign is behind the other signs but given the shape of the lot, the lot comes to a peak about where the sign is located, so the setback does put it behind the existing signs.

Mr. Kastor asked Mr. Panas if this application was to be approved, if the applicant would have to repeat this process if a different sign company were to get involved.

Mr. Panas stated that this would not be the case, and that this request for a variance is for the proposed sign itself on this property.

Mr. Bertsch asked if the sign fits all current size requirements.

Mr. Panas stated that it does. He stated that, with regards to the neighbors, two (2) adjacent property owners from the Plumbrook Estates subdivision reached out to him. He stated that both of them were worried about brightness. Mr. Panas stated that he informed them that any new or existing sign is subject to brightness performance standards, which are delineated in the Zoning Resolution. He stated that, even if the proposed 3-story building didn't come to fruition, they would still have to adhere to those standards. He stated that the sign can never be glaring at all, including into the roadway or residents' backyards. Mr. Panas stated that, at either rate, staff doesn't anticipate any problems.

Mr. Bertsch asked, "Not to get too far ahead but will that 3-story building require any variances?"

Mr. Bihary stated that they were already permitted. He stated that they were scheduled to build already but the construction method they originally planned on using was unique, which resulted in a delay of the timeline, leading to Schmid Architects needing to re-design the structure.

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

Mr. Kastor entertained a motion to close the public hearing and open the public meeting.

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Mr. Spence made a motion to close the public hearing and open the public meeting; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

XVI. Discussion from the Board.

Mr. Kastor asked if the Board members had anything they would like to discuss regarding this application. The Board members stated that they did not.

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

Mr. Kastor entertained a motion to approve or deny the variance.

Mr. Spence motioned to approve BZA2024-23, Mr. Bertsch seconded the motion.

Roll Call: Mr. Spence, Yes; Mr. Bertsch, Yes; Mr. Pitts, Yes; Mr. Bixler, Yes; Mr. Kastor, Abstain, as he is working with Schmid architects on a few projects. With a majority vote approving the motion, the motion carried.

XVIII. Secretary – Request for Conditional Use Permit.

Mrs. Gladwell read the request on the proposed application.

***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.

Mr. Panas stated that this is regarding the northern U-Haul property at 5500 Milan Rd, Sandusky, OH 44870. It is zoned commercial, and the comprehensive plan has slated for future commercial land use, which this request is in line with.

Mr. Panas showed the board/audience a proposed site plan of where the area is

going to be put on the site.

Mr. Panas stated that the Township's Fire Marshall did also recommend fencing in addition to the bollards. He stated that the Fire Marshal stated that whether the fencing is inside or outside of the bollards doesn't matter but to be compliant with code, that would be his recommendation. Mr. Panas stated that no other township departments had any issues or recommendations. He stated that this request was advertised to the neighbors and that he did not receive any questions. He stated that staff's recommendation is approval of the application.

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

Mr. Kastor opened the public hearing for Application #BZA2024-24 and asked if anyone was present to speak on behalf of the application.

Logan Minnich of UHAUL, 1739 W Alexis Rd. Toledo, OH stated that he was present and would like to speak. He stated that, "Basically, what we want to do is put in a propane dispensing station where customers can come and bring them to get filled for barbeques, parties, things like that. We also offer auto gas, which people who have propane powered vehicles can come to and we will have auto gas for them as well. Customers will park away from the unit, they don't bring propane tanks inside the store, we fill them outside. They will be filled by our certified team members. It's a good thing for this community as there is a lot of people who do camping and barbequing around here."

Mr. Bertsch asked Mr. Panas if the Fire Marshall was 'recommending' a fence or politely stating that a fence was required per code.

Mr. Panas stated that he was not sure, but that the Fire Marshal did state both "recommend" and "compliance with code". He stated that he would touch base with him to see what the exact requirement is.

Mr. Minnich stated that he suggested the fence because of the location being secluded, it would be better for us to be more secure. He stated that they agreed to put the fence up, but they just didn't have it on our renderings at the time of submittal. He clarified for Mr. Bertsch that the Fire Marshal recommended it for security reasons.

Mr. Kastor asked if the customers would just bring their tanks to be filled instead of exchanging tanks.

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Mr. Minnich stated that that was correct, noting that it saves the customer a lot of money.

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

Mr. Kastor entertained a motion to close the public hearing and open the public meeting.

Mr. Spence made a motion to close the public hearing and open the public meeting; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

XXII. Discussion from the Board.

Mr. Kastor asked if the Board members had anything they would like to discuss regarding this application.

Mr. Bixler stated that he had a gentleman approach him about some concerns that is in the audience, but that they didn't speak up.

Bob Johnson of 4411 Windamere Dr stated that he is trying to visualize where the tank is going to be placed in relationship to the current storage units.

Mr. Minnich showed him on the map where it is going to be located.

Mr. Johnson stated "Okay, on the other side, and it's going to be fenced you say."

Mr. Minnich said, "around the tank, yes there is a fence."

Mr. Johnson verified that customers could not fill their own tanks.

Mr. Minnich stated that was correct, they are filled by a certified team member.

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

Mr. Kastor entertained a motion to approve or deny the conditional use permit request.

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Mr. Bertsch motioned to approve BZA2024-24, Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

The Conditional Use Permit request was approved.

XXIV. Old Business.

There was no old business to be discussed.

XXV. New / Other Business.

Mr. Panas stated that as of right now there have not been any applications filed for the meeting on Monday October 21st, 2024, at 4PM.

XXVI. Adjourn Meeting.


Mr. Kastor entertained a motion to adjourn the meeting.

Mr. Spence motioned to adjourn the meeting; Mr. Pitts seconded the motion.

Roll Call: All ayes, motion carried.

The meeting was adjourned.

Respectfully Submitted,

x 

Mr. Adam Panas, Clerk
Board of Zoning Appeals

Date of Signature:

10/16/2024

x 

Mr. Theodore Kastor, Chair
Board of Zoning Appeals

Date of Signature:

10/27/24