

PERKINS TOWNSHIP BOARD OF ZONING APPEALS MEETING

Held By: Perkins Township Board of Zoning Appeals

Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue

Date: September 18, 2023

Time: 4:00 p.m.

Board Members Present: Mr. Kastor
Mr. Bixler
Mr. Bertsch

Board Members Absent & Excused: Mr. Pitts, Mr. Gast & Mr. Spence

Staff in Attendance: Mr. Adam Panas, Planner
Mrs. Jessica Gladwell, Administrative Assistant

I. Pledge of Allegiance

Mr. Kastor called the meeting to order and lead the Board and staff in the Pledge of Allegiance.

II. Roll Call

Mr. Kastor asked for roll call to be taken.
Mr. Kastor, here; Mr. Bixler, here; Mr. Bertsch, here.

III. Minutes

Mr. Kastor asked for a motion to approve the minutes from the August 21, 2023, meeting.
Mr. Bertsch made the motion and Mr. Bixler seconded.

Roll Call: Mr. Bertsch, yes; Mr. Bixler, Yes; Mr. Kastor, Yes.

IV. Chairperson's Welcome and Explanation of Public Hearing & Public 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 in everyone that signed in.

V. Reading of the Request

APPLICATION #BZA2023-23- A variance application submitted by Jeff Pelphrey for the property located at 2505 Campbell Street (Parcel #32-02703.000). The variance request is to allow the lot's second accessory structure to exceed 196 sq. ft. in area by 519 sq. ft. whereas Article 13, Section 6.10 requires that a second accessory structure have an area equal to or less than 196 sq. ft. The proposed improvements would increase the square footage of the second accessory structure from 190 sq. ft. to 715 sq. ft.

VI. Staff Review

Mr. Panas stated that as Jessica stated, Jeff Pelphrey at 2505 Campbell St. applied for a zoning variance. The current zoning is "R-1B" / Single Family Serviced Residential. The proposed development is to Build a greenhouse, prefabricated shed, and deck in rear yard, utilizing existing 19' x 10' concrete pad for the prefabricated shed. The variance request is to allow the lot's second accessory structure to exceed 196 sq. ft. in area by 519 sq. ft. whereas Article 13, Section 6.10 requires that a second accessory structure have an area equal to or less than 196 sq. ft. The proposed improvements would increase the square footage of the second accessory structure from 190 sq. ft. to 715 sq. ft. The property in question is located at 2505 Campbell Street, on the west side of the road, and is about 300' south of the closest ingress/egress drive into Thor Sport. The subject property is approximately 2.97 acres. Jeff Pelphrey & Rui Jian purchased this property from Gene and Lucinda Gibson in September 2022 and has now owned the property for 1 year.

- **Surrounding Land Uses:**

- a. **North:**

- i. Residences, Zoned R-1A; Thor sport, Zoned I-1; Holiday Estates Trailer Park, Zoned I-1.

- a. **East:**

- i. Residences, Zoned R-1A; Thor sport, Zoned I-1

- a. **South:**

- i. Residences, Zoned R-1A

- a. **West:**

- a. Thor sport, Zoned I-1; Sandusky Speedway, Zoned C-2

- **Comprehensive Plan: Future Land Use Map Designation**

- a. The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel as residential and industrial.

- **Proposed Development:**

- a. Build a greenhouse, prefabricated shed, and deck in rear yard, utilizing existing 19' x 10' concrete pad for the prefabricated shed.

- **Requested Variance:**

- a. The variance request is to allow the lot's second accessory structure to exceed 196 sq. ft. in area by 519 sq. ft. whereas Article 13, Section 6.10 requires that a second accessory structure have an area equal to or less than 196 sq. ft. The proposed

improvements would increase the square footage of the second accessory structure from 190 sq. ft. to 715 sq. ft.

PUBLIC WORKS DEPARTMENT

- The Public Works Department has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

BUILDING DEPARTMENT

- The Township Building Official has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

POLICE DEPARTMENT

- The Police Chief has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

FIRE DEPARTMENT

- The Fire Marshal has reviewed the proposed zoning map amendment, and we did not receive any objections at the time of writing the report.

Recommendation: Approval, for the following reasons.

- a. The variance is minimal.
- b. The variance will benefit the current property owners.
- c. The variance will not be injurious to the current property owners.

Mr. Kastor stated that so you know we're kind of running into this more and more and if someone would like to extend a breezeway or roof structure between the main residence and the garage, it is no longer an accessory building, right?

Mr. Panas stated that's correct.

Mr. Bixler asked if there were any objections to any neighbors.

Mr. Panas stated that no there was not. Just an inquiry but no objections otherwise.

Mr. Kastor asked the applicant if there was any other information they should know?

Mr. Pelphrey stated that no, it was pretty well covered. Just that they were pretty avid gardeners and we like doing all organic stuff ,and that size of a green house we can get all of our plants started for our garden.

VII. Staff Close Public Hearing/Open Public Meeting

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

Mr. Bertsch motioned to close the public hearing. Mr. Bixler seconded.
Mr. Bertsch, yes; Mr. Bixler, Yes; Mr. Kastor, Yes.

VIII. Discussion from Board

Mr. Kastor asked if the board had any questions for the applicant.

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Bertsch motioned to approve Application #BZA2023-23. Mr. Bixler Seconded.
Mr. Bertsch, yes; Mr. Bixler, Yes; Mr. Kastor, Yes.

IX. Reading of the Request

APPLICATION #BZA2023-24- A variance application submitted by John Reyes on behalf of property owner Patrick O'Brien for the property at 904 E Strub Rd (Parcel #32-01943.000). The variance request is to allow a second freestanding sign for the Toyota and Chrysler, Dodge, and Jeep dealership development whereas Article 28, Section 15 requires that "there shall be only one freestanding sign for each building, regardless of the number of businesses conducted in said building."

X. Staff Review

Mr. Panas said as Jessica stated that Patrick O'Brien applied for a zoning variance for 904 East Strub Road. The present zoning is "C-2"/ General Commercial Residential. The proposed development is to erect a "Jeep Mountain" monument sign on the property. The variance request is to allow a second freestanding sign for the Toyota and Chrysler, Dodge, and Jeep dealership development whereas Article 28, Section 15 requires that "there shall be only one freestanding sign for each building, regardless of the number of businesses conducted in said building."

Site Details:

- The property in question is located at 904 East Strub Road, east of Route 250, on the south side of the road, and is immediately east of the existing Toyota dealership.
- The subject property is approximately 5.59 acres. Firelands Auto Real Estate purchased this property from Kasper Family Limited Partnership in 2020. They have owned property for approximately 3 years.

• **Surrounding Land Uses:**

a. **North:**

- i. Menards, Zoned PUD; Chet-N-Mat's & other businesses, Zoned C-2; Residences, Zoned R-1A

a. **East:**

- i. Residences, Zoned R-1A and R-2; Target, Dick’s and other businesses in that plaza, Zoned C-2
 - a. **South:**
 - i. Target, Dick’s and other businesses in that plaza, Zoned C-2; Sandusky Mall, Zoned C-2; Wagner Quarry, Zoned MA
 - a. **West:**
 - a. PNC Bank, Arby’s First National Bank, Zoned C-2; Ohio Veterans Home, Zoned R-1A
- **Comprehensive Plan: Future Land Use Map Designation**
 - The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel as commercial & professional business office.
- **Proposed Development:**
 - Erect “Jeep Mountain” monument sign on the property.
- **Requested Variance:**
 - The variance request is to allow a second freestanding sign for the Toyota and Chrysler, Dodge, and Jeep dealership development whereas Article 28, Section 15 requires that “there shall be only one freestanding sign for each building, regardless of the number of businesses conducted in said building.”

PUBLIC WORKS DEPARTMENT

The Public Works Department has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

BUILDING DEPARTMENT

The Township Building Official has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

POLICE DEPARTMENT

The Police Chief has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

FIRE DEPARTMENT

The Fire Marshal has reviewed the proposed zoning map amendment, and we did not receive any objections at the time of writing the report.

RECOMMENDATION: Approval, for the following reasons.

- a. The variance is minimal.
- b. The variance will benefit the current property owners.
- c. The variance will not be injurious to the current property owners.

Mr. Bixler asked if there was a site obstruction at all from neighbors or anything.

Mr. Panas stated that the way it's scaled is actually about 20 ft from the right of way. The way its scaled doesn't accurately show that. I didn't find any issues with that. John, is that a drive directly to the East of where the sign is proposed?

John stated no that the sign is to the West side. He stated that Jeeps are outdoor vehicles so were trying to promote their ruggedness.

Mr. Panas asked if that was a swale to the east?

John stated that there is a vinyl tile swale.

Mr. Panas stated that so for a private drive to the public road, it does meet site traffic requirements.

John stated that I know were classifying it as a monument sign, but that's a stretch I'd say.

Mr. Kastor stated that yes, it's a different situation not many signs have vehicles on them.

XI. Staff Close Public Hearing/Open Public Meeting

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

Mr. Bixler motioned to close the public hearing. Mr. Bertsch seconded.

Mr. Bixler, yes; Mr. Bertsch, Yes; Mr. Kastor, Yes.

Mr. Kastor asked that all the neighbors got notified, correct?

XII. Discussion from Board

Mr. Kastor asked if the board had any questions for the applicant.

Mr. Kastor stated he would entertain a motion or approve or deny the request.

Mr. Bixler motioned to approve Application #BZA2023-24. Mr. Bertsch Seconded.

Mr. Bixler, yes; Mr. Bertsch, Yes; Mr. Kastor, Yes.

XIII. Old Business

XIV. New Business

XV. Adjournment

Mr. Kastor asked for a motion for adjournment.

Mr. Bertsch made the motion and Mr. Bixler seconded.

Roll Call: Mr. Bertsch; Yes, Mr. Bixler, yes, Mr. Kastor, yes.