

Perkins Township Board of Zoning Appeals
Monday, November 18, 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, October 21, 2024).
- V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VI. Secretary – Request for Variance Permit.
***APPLICATION #BZA2024-27** – An application for a variance permit was submitted by T. Luke Wisheart on behalf of Grace Community Church for property it owns at 3702 Hayes Avenue, Sandusky, OH 44870 (PPN 32-00506.000). The variance request is to erect a monument sign at a setback distance of 25 feet whereas Article 28, Section 15 requires a setback distance of 40 feet.*
- VII. Staff Report – Planning & Zoning Department.
- VIII. Chair Opens Public Hearing for Application #BZA2024-27.
 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 #BZA2024-27 – Roll Call Vote.

- XII. Secretary – Request for Variance Permit.
***APPLICATION #BZA2024-28** – An application for a variance permit was submitted by Kevin Didion on behalf of Primos GM LLC for property it owns at 4515 Columbus Avenue, Sandusky, OH 44870 (PPN 32-00906.000), which is zoned “Heavy Industrial (I-2)”. The variance request is to create a parcel that is 1.00 acres, whereas Article 21, Section 5 requires new parcels zoned “I-2” to be at least 3.00 acres in area.*
- XIII. Staff Report – Planning & Zoning Department.
- XIV. Chair Opens Public Hearing for Application #BZA2024-28.
 1. Applicant/Appellant presentation

**PERKINS TOWNSHIP
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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 #BZA2024-28 – Roll Call Vote.
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- XVIII. Secretary – Request for Variance Permit.

***APPLICATION #BZA2024-29** – An application for a variance permit was submitted by MW Interior Styling, Inc. on behalf of CKCAP Enterprises LLC for property it owns at 3719 Columbus Avenue, Sandusky, OH 44870 (PPN's 32-00911.000 & 32-00912.000). The variance request is to create a new lot, zoned "General Commercial District (C-2)", that is approximately 0.46 acres in area whereas Article 17, Section 3 requires that new properties zoned C-2 are a minimum of 1.00 acres in area.*
 - XIX. Staff Report – Planning & Zoning Department.
 - XX. Chair Opens Public Hearing for Application #BZA2024-29.
 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 #BZA2024-29 – 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, December 16, 2024, at 4:00 p.m.
 - XXVI. Adjourn Meeting.