

MEETING MINUTES
PERKINS TOWNSHIP BOARD OF ZONING APPEALS
MONDAY, OCTOBER 21, 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

Board Members Absent & Excused: Mr. Gary Gast, Mr. Will Spence

Staff in Attendance: 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.

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 September 16, 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 #BZA2024-25** – An application for a variance permit was submitted by Ashlynn Legg for property she owns located at 1006 E Bogart Rd, Sandusky, OH 44870 (PPN 32-00900.005). The variance request is to construct a new single-family residence at a front yard setback distance of approximately 55 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 was 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 new single-family residence. 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 will sit approximately 55' from the E. Bogart Rd. right of way. The applicant requested this variance so she could maintain a moderate footprint while making more room for a backyard for her future pets. Mr. Panas stated that staff recommends approval of this application.

VIII. Chair Opens the Public Hearing for Application #BZA2024-25.

Mr. Kastor opened the public hearing for Application #BZA2024-25 and asked if anyone was present to speak on behalf of the application. Ashlynn Legg, the applicant, 755 Peru Center Rd. N., Monroeville, OH 44847 stated that she would like to speak. Ms. Legg reiterated the points stated by Mr. Panas, adding that the backyard would be well utilized by her future children and large dogs.

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.

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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. Bixler 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 #BZA2024-25 – Roll Call Vote.

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

Mr. Bertsch motioned to approve BZA2024-25, Mr. Bixler 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 #BZA2024-26** – An application for a variance permit was submitted by Tri-State Educational Systems, Inc. for property it owns located at 5202 Timber Commons Dr., Sandusky, OH 44870 (PPN 32-02753.001). The variance request is to reduce the required number of regular parking spaces for a medical clinic to 121 spaces, whereas Appendix B requires 150 spaces based on the building's square footage.*

XIII. Staff Report – Planning & Zoning Department

Using the staff report and PowerPoint visual aid as a reference, Mr. Panas pointed out the parcel that was in question. He stated that it currently the home of

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Ohio Business College, and has frontage on both Timber Commons Dr. and Hull Rd. He stated that the applicant is proposing this variance to allow the parking lot to remain as-is for a new optometrist group to buy the property with the existing 15,000 sq. ft. building, occupy a portion of it, and divide and lease the remaining square footage to other medical clinics/offices. Mr. Panas stated that the Comprehensive Plan designates this for future commercial land use, which aligns with this request. Mr. Panas stated that staff recommends approval of this application.

XIV. Chair Opens the Public Hearing for Application #BZA2024-26.

Mr. Kastor opened the public hearing for Application #BZA2024-26 and asked if anyone was present to speak on behalf of the application.

Kevin Hinkel, Frantz Ward LLP, 200 Public Square, Suite 3000, Cleveland, OH 44114, Bob Bajko, Architect, 1250 Old River Road, Cleveland, OH 44113, and Rob Lenthe, Realtor, 418 Scheid Rd, Sandusky, OH 44870 all stated they were present and would like to speak. Mr. Hinkel thanked the board for their consideration, reiterated the points presented by Mr. Panas, discussed the optometrist group's existing portfolio, and lastly added that without this variance, the proposed buyer of the property will need to eliminate green space to expand the parking lot. Mr. Bajko and Lenthe reiterated several of Mr. Hinkel's points, with Mr. Bajko verbally walking the BZA members through the rough floor plan of the building, post-renovation.

Mr. Kastor confirmed with Mr. Panas that he was confident this would be enough parking for what the applicant proposes. Mr. Panas confirmed.

Mr. Kastor noted that Perkins Township has excessive parking requirements, which is why we see establishments pop up in the middle of parking lots.

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.

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.

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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 #BZA2024-26 – Roll Call Vote.

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

Mr. Bixler motioned to approve BZA2024-26, Mr. Bertsch seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

XVIII. Old Business.

There was no old business to be discussed.

XIX. New / Other Business.

Mr. Panas stated that as of right now two (2) applications have been filed for the meeting on Monday, November 18, 2024, at 4 p.m.

XX. Adjourn Meeting.

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

Date of Signature:

12/9/2024

x 

Mr. Theodore Kastor, Chair
Board of Zoning Appeals

Date of Signature:

12/16/2024