

**MEETING MINUTES**  
**PERKINS TOWNSHIP BOARD OF ZONING APPEALS**  
**TUESDAY, February 18, 2025 @ 4:00 PM**  
**PERKINS TOWNSHIP SERVICES FACILITY – BIG MEETING ROOM**  
**2610 COLUMBUS AVENUE, SANDUSKY, OH 44870**

Board Members Present: Mr. Larry Pitts  
Mr. Mike Bixler  
Mr. Gary Gast

Board Members Absent & Excused: Mr. Ted Kastor, Mr. Spence, Mr. David Bertsch

Staff in Attendance: Mrs. Arielle Blanca, Community Development Director  
Mrs. Jessica Gladwell, Administrative Assistant

**I. Call to Order.**

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

**II. Pledge of Allegiance.**

Mr. Pitts led everyone in the Pledge of Allegiance.

**III. Roll Call.**

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

Mrs. Gladwell took a Roll Call: Mr. Pitts, here; Mr. Bixler, here; Mr. Gast, here;

**IV. Election of Officers**

Mr. Pitts made a recommendation to postpone until the next meeting.

Mr. Gast motioned to postpone; Mr. Bixler seconded.

Roll Call - All ayes, motion carried.

**V. Confirmation of 2025 Meeting Schedule**

Mr. Pitts said he'd entertain a motion and a second to confirm the meeting dates for 2025.

Mr. Gast made the motion; Mr. Bixler seconded.

Roll Call - All ayes, motion carried.

**VI. Approval of Previous Meeting Minutes (Monday, December 16, 2024).**

Mr. Pitts entertained a motion to approve the minutes from the Board's previous meeting on Monday, December 16, 2024.

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

Roll Call - All ayes, motion carried.

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

Mr. Pitts 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.

---

**VIII. Secretary – Request for Variance Permit.**

Mrs. Gladwell read the request on the proposed application.

***APPLICATION #BZA2025-01*** – *An application for a variance permit was submitted by Bryan K Logan for property located at 411 Marshall Ave. Sandusky, OH 44870 (PPN: 32-02217.000), which is zoned "Single Family Residential (R-1A)". The variance request is to allow a rear yard setback of 12 feet whereas Article 13, Section 13.3 requires a setback distance of 40 feet.*

**IX. Staff Report – Planning & Zoning Department.**

Using the staff report and PowerPoint visual aid as a reference, Mrs. Blanca stated that as Jessica stated, Mr. Logan is requesting a setback of 12 feet for an attached garage to the current home. The variance request is to allow a rear yard setback of 12 feet whereas Article 13, Section 13.3 requires a setback distance of 40 feet. Here is an aerial map of Mr. Logan's property location on Marshall Avenue, as well as a view of our zoning map showing his property is zoned R-1A which is single-family residential. As you can see this property is surrounded by residential zoning and uses on all four sides. Showing photos of the site plan. Mrs. Blanca stated that this is the proposed site plan submitted by Mr. Logan showing where he would like the new addition to be placed on his property. He plans to construct a new three car garage and attach it to his existing home, so

**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

this garage will be considered part of the main dwelling. Mr. Logan has stated he plans to use the three-car garage for storage of his recreational vehicles, which include a boat, camper, jet ski, motorcycle, and a trailer. The applicant has stated he wishes to extend his driveway back to access the new three-car garage and which is why he would like it to be placed this way on the lot.

Staff is recommending approval of this variance application because it will allow the property owner to create storage for the multiple recreational vehicles that he owns. Currently, the zoning regulations states A maximum of one (1) boat with trailer, one unoccupied recreational vehicle or one automobile may be stored in the rear or side yard of any residentially zoned property if it has a current license, so the property owner would only be allowed one recreational vehicle on his lot currently, whereas this variance would allow him to store all of his recreational vehicles within the new garage addition.

Staff did receive a letter from a neighboring property owner and that has been provided for you to review.

Mr. Gast stated that the letter was just mostly regarding finishes, correct?

Mrs. Blanca stated that was correct, and no plans have been submitted yet. He wanted to make sure he can get the variance before he comes for the actual plan approval.

Mr. Pitts asked who was going to be speaking on behalf of this application.

Mr. Logan stated that as far as the letter goes, it is going to be a metal construction, post frame, in floor heat. As far as property values, it should raise everything. It's going to be an up to standard up to code building. I am not sure what they mean by sewer management, the sewer drains are right there in the road, we will have gutters, all of that. As far as you the water holding property, there are 4 light brown spots, those were trees that he got rid of a year and a half ago, knowing this project was going to be coming. Since then, he has put in 100 to 120 pounds of fill dirt back there to help remedy that, there is still more needed back there but he wants to use what is coming from the building to help on the back side.

**X. Chair Opens the Public Hearing for Application #BZA2025-01.**

Mr. Pitts opened the public hearing for Application #BZA2025-01 and asked if anyone was present to speak on behalf of the application.

**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

**XI. 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. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

Mr. Gast stated that the only question he would have is not to cheat drain any water onto the neighbors.

Mr. Logan stated no, if anything he could add an assisted drain from the far north side and go out so the neighbor right behind me doesn't have any effect on their property.

Mr. Bixler asked if there was a curb cut on Stoney Ridge.

Mrs. Gladwell stated that Byran already had spoken to Brad from the Public Works Department about making a driveway from there as well.

Mr. Pitts stated that after reading the contents of it, it is pretty much an established residential neighborhood, and even though were not in depth for materials. Have you given any thought of anything other than steel siding?

Mr. Logan stated that he was doing the steel siding so it could match the house. It's a white sided vinyl house; I did the black trim because he thought it looked sharp.

**XII. Discussion from the Board.**

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

**XIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-01 – Roll Call Vote.**

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

Mr. Gast motioned to approve BZA2025-01; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

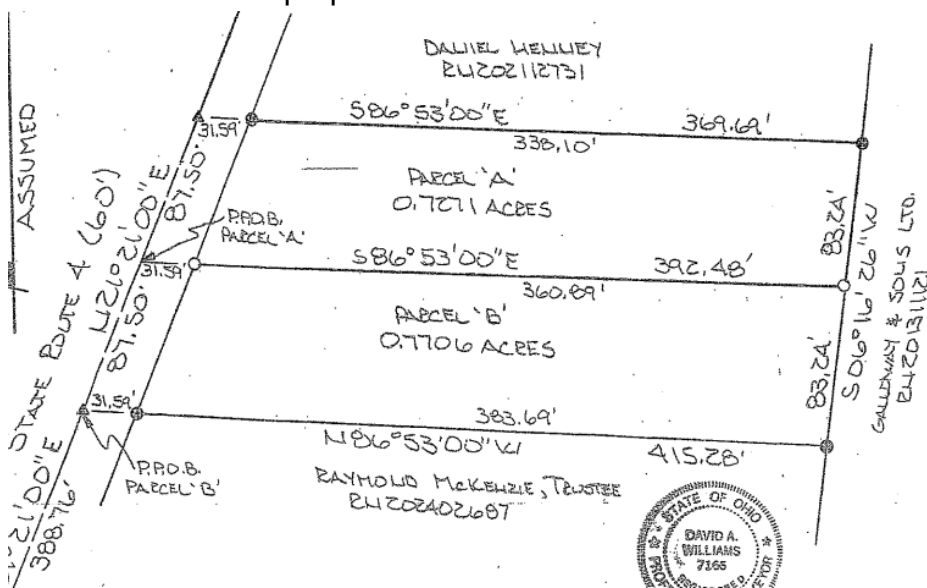
**XIV. Secretary – Request for Variance Permit.**

Mrs. Gladwell read the request on the proposed application.

**APPLICATION #BZA2025-02** – An application for a variance permit was submitted by Daniel Macre for the property located at 5502 Hayes Avenue, Sandusky, OH 44870 (PPN: 32-04731.002), which is zoned “Agricultural (A)”. The variance request is to allow a lot split which would create two parcels, the first being .7271 acres in area and has 87.50 feet of frontage and a second parcel being .7706 acres in area and has 87.50 feet of frontage, whereas Article 11, section 11.3 requires new parcels zoned “Agricultural” to be at least 5.00 acres in area and have at least 300 feet of frontage, respectively.

**XV. Staff Report – Planning & Zoning Department**

Using the staff report and PowerPoint visual aid as a reference, Mrs. Blanca stated that as Jessica noted the variance request is for a lot split not meeting the zoning standards for parcels zoned “Agricultural”. In agricultural districts it is required to have a minimum of 5 acres and 300 feet of frontage. Mrs. Blanca showed an ariel map of the property location on Hayes Avenue, as well as a view of our zoning map showing his property is zoned Agricultural. The property is surrounded by agricultural zoning on the north, east and west sides and residential zoning on the south side. The properties to the north and south are used as residential properties.



**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

This is the proposed site plan submitted by the applicant showing how the lot would be split in half. The applicant has stated that the residential properties located to the north and south will be both purchasing the portion of the lot abutting theirs once the lot has been split.

The applicant seeks the approval from the Board of Zoning Appeals of a variance to the Zoning Resolution's requirements for the lot split which is allow two agricultural zoned lots to have lot frontage and lot area less than required by the development standards.

This application has been reviewed from the perspective of Zoning Resolution's standards as noted above. In this regard, it is noted that no major concerns have been identified by staff or other Township departments that the Board should address when reviewing this application.

Staff is recommending approval for this application since the lot will be split and sold to the adjoining properties to the north and south of this parcel, both adjoining parcels are currently being used as residential lots. Additionally, staff notes that these agricultural parcels were once split to create smaller lots that did not meet the agricultural district development requirements and are being utilized as residential lots, so this lot variance would not appear to confer special privileges.

Daniel Macre – Stated that the Daus originally owned the property. What originally happened was all the properties were owned by the same family, when everything was built. The property lines were divided where it didn't really matter because the same family owned everything. Part of the neighbors on both sides of the property have some of their driveways on my property, so splitting it allows them to have the access they need so they each have their own driveways. If you look at the picture, the top right; the neighbor's barn is basically on my property.

Mrs. Blanca stated that she had a call come in earlier today about someone inquiring about what was going on, once she explained everything, they were fine with what was proposed.

**XVI. Chair Opens the Public Hearing for Application #BZA2025-02.**

Mr. Pitts opened the public hearing for Application #BZA2025-02 and asked if anyone was present to speak on behalf of the application.

**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

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

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

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

Roll Call: All ayes, motion carried.

**XVIII. Discussion from the Board.**

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

**XIX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-02 – Roll Call Vote.**

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

Mr. Gast motioned to approve BZA2025-02; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

---

**XX. Secretary – Request for Variance Permit.**

Mrs. Gladwell read the request on the proposed application.

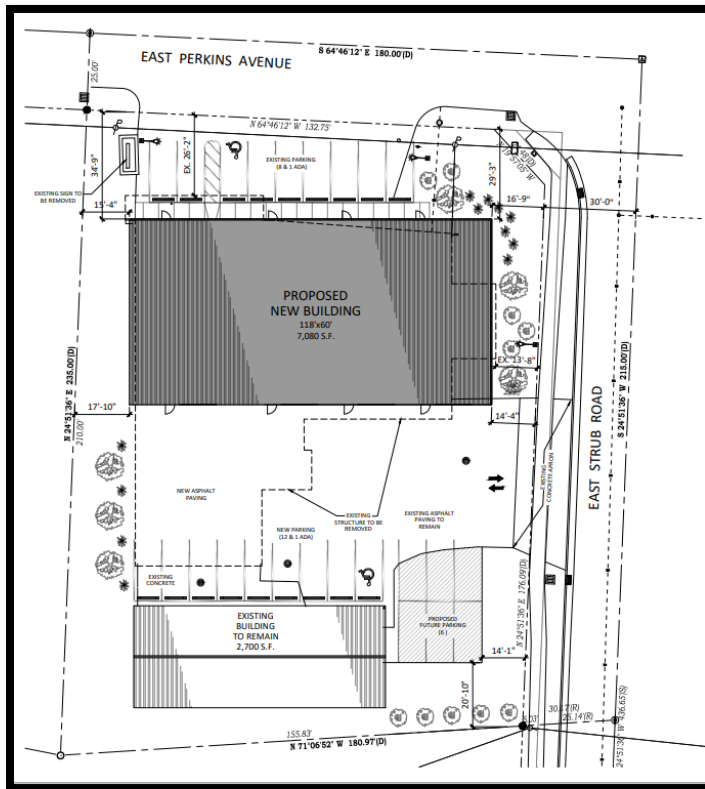
***APPLICATION #BZA2025-03 & 04 – An application for two variance permits was submitted by Schmid Architects, Inc. on behalf of B&K Erie Properties, LLC for property it owns at 2022 E. Perkins Ave., Sandusky, OH 44870 (PPN 32-04608.000). The first variance request is to allow a front yard setback distance of approximately 59 feet 9 inches; whereas Appendix A of the Perkins Township Zoning Resolution requires a setback distance of 70 feet on Perkins Avenue. The second variance request is to allow side yard setback distance of approximately 15 feet 4 inches; whereas Article 17, Section 17.3 requires a minimum side yard setback distance of 30 feet***

**XXI. Staff Report – Planning & Zoning Department**

Using the staff report and PowerPoint visual aid as a reference, Mrs. Blanca showed an ariel map of the property location on the corner of Perkins Avenue and Strub Road, as well as a view of our zoning map showing this property is zoned C-2, General Commercial. The property is surrounded by commercial

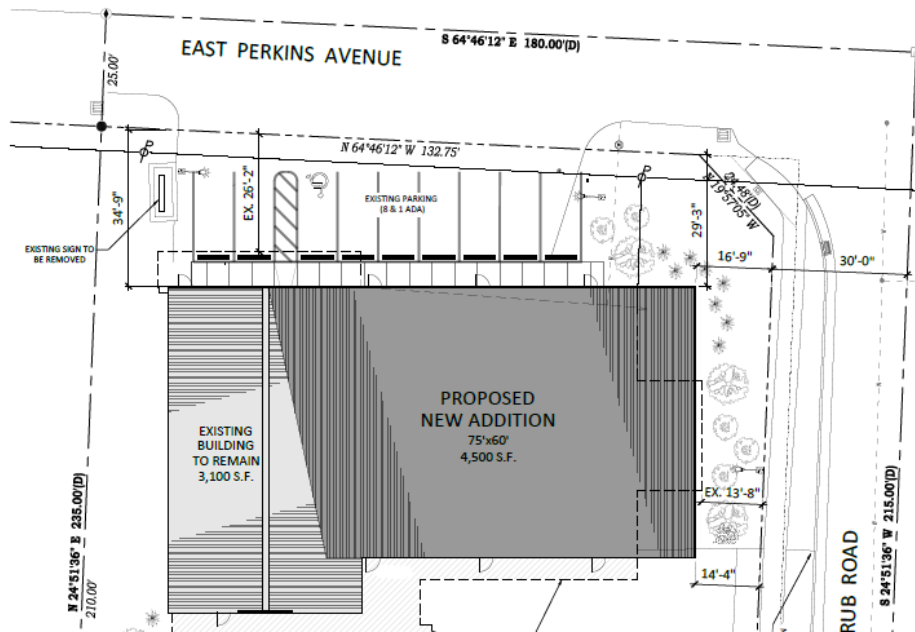
**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

zoning on the south, east and west sides and a residential PUD zoning on the north side.



This is the proposed site plan submitted by the applicant showing the proposed setbacks. The applicant plans to demolish the existing building located at the front of the property and build new. While the existing building in the rear of the property will remain.

**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**



This is the previously approved site plan submitted by the applicant, which was approved at the December 16, 2024 meeting. As you can see the applicant had planned to reconstruct a portion of the existing building while maintaining a portion of the building, which required the applicant to apply for a variance allowing the existing nonconforming building to be reconstructed. However, the plans have changed, and the applicant is now demolishing the entire building and building new which requires variances for a new structure.

The applicant seeks the approval from the Board of Zoning Appeals of two (2) variances to the Zoning Resolution's requirements regarding the General Commercial District setback requirements for front and side yards.

This application has been reviewed from the perspective of the Zoning Resolution's standards as noted above. In this regard, it is noted that no major concerns have been identified by staff or other Township departments that the Board should address when reviewing this application.

The Public Works Director noted that any damage to the E Strub Rd sidewalk resulting from construction should be repaired to its original condition prior to completion of the project, staff recommend this be a condition if the variance application is approved.

Staff is recommending approval for this application since the existing setbacks that were previously approved in December will remain, just the building will now be a new structure instead of a reconstructed nonconforming structure.

**XXII. Chair Opens the Public Hearing for Application #BZA2025-03 & 04.**

Mr. Pitts opened the public hearing for Application #BZA2025-03 & 04 and asked if anyone was present to speak on behalf of the application.

Greg Schmid – Schmid Architects. You can see on the dark area is the whole new engineered building. The façade will be exactly what we proposed at the previous meeting, so a whole new look. What we were trying to put on an addition and tear off all the old part of the basement and hoped to go over the old roof and structural support it with steel. The engineers came back and said no we weren't going to do that; the old building is wood pole construction and has been added onto it a lot of times. There is no way structurally to save that old building. We are not looking for anything different for variances or setbacks, Strub rd and Perkins Ave are the same. You can see the dashed line at the top, we are actually tearing off an additional 8ft, that faces Perkins Ave, so the building is set back an additional 8ft from what the original was, which is an advantage to the Township as well. The right side is slightly set back a few feet from the existing building. So, this makes a huge improvement to the property, the reason we stated, we can't go over the existing building; so, it is just easier and better economically for the client and banking/financing to build a brand-new building with the same look. That's the new look, we're looking at approximately 120ft along Perkins Ave, and 60ft back along Strub Road. Ideally the tents set up here won't be retail as in coffee shops where people are in and out. It's more for like warehousing and landscaping companies, that kind of stuff so there won't be much traffic off Perkins Ave; it will mostly be off of Strub road to the back of the building which is why we are proposing overhead garage doors and such from the south side.

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

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

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

Roll Call: All ayes, motion carried.

**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

**XXIV. Discussion from the Board.**

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

Mrs. Blanca stated that there had been no feedback other than the Public Works comment regarding the sidewalks, all surrounding properties were notified.

**XXV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-03&04 – Roll Call Vote.**

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

Mr. Gast motioned to approve BZA2025-03 & 04; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

---

**XXVI. Old Business.**

Mrs. Blanca stated that as her emailed stated, Adam resigned and is no longer with Perkins Township. We have advertised a planner position; we are in the process of doing interviews. Hoping to get someone in and training the new person to run these meetings.

Mr. Bixler stated that, and you took over Charlene's job, she left, and you are interim now?

Mrs. Blanca stated that it was correct, she is hoping to take it over full-time.

Mr. Bixler asked if it is something that he can know, is it performance related?

Mrs. Blanca stated that she didn't want to say much, but you can always ask for personnel files.

Mr. Gast asked if we are allowed to have campers on the driveways out front.

Mrs. Blanca stated that currently, no since it is winter months. You can have them in the rear or side yard as long as they are on some type of improved

**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

surface. It is April 1<sup>st</sup> – October 31<sup>st</sup>, they can have in their driveway.

Mr. Gast stated that you might want to drive down Galloway Road.

Mr. Bixler asked if that pertains to boats too.

Mrs. Blanca stated that it does, we are currently working on redoing that portion of the zoning code and taking it to zoning commission for approval, so those regulations might change here soon.

Mr. Gast stated that he had his boat in his driveway, waxing and it wasn't even there for half a day, and I got a card on my door.

Mr. Pitts stated that I know it's not any of our business, but I feel like there is something that the guy did on Campbell to connect the house and garage. I think that this Logan kid is going to be even worse, I feel sorry for the people who are around it. Where he is now, used to be his mom and dad and he used to be on Stony Ridge.

Mr. Gast stated that I truly believe it will look better than what is there and that picture. If I were the neighbor across the street, I'd rather look at that than all of the stuff in the yard.

Mr. Pitts stated that the thing is that the two properties have always been eye sore.

Mr. Bixler asked what department is responsible for cars sitting on the street for months on end.

Mrs. Blanca stated that they can't do anything in zoning, and code can tag the car for police, but it is technically on the police.

Mr. Bixler stated that he doesn't want to be the bad guy.

**XXVII. New / Other Business.**

Nothing signed up for next month, yet.

**XXVIII. Adjourn Meeting.**

Mr. Pitts entertained a motion to adjourn the meeting.

**BOARD OF ZONING APPEALS  
2/18/2025 MEETING MINUTES**

Mr. Gast motioned to adjourn the meeting; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

The meeting was adjourned.

Respectfully Submitted,

x \_\_\_\_\_  
Mrs. Arielle Blanca,  
Board of Zoning Appeals

Date of Signature:

Click or tap to enter a date.  
\_\_\_\_\_

x \_\_\_\_\_  
Mr. Theodore Kastor, Chair  
Board of Zoning Appeals

Date of Signature: