

MEETING MINUTES
PERKINS TOWNSHIP BOARD OF ZONING APPEALS
Monday March 24, 2025 @ 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

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

Staff in Attendance: Mrs. Arielle Blanca, Community Development Director
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 a Roll Call: Mr. Pitts, here; Mr. Bixler, here; Mr. Gast, here;

IV. Election of Officers

Mr. Kastor was delayed for another month.

V. Approval of Previous Meeting Minutes (Tuesday, February 18, 2025).

Mr. Kastor entertained a motion to approve the minutes from the Board's previous meeting on Tuesday, February 18,2025.

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

Roll Call - All ayes, motion carried.

VI. 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.

VII. Secretary – Read the Request for Variance Permit.

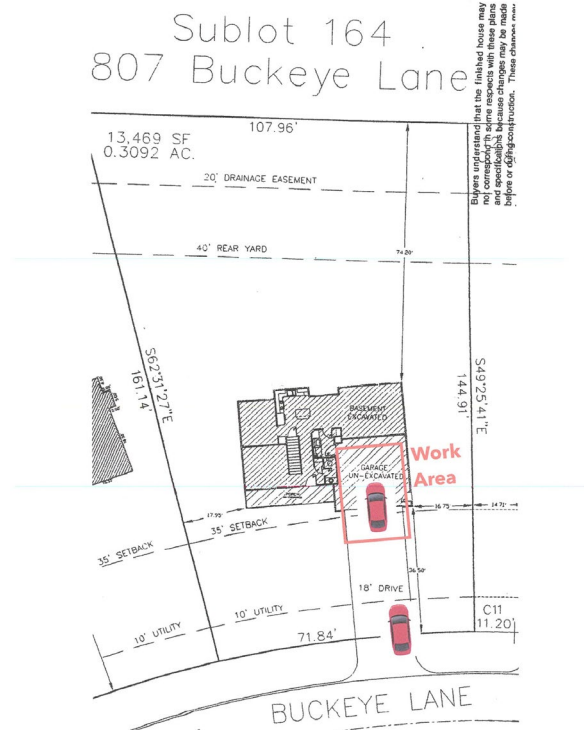
Mrs. Gladwell read the request on the proposed application.

***APPLICATION #BZA2025-05** – A conditional use permit application was submitted by Joel Trout for property owned at 807 Buckeye Lane, Sandusky, OH 44870 (PPN 32-04539.014), pursuant to Article 13 – “Single-Family Serviced Residential (R-1)(R-1A)(R-1B)”, Section 13.2 – “Conditionally Permitted Uses”, Subsection 1 – “Home Occupations or Home Offices”. The application is to allow a part-time car detailing business at the dwelling*

VIII. Staff Report – Planning & Zoning Department.

Using the staff report and PowerPoint visual aid as a reference, Mrs. Blanca stated that as Jessica stated, Mr. Trout is requesting a conditional use permit to run a car detailing business at his home. Mrs. Blanca stated that as you can see in the aerial maps shown here, the property is located on Buckeye Lane, and is zoned R-1A, single-family residential. The property is surrounded by single-family residential homes on three sides and vacant fields to the rear.

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Here is the site plan submitted by the applicant, the applicant has stated this will be a part-time detailing business, mainly weekend activity with no more than 2 client vehicles in the driveway or parked on the street at a time.

Conditionally Permitted Uses

1. Home Occupations or Home Offices, subject to the following conditions:

- a) No person other than members of a family residing on the premises shall be engaged in such an occupation.
- b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and not more than twenty-five percent (25%) of the residential floor area of the dwelling unit shall be used in conducting the home occupation.
- c) There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation other than one sign, not exceeding two (2) square feet in area, nonilluminated.
- d) Home offices will only be accessory offices for members practicing any of the professions, including accountants, architects, artists, engineers,

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lawyers and physicians.

- e) If the home is in any residential zoning district, no traffic shall be generated by such home occupation or home office in greater volumes than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- f) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence.

Here is a list of the requirements for a home occupation conditional use permit in a residential district.

The applicant has stated he will meet all home occupation conditions listed in the zoning resolution. The applicant stated on the application “no loud or disturbing equipment that would be uncommon to any household inc. small shop vac, electric pressure washer and an air compressor located in rear corner of garage. No bright lights after dusk. No smoke or fumes. No abnormal traffic. No change to exterior of home.”

The applicant seeks the Board of Zoning Appeals’ approval of a “Conditional Use Permit” to allow a home occupation at their residence. Such a permit is required under Section 13.2(1) of the Zoning Resolution.

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.

Additionally, staff have received no complaints from the public or neighboring properties regarding this conditional use request.

Staff is recommending approval of this variance application because it does appear the applicant would be meeting the requirements listed in the Zoning Resolution for a home occupation. However, staff does suggest the board consider putting conditions on the approval, such as number of cars, business hours, etc.

Joel Trout- Buckeye Lane. Mr. Trout stated that he loved his neighbors he’s had a few of them come to him the past few days asking him if someone had complained about him doing this because he’s done it for so long. He stated that

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he wanted to be up front with the Township, Secretary of State, taxes and everything. He stated he'd been dabbling at it for a while and had become good at it and he wanted to take a stab at it. He stated that he works full time at Ford in Brook Park, so he drives an hour to and from work. Doing this on the weekends and some weekdays, he doesn't like to start running any equipment until about 10am on the weekends. He stated that he just showed his neighbors that he spent \$600.00 dollars on a new shop vac, wall mounted that is only 55 decimals. He stated that he is all about the neighbors, and it's more pleasant while he's detailing. I'm just anxious to get everything and be free and clear.

Mr. Bixler stated that he had a neighbor that does this and that the only complaint he has ever heard was because of the shop vac.

Mr. Trout stated that, this was the reason for the new shop vac.

Mr. Kastor stated that there was a mention in the staff report about limiting the number of vehicles, and that Mr. Trout mentioned no more than 2 at a time.

Mr. Trout stated that's correct, he's more of a boutique. He stated that he is not Manny's carwash that has cars in and out. He stated that when he gets a car and spoils it like a spa, if it's a Harley, it's in the garage. If cars fit, most times they will be in the garage, and neighbors don't even know what I'm doing in there. He stated that there would be one that is in the driveway for pickup or drop off while he was working on the other. He stated that he doesn't want to bug the neighbors, but he thinks he's doing a fairly well job at doing it.

IX. Chair Opens the Public Hearing for Application #BZA2025-05.

Mr. Pitts opened the public hearing for Application #BZA2025-05 and asked if anyone was present to speak on behalf of the application.

X. 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. Kastor motioned to close the public hearing and open the public meeting; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

XI. Discussion from the Board.

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

Mr. Kastor stated that he would like to give Mr. Trout a little wiggle room here, maybe if we set the variance to be approved with a limit of 3 vehicles so if there was a weird day and had a couple guys stack up, but without any protection I don't want to see a bunch of vehicles in the street for his business. This is just a suggestion.

XII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-05 – Roll Call Vote.

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

Mr. Bixler motioned to approve BZA2025-05; with the condition of a limit of 3 vehicles at a time. Mr. Pitts seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

XIII. Secretary – Request for Variance Permit.

Mrs. Gladwell read the request on the proposed application.

APPLICATION #BZA2025-06 – *An application for a variance permit was submitted by Allen Ott for property located at 202 Marshall Avenue, Sandusky, OH 44870 (PPN 32-02044.000), which is zoned “Single-Family Residential (R-1A)”. The variance request is to allow an accessory structure to be 282 square feet larger than the main floor of the primary residence whereas Article 13, Section 13.6 requires accessory structures to be equal to or less than the main floor of the primary residence.*

XIV. 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 an accessory structure to be 282 square feet larger than the main floor of the primary residence. Mrs. Blanca stated as you can see in the aerial maps shown here, the property is located on Marshall Avenue, and is zoned R-1A, single-family residential. The

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property is surrounded by single-family residential homes on all four sides.



Mrs. Blanca stated that the site plan submitted by the applicant, the applicant has stated the applicant has stated he will tear down the existing garage and build a new garage for his cars and boats. The main square floor of the dwelling is 982 sq. ft., and the accessory structure would be 1,264 sq. ft.

The applicant seeks the approval from the Board of Zoning Appeals of a variance to the Zoning Resolution's requirements for the maximum accessory structure square footage.

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

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address when reviewing this application.

Additionally, the staff has received no complaints from the public or neighboring properties regarding this conditional use request.

Staff are recommending approval of this application because it would not appear to result in any detriment to the public welfare in general or the specific area of this property. This garage would replace an existing garage and would meet setback requirements for the residential district.

Mr. Ott stated that he'd like a 2-car garage, has a 23-ft boat with a high top with a large door to get a boat inside. The old swim club butts up to the rear of the property so it is all open. I don't think the back property will be built up to anything. Mr. Ott continued to explain why he wants this variance and how it would benefit him.

XV. Chair Opens the Public Hearing for Application #BZA2025-06.

Mr. Pitts opened the public hearing for Application #BZA2025-06 and asked if anyone was present to speak on behalf of the application.

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

Roll Call: All ayes, motion carried.

XVII. Discussion from the Board.

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

Mr. Kastor stated to the board that it should be noted that the surrounding neighbors have been notified and number two the primary residence is really small, so even though this is several hundred feet bigger than the primary, its

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worth noting that the primary is small.

**XVIII. Board Motion and Second to Approve, Deny, Modify, or Table Application
#BZA2025-06 – Roll Call Vote.**

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

Mr. Pitts motioned to approve BZA2025-06; Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

XIX. Old Business.

XX. New / Other Business.

Nothing signed up for next month, yet.

XXI. Adjourn Meeting.

Mr. Kastor entertained a motion to adjourn the meeting.

Mr. Kastor 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

x _____
Mr. Theodore Kastor, Chair
Board of Zoning Appeals

Date of Signature:

Date of Signature:

Click or tap to enter a date.
