

Perkins Township Board of Zoning Appeals
Monday, April 20, 2026 @ 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:

Arielle Blanca, Community Development Director
Jessica Gladwell, Administrative Assistant
Casey Sparks, Planner/ Zoning Inspector

Agenda

- I. Call to Order.
- II. Pledge of Allegiance.
- III. Roll Call.
- IV. Approval of Previous Meeting Minutes (March 16, 2026).
- V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VI. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-02- An application for a conditional use permit submitted by Michael Duket, Duket Architects Planners, on behalf of Genoa Banking Company for the property located at 3911 Milan Road (PPN# 32-03755.001). The conditional use request is to allow a business of a drive in/ thru in nature. Article 17.02(4) of the Perkins Township Zoning Resolution requires a conditional use permit for any business of a drive in/ thru in nature.
- VII. Staff Report – Planning & Zoning Department.
- VIII. Chair Opens Public Hearing for Application #BZA2026-02.
 - Applicant/Appellant presentation
 - 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 #BZA2026-02 – Roll Call Vote.

- XII. **APPLICATION #BZA2026-03-** An application for a conditional use permit submitted by Michael Competielle, on behalf of Randall G. Koch for the property located at 1615 E. Perkins Ave (# PPN 32-01977.000)The conditional use request is to allow outside storage for wholesale distribution of building supplies sored behind a privacy screening. Article 17.2(12) of the Perkins Township Resolution requires a conditional use permit for outside display and storage of goods and merchandise within the C-2 General Commercial zoning district.
- XIII. Staff Report – Planning & Zoning Department.

**PERKINS TOWNSHIP
BOARD OF ZONING APPEALS
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XIV. Chair Opens Public Hearing for Application #BZA2026-03.

- Applicant/Appellant presentation
- 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 #BZA2026-03 – Roll Call Vote.

XXVIII. **APPLICATION #BZA2026-04-** An application for a conditional use permit submitted by Danop, Ltd. on behalf of DC15, LLC to conduct an open air commercial amusement event on June 5, 2026 at 4701 Milan Road. Article 17.2(5) of the Perkins Township Zoning Resolution requires a conditional use permit for open air amusement activities.

XIX. Staff Report – Planning & Zoning Department.

XX. Chair Opens Public Hearing for Application #BZA2026-04.

- Applicant/Appellant presentation
- 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 #BZA2026-04 – Roll Call Vote.

XXIV. **APPLICATION #BZA2026-05-** An application for a variance permit submitted by Mad River Harley- Davidson on behalf of Erie Shore Property holdings, LLC for property located at 5316 Milan Road, Sandusky, OH 44870. (#PPN 32-03494.011). The variance request is to allow temporary signage for ten (10) day Ohio Bike week event exceeding thirty-two square feet in area whereas Article 28.13(2)(b) of the Zoning Resolution limits the size of temporary signs to thirty-two (32) square feet in a non-residential zoning district.

XXV. Staff Report – Planning & Zoning Department

XXVI. Chair Opens Public Hearing for Application #BZA2026-05.

- Applicant/Appellant presentation
- Audience remarks.

XXVII. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote

XXVIII. Discussion from the Board.

**PERKINS TOWNSHIP
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XXIX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-05
– Roll Call Vote.

XXX. **APPLICATION #BZA2026-06-** An application for a conditional use permit request filed by Mad River Harley- Davidson on behalf of Erie Shore Property Holdings, LLC for property located at 5316 Milan Road, Sandusky, Ohio 44870 (PPN# 32-03494.011). The conditional use permit request has been submitted pursuant to Article 17.2 of the Perkins Township Zoning Resolution and is to allow for a business of a drive-thru in nature and a open air commercial amusement during Ohio Bike Week.

XXXI. Staff Report – Planning & Zoning Department

XXXII. Chair Opens Public Hearing for Application #BZA2026-06.

- Applicant/Appellant presentation
- Audience remarks.

XXXIII. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote

XXXIV. Discussion from the Board.

XXXV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-06
– Roll Call Vote.

XXXVI. Old Business.

XXXVII. New / Other Business.

XXXVIII. Next Meeting Notice: Next BZA Meeting will be on Monday, May 18, 2026 at 4:00.

XXXIX. Adjourn Meeting.