

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

Board Members Present: Mr. David Bertsch
Mr. Mike Bixler
Mr. Will Spence

Board Members Absent & Excused: Mr. Ted Kastor & Mr. Larry Pitss & Mr. Gary Gast

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

I. Call to Order.

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

II. Pledge of Allegiance.

Mr. Bertsch led everyone in the Pledge of Allegiance.

III. Roll Call.

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

Mrs. Gladwell took a Roll Call: Mr. Bertsch, here; Mr. Bixler, here; Mr. Bixler, here; Mr. Spence, here;

IV. Approval of Previous Meeting Minutes (Monday July 21st, 2025).

Mr. Bertsch entertained a motion to approve the minutes from the Board's previous meeting on Monday July 21st, 2025.

No Minutes to approve.

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

Mr. Bertsch 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 – Read the Request for Variance Permit.

Mrs. Gladwell read the request on the proposed application.

APPLICATION #BZA2025-19- *An application for a variance permit was submitted by Adam Snyder for a property located at 6006 Beatty Lane, Sandusky, OH 44870 (PPN#32-02927.000). The variances requested include allowing an accessory structure to exceed the square footage of the first floor of the main building, allowing the second accessory structure to exceed 196 square feet in area, and allowing a 3-foot side yard setback. Article 13.6 (1) of the Zoning Resolution states that no accessory structure shall exceed the square footage of the first floor of the main dwelling. Article 13.6(10) states that no more than two (2) accessory buildings can be erected on a lot, one of which can have an area equal to or less than the main floor of the primary residence. The second cannot exceed 196 square feet in the area and must be subordinate to the principal's use. Article 13.6(3)(a) requires a twenty (20) foot side yard setback for accessory structures exceeding 1,500 square feet.*

VII. Staff Report – Planning & Zoning Department.

Using the staff report and PowerPoint visual aid as a reference. Mrs. Blanca stated that as Jessica mentioned Adam Snyder had submitted an application for 2 variances for his property located at 6006 Beatty Lane. This application was tabled at the previous meeting at the request of the applicant because he wanted to add a third variance request to his application. Mr. Snyder is asking for three separate variances, the first is to allow an accessory structure to exceed the square footage of the first floor of the main dwelling, the second is to allow this second accessory structure to exceed 196 sq. ft and the third is to allow a side yard setback of 3 feet, whereas 20 ft. is required based off of the size of the building. The current zoning of the property is R-1 Single Family Residential. Mrs. Blanca showed images of the current site. There is an existing garage on the property and an accessory structure on the side that will be removed per the applicant. The proposed setback of the accessory structure is 3', the applicant did not indicate the rear yard setback however staff believes based on the information provided it should not be an issue to meet the 20' rear yard setback. The applicant has indicated that the height of the accessory structure will be 14' in height in email staff received 6/23/25. The proposed size of the building is 2400 square feet; per the Erie County auditors' site the square footage of the first

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

floor is 1408. The total square footage of the home is 3033 square feet including the basement. The applicant has indicated that this would be utilized for maintenance detail and storage of vehicles.

Public Works Department - Director: Public Works requests a setback be enforced for the property that abuts the Perkins Township Cemetery. The land owned by the Township will be surveyed and plotted on the near future with the intent of adding burial plots along the southern edge of the property. The Township will also install fencing along that same stretch of property once trees are cleared and the land is ready for use.

Building Department - Chief Building Official: Concern regarding the purpose of the use, will this be used for auto repair business?

Police Department - Chief of Police: No comment.

Fire Department - Fire Marshal: No comment.

Based on the evaluation of the standards, **staff recommends approval of the two variance requests to exceed the square footage of the first floor of the main dwelling and to allow the second accessory structure to exceed 196 square feet, however staff recommend denial of the variance request to allow a 3-foot side yard setback located at 6006 Beatty Lane.** Staff recognize that this property is zoned as Single Family Residential and other surrounding properties have accessory structures on the properties. However, the staff of Perkins Township has concerns regarding the proposed 3' side yard setback as the Township plans to utilize the adjacent lot for future burial plots. Staff believes that a more substantial setback is needed to assure there is a buffer from the Township owned property and this property. Staff also believe it is important to clarify with the applicant the use of accessory structure to ensure that this building will not be utilized for commercial use.

Mr. Bixler asked to define a more substantial set back is what.

Mrs. Blanca stated that more substantial than 3ft, between 3ft and 20ft. They felt more substantial than 3ft as they felt it was too close to be adding burial sites and fencing.

VIII. Chair Opens the Public Hearing for Application #BZA2025-19.

Mr. Bertsch opened the public hearing for Application #BZA2025-19 and asked if anyone was present to speak on behalf of the application.

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

Adam Snyder – 6006 Beatty Ave. Mr. Snyder stated that anything more than the 3ft is just going to be dead land. When I was here not too long ago, I spoke with Brad, he stated that as long as I was 3ft on my side of their fence. He stated that Mr. Links main concern was if the building had a foundation (which is not the case) was any effect within the 3ft. As far as use goes, its for my personal use, storage basically I have a boat that has to be inside. The 3ft was before I knew what the intended use of that property was for people to be buried literally within feet of my house. So that was kind of news.

Mr. Bertsch stated that right, that didn't come up at the last meeting either, but we also didn't know you had the desire of putting your building so close to the property line.

Mr. Snyder stated that he didn't know they planned on putting grave sites that soon or close to the property line either.

Mr. Bertsch stated that last meeting Mr. Snyder and mentioned that there was a driveway that went back that way. We have two options here, to deny and keep it at 20ft or do something in between; if we could work with you on that. If we were to do 10ft, how does that work with you for your driveway and your approach to the new building.

Mr. Snyder stated that he could make it work, but it's not ideal. Realistically I wanted to have 3 ft just so I knew I could go that close, not that im going to. It's actually the 6 to 8ft range from the property line, which basically puts a 10ft section between that and the fence.

Mr. Bertsch stated that we understand that it's dead land to you behind the building which you mentioned last time. Typically, when we have things like this, we look to the surrounding property owner for guidance, and don't get much push back but unfortunately there was push back this time.

Mr. Snyder asked pushed back by who.

Mr. Bertsch stated by the Township; in the fact that they feel the 3ft is way tight. One of the options would be to move between the 3ft and 20ft.

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

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

Mr. Bertsch 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.

X. Discussion from the Board.

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

Mr. Spence stated okay let's ask a question, 3ft to 20ft. What do you think is reasonable, you proposed 10ft. what do you think is reasonable, obviously there is concern close to the fencing, and when they will bury someone back there. Mr. Spence asked Mr. Snyder what is reasonable to him.

Mr. Snyder stated that if you wanted his honest opinion, he thinks he should be able to build all the way up to the property line. Reason being, Tru Hotel and Carl have built all the way up to the property line, all around numerous times.

Mr. Spence stated that there is typically a buffer.

Mrs. Blanca stated that he was correct, and those properties are zoned commercial.

Mr. Snyder stated that he would be okay with whatever is fair.

Mr. Spence stated that yes, it's dead space, you can either stone it or.

Mr. Snyder stated that it won't be gravel, it would be grass.

Mrs. Blanca showed another photo of the ariel view.

Mr. Bertsch stated that he thinks that 10ft is fair,

Mr. Spence stated that since there was no pushback for no, but 3ft wasn't

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

sufficient. I would agree, I think 3ft is a big difference. There might have been some approved with other provisions or circumstances. In this case, it's Township Land and you'll have quiet neighbors.

Mr. Bixler asked if the building department's question was answered about being a business.

Mrs. Blanca stated that the applicant stated that it was going to be for only personal use.

Mr. Snyder stated yes for personal use only.

Mrs. Blanca stated that since they knew he worked on cars and wanted to make sure it wasn't going to be used as a business because it would then be against zoning.

XI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-19 – Roll Call Vote.

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

Mr. Spence motioned to approve BZA2025-19; with the side yard setback of 10 ft. 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 #BZA2025-24 – *An application for a variance permit was submitted by Robert & Miranda Carlisle, for the property located at 3028 Lauras Lane (PPN#32-04441.054). The variance request is to allow for the height of a single-family dwelling to be 37' 2.25". Article 13.3 of the Zoning Resolution prohibits the maximum height of a single-family dwelling to exceed 35'.*

XIII. Staff Report – Planning & Zoning Department

Using the staff report and PowerPoint visual aid as a reference, Mrs. Blanca stated that as Jessica noted that Mirande Carlisle applied for a variance for the

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

height of a new single-family dwelling. The applicant is asking for a 2' 2.25 inch variance for the height of their single-family residential dwelling located at 3028 Lauras Lane. Mrs. Blanca showed the map of the property; the property is currently zoned as R-1A Single Family Residential; the parcel is 3.24 acres. The Comprehensive plan calls for the lot to be residential. Mrs. Sparks showed the proposed height of the dwelling.

Public Works Department - Director: No issue with the proposed application.

Building Department - Chief Building Official: No issue with the proposed application.

Police Department - Chief of Police: No comment.

Fire Department - Fire Marshal: No issue with the proposed application.

We received no comments regarding this matter from other departments. We did receive notice that the HOA has approved the height of this dwelling, and we also received an email from Kula Hoty in support of the variance, which you can find a copy of in your packet.

Based on the evaluation of the standards, **staff recommend approval of the variance for 3028 Lauras Lane.** Staff recognize that this lot is larger in size, approximately 3.24 acres and the applicant's property is located directly west of a large farm field. The request is to allow the peaks to be the same size to ensure the look is aesthetically pleasing.

XIV. Chair Opens the Public Hearing for Application #BZA2025-24

Mr. Bertsch opened the public hearing for Application #BZA2025-24 and asked if anyone was present to speak on behalf of the application.

Robert Carlise – He doesn't have anything else to add. Just keep the pitch.

Mr. Bixler asked why it was set to 35'

Mr. Spence stated that it's a fire situation, for the ladder truck.

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

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

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

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

Roll Call: All ayes, motion carried.

XVI. Discussion from the Board.

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

XVII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-24 – Roll Call Vote.

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

Mr. Bixler motioned to approve BZA2025-24, as submitted; Mr. Spence seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was approved.

XVIII. Secretary – Request for Variance Permit.

Mrs. Gladwell read the request on the proposed application.

APPLICATION #BZA2025-25- *An application for a variance permit was submitted by Kenji Y. Sanders for the property located at 120 Woodlawn Ave. (PPN#32-62006.000). The request for the two variances is to allow for an accessory use as the main use on the property and for a 15' rear yard variance for the accessory structure. Article 13.1(4) of the Zoning Resolution also states that accessory uses shall be customarily incidental to the main uses permitted within the district. The current lot does not contain a single-family dwelling, as such the accessory use will be the main use on the property. Article 13.6(3)(a) requires a twenty (20) foot side yard setback for accessory structures exceeding 1,500 square feet.*

XIX. Staff Report – Planning & Zoning Department

Using the staff report and PowerPoint visual aid as a reference, Mrs. Blanca

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

stated that as Jessica noted that the applicant is Kenji Y Sanders has applied for 2 variances for the property located at 120 Woodlawn Ave. This application is for two variances, the first is to allow an accessory structure as the main use and the second is to allow a 15' rear yard variance. Showing photos Mrs. Blanca stated here you can see the location of the property along with pictures of the existing structure. This property is located on the corner of Woodlawn Avenue and Columbus Avenue and is zoned as R1-B Single Family Residential. The Comprehensive plan calls for the lot to be residential use. Mrs. Blanca showing a photo stating here you can see the proposed site plan submitted for this property, the applicant would like to add a 80 ft by 50 ft. pole barn style building on the property, located 5 ft. from the rear yard lot line whereas 20 ft. would be required for a structure of this size.

Public Works Department - Director: No issue with the proposed application.

Building Department - Chief Building Official: No comment.

Police Department - Chief of Police: No comment.

Fire Department - Fire Marshal: No comment.

We received no comments regarding this application from other departments.

Based on the evaluation of the standards, **staff recommend denial of the variance for 120 Woodlawn Ave.** Staff recognize that this lot is uniquely shaped, and it was previously utilized for a community center, however the zoning of the property is residential single family, and the comprehensive plan calls for the property to be utilized for residential use. Staff believe it is important to know if the property will be utilized for residential or commercial business use without this information it will be difficult for staff to recommend approval. Staff would recommend some type of residential use on this property to ensure it is line with the approved uses within this zoning district.

Staff believe this will also set a precedence to allow an accessory structure to be built on a residential lot without a residential dwelling.

XX. Chair Opens the Public Hearing for Application #BZA2025-25.

Mr. Bertsch opened the public hearing for Application #BZA2025-25 and asked if anyone was present to speak on behalf of the application.

Kenji Sanders – Kenji stated that it was his understanding that a 1500 sq ft building would be approved up to 5ft without needing a lot line variance. Before we stated we explored the options of a barndaminiom there; the variance keeps

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

the new build more in like, but now it will block the driveway entirely.

Mr. Bertsch stated that it does bring up the issue by the department; it isn't really the setback, it's the basic issue of an accessory structure without residence.

Mr. Sanders stated that it was never a residence, you're asking me to make it something it never has been and isn't really built to be that. It could be changed to that and we're willing to explore that. If we put up a 4,000 sq ft building, we figured half of it would be a residence attached to Woodlawn and the other side storage side, it would up the living space to about 2700 sq ft, but we might even put a second story above the living space, that the reason for the size of the building. Woodlawn itself is about 700 sq ft – two bathrooms and a kitchen basically.

Mr. Bertsch stated that if they were to put a barndominium up, the only variance required would be the 5ft variance.

Mrs. Blanca stated that once it becomes a residence, if you made it a residence with the garage attached or a barn attached, you have to meet residential setbacks which she believes are 40ft rear yard, along with minimum square footage requirements you have to meet for the residential part of it. You'd have to get building official approval from the building department.

Mr. Sanders stated that it wouldn't turn into that today, it might just stay for personal use, it's something we talked about if we had to go in that direction.

Mr. Bertsch asked what the intended use of the accessory building was.

Mr. Sanders stated for personal use and storage, their camper, boat, trailer sitting outside. Woodlawn is full of stuff that I need to get out of there so I can start working on that building again. The Connex box on that property has tools in it for the building to be built, and that would be gone. It's to get everything outside inside, along with some other stuff of mine.

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

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

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

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

Roll Call: All ayes, motion carried.

XXII. Discussion from the Board.

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

Mr. Spence stated that the property to your point has never been used as residential, which doesn't really matter if it used to be it's what it's zoned and however it was used and granted is how it's going to be used now.

Mr. Sanders stated that the current building has a small community space with two bathrooms and a kitchen; so, it could turn into a barndaminum in time, with no plumbing in the new building portion of the building.

Mr. Spence stated that as Mrs. Blanca stated you have minimum requirements for living space.

Mr. Sanders stated that just considering it an accessory building, he could live with that too.

Mrs. Gladwell stated that then once it becomes living space everything changes at that point too for foundations etc. there is more that goes into it when it turns into living quarters.

Mr. Bertsch stated that during his time on board this is something he has never come across.

Mr. Spence stated that they have done variances throughout the Township regarding accessory structures, but without the residence is the problem the other issue is the size of the building in relation to the building that exists there. Which is 4,000 sq ft; people that own businesses don't build 4,000 sq ft buildings, as you know.

Mr. Sanders stated that when he moved out of his building on Cleveland Rd, he built a building in front of it, they took both buildings and now I have no buildings.

Mrs. Blanca stated that she knew he had reached out before in regard to

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

consider rezoning, but you decided to not do it.

Mr. Sanders stated that they discussed it but if it is not in the cards, that's alright.

Mrs. Blanca stated that that is something that was previously discussed. There were emails back and forth considering rezoning to commercial for that use and unfortunately staff would not be able to recommend approval for that either because that is a residential area that the Township had just rezoned about 12 properties in this neighborhood to residential from commercial. We are trying to keep this as a residential area.

Mr. Sanders stated that on the tax map it actually shows it as commercial.

Mr. Bertsch stated that there wasn't a push back on the County side of it on the five-foot variance.

Mrs. Blanca stated that we did not receive any comments from anyone.

Mr. Bertsch stated that it's the Township that has the issue of not having a residence there.

Mrs. Blanca stated correct.

Mr. Spence stated that it is not about the building, it's about the precedent, correct?

Mr. Bertsch stated right.

Mr. Sanders stated it's a unique situation.

Mr. Spence stated that he would love to see more of a comprehensive plan instead of building a 4,000 sq ft pole barn attached to it. What would it look like, you've already stated a few things.

Mr. Sanders stated that they would put a face on it to make it look less than a pole barn and put a new face on Woodlawn as well, to make it look more of one building and matches.

Mr. Spence asked when he refers to Woodlawn, it's the current building.

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

Mr. Sanders stated that is correct.

Mr. Bertsch asked Mr. Sanders if he had the intent to live in that building or there is to be residence.

Mr. Sanders stated they did not plan to live in it, no.

Mr. Bertsch stated that then that is a tough one, setting a precedent.

Mr. Spence stated that to him it sets too much of a precedent. Had been present with more detail as a barn with living; or met some of the other requirements. It's more app to treat it as an empty lot with a new build.

Mrs. Blanca stated that staff recognizes the unique layout of the lot and if he needed to do a residence and needed variances, that's something we could consider approval on. We just couldn't approve accessory use only on a residential lot.

Mr. Spence asked how big the lot was.

Mr. Sanders stated that it was 9/10 of an acre.

Mr. Bertsch stated that they are in a position to approve or deny; there is not an in between here.

Mr. Spence stated that yeah there is no tabling that. He asked if they were ready to entertain a motion, he could make one.

**XXIII. Board Motion and Second to Approve, Deny, Modify, or Table Application
#BZA2025-25 – Roll Call Vote.**

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

Mr. Spence motioned to deny BZA2025-25; based on the comments that were made through staff recombination and the precedence setting. Mr. Bixler seconded the motion.

Roll Call: All ayes, motion carried.

The Request for a Variance Permit was **denied**.

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

Mr. Spence stated that it was nothing to do with him, just the situation.

Mr. Sanders asked what his next step is.

Mrs. Blanca stated that if he wanted to reconsider some type of residence with it and wanted to move forward. Come in and we can discuss the requirements of that and the setbacks, size of the structure, etc.

Mr. Sanders stated that an accessory use by itself will never be approved.

Mr. Spence stated that not by itself without a residence, no; that's opens up a whole lot, it would set a big precedence.

Mr. Sanders stated that then I mides well go and try to have it zoned as commercial, so he could bypass the house.

Mr. Spence said you could bypass.

Mr. Sanders stated that then that would be his next course of action to have it rezoned.

Mrs. Blanca stated that she didn't know, due to the comprehensive plan calls for it to be residential and it is in a residential neighborhood so, it would ultimately be up to the zoning commission if they want to approve that; but you're more than welcome to apply for it. If you want to do something residential there that is permitted; we could help you figure out how to do that there.

Mr. Sanders asked what are the specs on accessory building verse living space.

Mrs. Blanca stated that there has to be so much square footage- unfortunately I don't have that with me. Casey, who is our planner, is who you have been dealing with, Mrs. Blanca stated that she could have her send Mr. Sanders all of that information and what is required for living space.

Mr. Sanders stated that then that is his questions because technically there is a kitchen and 2 bathroom and a room. So technically if he could build a 4,000 sq ft attaacged garage, its just a different perspective.

Mr. Spence said yeah.

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

Mr. Sanders asked if that would be something that would be considered and what quantifies the building as residential.

Mrs. Blanca stated that it has to meet the requirements of living. Maybe its 1500 sq ft of living space, I believe it has to have a bathroom, kitchen etc. for building and then zoning standards. She stated that you could have a garage connected to it, but you have to be meeting the minimum residential requirements.

Mr. Spence stated that then there could be a caveat to that because there could be variance required if there is an existing building that doesn't meet the residential requirements.

Mrs. Blanca stated that based on the dimensions of the lot, you may need a variance or something which we can explain to you, also for setbacks. If you're doing residential there, along with the structure, we may be able to recommend approval for those based on the size of the lot and where it's placed and the size you're building.

Conversations between Mr. Sanders and the board continued on what he could do.

XXIV. Old Business.

None.

XXV. New / Other Business.

We already have 2 or 3 applications for next month there will be a meeting on September 15.

XXVI. Adjourn Meeting.

Mr. Bertsch entertained a motion to adjourn the meeting.

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

Roll Call: All ayes, motion carried.

The meeting was adjourned.

**BOARD OF ZONING APPEALS
8/18/2025 MEETING MINUTES**

Respectfully Submitted,

x _____
Mrs. Casey Sparks,
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: