

**Perkins Township Board of Zoning Appeals**  
**Monday, April 21, 2025 @ 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, Interim 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 (Tuesday, March 24, 2024).
- V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VI. Secretary – Request for Variance Permit.  
***APPLICATION #BZA2025-07** –An application for a variance permit was submitted by Brady Signs, Co. on behalf of Pro Clean Laser Wash for the property located at 3609 Milan Road, Sandusky, Ohio 44870 (PPN 32-03444.000), which is zoned “General Commercial District (C-2)”. The variance request is to allow the installation of an electronic message sign that will be located within 500’ of a residentially zoned property.*
- VII. Staff Report – Planning & Zoning Department.
- VIII. Chair Opens Public Hearing for Application #BZA2025-07.
  1. Applicant/Appellant presentation
  2. 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 #BZA2025-07 – Roll Call Vote.

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- XII. Secretary – Request for Variance Permit.  
***APPLICATION #BZA2025-08** –. An application for a variance permit was submitted by Michael Ross Jr. for the property located at 2607 West Bogart Road, Sandusky, Ohio 44870 (PPN-32-00405.000), which is zoned as “Single Family Residential (R-1). The variance request is to allow a 67’ front yard setback for a garage addition whereas Appendix A of the Zoning Resolution requires an 80’ front yard setback along Bogart Road.*
- XIII. Staff Report – Planning & Zoning Department.
- XIV. Chair Opens Public Hearing for Application #BZA2025-08.

**PERKINS TOWNSHIP  
BOARD OF ZONING APPEALS  
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1. Applicant/Appellant presentation
  2. 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 #BZA2025-08 – Roll Call Vote.
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- XVIII. Secretary – Request for Variance Permit.  
***APPLICATION #BZA2025-09** – An application for a variance permit was submitted by Mad River Harley-Davidson on behalf of Erie Shore Property Holdings, LLC for property located at 5316 Milan Rd., Sandusky, OH 44870 (PPN #32-03494.011). The variance request is to allow temporary signage for the ten (10) day Ohio Bike Week event exceeding thirty-two (32) 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 nonresidential area.*
- XIX. Staff Report – Planning & Zoning Department.
- XX. Chair Opens Public Hearing for Application #BZA2025-09.
1. Applicant/Appellant presentation
  2. 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 #BZA2025-09 – Roll Call Vote.
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- XXIV. Secretary – Request for a Conditional Use Permit.  
***APPLICATION #BZA2025-10** – 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 Rd., Sandusky, OH 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 two types of conditional uses to be conducted on the property zoned C-2 (General Commercial) during Ohio Bike Week 2025: (1) A business of a drive-in/thru nature or so called open front store or open air business; and (2) Open air commercial amusements; both subject to conditions per Article 17.2(4) & 17.2(5), respectively.*

**PERKINS TOWNSHIP  
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XXV. Staff Report – Planning & Zoning Department.

XXVI. Chair Opens Public Hearing for Application #BZA2025-10.

1. Applicant/Appellant presentation
2. Audience remarks.

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

XXVIII. Discussion from the Board

XXIX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-10 – Roll Call Vote.

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XXX. Secretary – Request for a Conditional Use Permit.

***APPLICATION #BZA2025-11 – A conditional use permit request filed by Limitless Fiberglass Doors, Ltd. on behalf of Foursite Holdings, for property located at 480 Crossings Rd., Sandusky, OH 44870 (PPN #32-03964.000). The conditional use permit request has been submitted pursuant to Article 17.2(12) of the Perkins Township Zoning Resolution to allow for outside display and storage of goods and merchandise.***

XXXI. Staff Report – Planning & Zoning Department

XXXII. Chair Opens Public Hearing for Application #BZA2025-11.

1. Applicant/Appellant presentation

XXXIII. 2. Audience remarks

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

XXXV. Discussion from the Board

XXXVI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-11 – Roll Call Vote.

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XXXVII. Old Business.

- a. None.

XXXVIII. New / Other Business.

- a. Next Meeting Notice: Next BZA Meeting will be on Monday, May 19<sup>th</sup> at 4:00.

XXXIX. Adjourn Meeting.