

Perkins Township Board of Zoning Appeals
Monday, July 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, 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 (Monday, June 16, 2024).
 - V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
 - VI. Secretary – Request for Conditional Use Permit.
 - VII. ***APPLICATION #BZA2025-16*** – *An application for a conditional use permit was submitted by Driven Brands, Inc. for property located at (PPN #32-00863.002, Sandusky, OH 44870. The conditional use request is to allow an automobile service station. A conditional use request was previously approved for this site; the applicant is requesting a renewal for the previously approved permit.*
 - VIII. Staff Report – Planning & Zoning Department.
 - IX. Chair Opens Public Hearing for Application #BZA2025-16.
 1. Applicant/Appellant presentation
 2. Audience remarks.
 - X. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XI. Discussion from the Board.
 - XII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-16 – Roll Call Vote.
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- XIII. Secretary – Request for Variance Permit.

APPLICATION #BZA2025-18 – *An application for a variance permit was submitted by Harvery Studer, Sr. on behalf of Sandusky Church of God for a property located at 1018 West Bogart Road, Sandusky, OH 44870(PPN #32-68009.000). The request for the variance is to allow an electronic message board sign within an R-1 Single- Family District. Article 28.11 of the zoning code states electronic message boards are not permitted in the R-1 Single Family Residential districts. Article 28.11(1)d also states that the illuminated side of sign shall not be located within five hundred (500) feet of residential district.*

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- XIV. Staff Report – Planning & Zoning Department.
 - XV. Chair Opens Public Hearing for Application #BZA2025-18.
 - 1. Applicant/Appellant presentation
 - 2. Audience remarks.
 - XVI. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XVII. Discussion from the Board.
 - XVIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-18 – Roll Call Vote.
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XIX. Secretary – Request for Variance Permit.

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 request for the variance is to allow an accessory structure to exceed the square footage of the first floor of the main building and to allow the second accessory structure to exceed 196 square feet in area. 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 use.*

- XX. Staff Report – Planning & Zoning Department.
 - XXI. Chair Opens Public Hearing for Application #BZA2025-19.
 - 1. Applicant/Appellant presentation
 - 2. Audience remarks.
 - XXII. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XXIII. Discussion from the Board.
 - XXIV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-19 – Roll Call Vote.
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XXV. Secretary – Request for Conditional Use Permit.

APPLICATION #BZA2025-20 –. *An application for a conditional use permit was submitted by Star Inc., on behalf of Firelands Auto Real Estate V, LLC for (PPN#32-03356.011) located at the corner of N. E. Strub Road and Massey Blvd. The conditional use request is to allow for auto sales and repair for Fireland Auto Group. Article 17.2(3) of the Zoning Resolution requires a Conditional Use permit to allow for motor vehicle sales and services within a “C-2” General Commercial District.*

XXVI. Staff Report – Planning & Zoning Department.

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XXVII. Chair Opens Public Hearing for Application #BZA2025-20.

1. Applicant/Appellant presentation
2. Audience remarks.

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

XXIX. Discussion from the Board.

XXX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-20 – Roll Call Vote.

XXXI. Secretary – Request for Variance Permit.

APPLICATION #BZA2025-21- An application for a variance permit was submitted by Star Inc., on behalf of Firelands Auto Real Estate V, LLC for (PPN#32-03356.011) located at the corner of N. E. Strub Road and Massey Blvd. The variance request is to exceed the maximum number of parking spaces permitted. Appendix B of the Zoning Resolution states that no more than one hundred and ten (110%) of the parking required under Appendix B is permitted.

XXXII. Chair Opens Public Hearing for Application #BZA2025-21.

1. Applicant/Appellant presentation
2. 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 #BZA2025-21 – Roll Call Vote.

XXXVI. Secretary – Request for Variance Permit.

APPLICATION #BZA2025-22- An application for a variance permit was submitted by Star Inc., on behalf of Firelands Auto Real Estate V, LLC for (PPN#32-03356.011) located at the corner of N. E. Strub Road and Massey Blvd. The applicant is proposing not to meet the minimum requirement of one (1) tree per ten (10) parking spaces as required in Article 25.15(1-2) of the Zoning Resolution.

XXXVII. Chair Opens Public Hearing for Application #BZA2025-22.

1. Applicant/Appellant presentation
2. Audience remarks.

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

XXXIX. Discussion from the Board.

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- XL. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-22 – Roll Call Vote.
- XLI. Secretary – Request for Variance Permit.
- XLII. ***APPLICATION #BZA2025-23-*** *An application for a variance permit was submitted by Star Inc., on behalf of Firelands Auto Real Estate V, LLC for (PPN#32-03356.011) located at the corner of N. E. Strub Road and Massey Blvd. The applicant is not meeting the requirement set forth in Article 21.15 1(e) of the Zoning Resolution that requires facades greater than 100 feet to incorporate wall plane projections or recess.*
- XLIII. Chair Opens Public Hearing for Application #BZA2025-23.
 - 1. Applicant/Appellant presentation
 - 2. Audience remarks.
- XLIV. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XLV. Discussion from the Board.
- XLVI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-23 – Roll Call Vote.
- XLVII. Old Business.
- XLVIII. New / Other Business.
- XLIX. Next Meeting Notice: Next BZA Meeting will be on Monday, August 11, 2025 at 4:00.
Adjourn Meeting.