

**Perkins Township Board of Zoning Appeals**  
**Monday, June 16, 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, May 12, 2024).
  - V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
  - VI. Secretary – Request for Variance Permit.
  - VII. ***APPLICATION #BZA2025-14*** –An application for a variance permit was submitted by Laurie and Adam Meyers for the property located at 703 Parkland Drive, Sandusky, Ohio 44870 (PPN 32-03856.000), which is zoned “Single Family Residential District (R1-A)”. The applicant is requesting a 17.5’ variance allow the installation of a 10’x21’ covered porch to extend within the front yard. Article 6.7 of the Perkins Township Zoning Resolution states that the Board of Zoning Appeals shall grant a variance to allow the restoration, reconstruction, or extension of a nonconforming use of land or structure.
  - VIII. Staff Report – Planning & Zoning Department.
  - IX. Chair Opens Public Hearing for Application #BZA2025-14.
    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 #BZA2025-14 – Roll Call Vote.
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- XIII. Secretary – Request for Variance Permit.

***APPLICATION #BZA2025-15*** – An application for a variance permit was submitted by Brent Slisher on behalf of Calvary Baptist Church Independent for the property located at 1810 E. Perkins Ave, Sandusky, Ohio 44870 (PPN-32-03242.000), which is zoned as “Single Family Residential (R-1A)”. The variance request is to allow three (3) accessory structures on the property whereas Article 13.6(10) states no more than two (2) accessory structures are permitted within a residential district.

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- XIV. Staff Report – Planning & Zoning Department.
  - XV. Chair Opens Public Hearing for Application #BZA2025-15.
    - 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 #BZA2025-15 – Roll Call Vote.
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XIX. Secretary – Request for Conditional Use Permit.

***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.

- XX. Staff Report – Planning & Zoning Department.
  - XXI. Chair Opens Public Hearing for Application #BZA2025-16.
    - 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 #BZA2025-16 – Roll Call Vote.
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XXV. Secretary – Request for Conditional Use Permit.

***APPLICATION #BZA2025-17*** – An application for a conditional use permit was submitted by Daniell Still on behalf of Manney’s Sports Tavern for property located at 6201 Milan Road, Sandusky, OH 44870 (PPN #32-00066.000). The conditional use request is to allow an outdoor patio on the property. Article 17.2(13) requires outdoor patios to receive a conditional use permit approval through the Board of Zoning Appeals.

- XXVI. Staff Report – Planning & Zoning Department.
- XXVII. Chair Opens Public Hearing for Application #BZA2025-16.
  - 3. Applicant/Appellant presentation
  - 4. Audience remarks.

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- 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 #BZA2025-16 – Roll Call Vote.
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- XXXI. Old Business.
- a. None.
- XXXII. New / Other Business.
- a. Next Meeting Notice: Next BZA Meeting will be on Monday, July 21, 2025 at 4:00.
- XXXIII. Adjourn Meeting.