Perkins Township Board of Zoning Appeals
Monday, July 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
Mike Speer- Alternate
Don Kriedler
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. Chair's Welcome and Explanation of the Public Hearing & Meeting.

V. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-10- An application for a conditional use permit was submitted by Directions Credit Union, Jonathan Pollock, on behalf of Hoty 250 Target, Ltd., for the property located at 4104 Milan Road (PPN #32-01235.000). The conditional use request is to allow a drive-in/ thru. Article 17.2(4) of the Perkins Township Zoning Resolution requires a conditional use permit for any business of a drive-in/thru in nature or so called open front store or open-air business.

VI. Staff Report – Planning & Zoning Department.

VII. Chair Opens Public Hearing for Application #BZA2026-10

- Applicant/Appellant presentation
- Audience remarks.

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

IX. Discussion from the Board.

X. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-10 – Roll Call Vote.

XI. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-11- An application for a variance permit was submitted by Fox Architectural Design, on behalf of Michael Demarco, for the property located at 3925 Deerpath Drive (PPN #32-04648.012). The applicant is requesting an 11' variance to allow a 24' front yard setback for a residential addition. The property is zoned as PUD/ Planned Unit Development, the required front yard setback for this property is 35'.

XII. Staff Report – Planning & Zoning Department.

XIII. Chair Opens Public Hearing for Application #BZA2026-11

- Applicant/Appellant presentation

- Audience remarks.

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

XV. Discussion from the Board.

XVI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-11 – Roll Call Vote.

XVII. Old Business.

XVIII. New / Other Business.

XIX. Next Meeting Notice: Next BZA Meeting will be on Monday, August 17, 2026, at 4:00.

XX. Adjourn Meeting.