Perkins Township Board of Zoning Appeals
Monday, September 21, 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 #BZA2026-13- An application for a conditional use permit was submitted by Joe Anulics, on behalf of 5020 Milan Rd LLC for the property located at 5020 Milan Road (PPN #32-03494.013). The applicant is requesting a conditional use to allow a drive-thru to service the existing dispensary. 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.

VI. Staff Report – Planning & Zoning Department.

VII. Chair Opens Public Hearing for Application #BZA2026-13

- 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 #BZA2026-13 – Roll Call Vote.

XI. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-14- An application for a variance permit was submitted by Joe Anulics, on behalf of 5020 Milan Rd LLC for the property located at 5020 Milan Road (PPN #32-03494.013). The applicant is requesting a 46' variance to allow a 14' setback from the right-of-way of Milan Road for the proposed drive-thru. Article 17.2(4) requires a drive-thru to be setback 60' from the right-of-way line of any existing or proposed street.

XII. Staff Report – Planning & Zoning Department.

XIII. Chair Opens Public Hearing for Application #BZA2026-14

- 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 #BZA2026-14 – Roll Call Vote.

XVII. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-15- An application for a variance permit was submitted by Joe Anulics, on behalf of 5020 Milan Rd LLC for the property located at 5020 Milan Road (PPN #32-03494.013). The applicant is requesting 49 parking spaces whereas Appendix B of the Perkins Township Resolution requires one space per 150 square feet of floor area, which would require 60 spaces at this site.

XVIII. Staff Report – Planning & Zoning Department.

XIX. Chair Opens Public Hearing for Application #BZA2026-15

- Applicant/Appellant presentation
- Audience remarks.

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

XXI. Discussion from the Board.

XXII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-15 – Roll Call Vote.

XXIII. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-16- An application for a variance permit was submitted by Party Place, for the property located at 4903 Milan Road (PPN # 32-01208.000) to allow a temporary display of a 12' membrane pumpkin on the roof of the building from September 9th- October 31st, 2026. Article 28, Section 3 of the Perkins Township Zoning Resolution requires that no signs be installed on the roof of any building and that no inflatable signs be installed or used for commercial purposes.

XXIV. Staff Report – Planning & Zoning Department.

XXV. Chair Opens Public Hearing for Application #BZA2026-16

- Applicant/Appellant presentation
- Audience remarks.

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

XXVII. Discussion from the Board

XXVIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-16 – Roll Call Vote.

XXIX. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-17- An application for a variance permit was submitted by Colby Peopn, on behalf of Vineyard Real Estate Holding I, LLC for the property located at 6413 Hayes Avenue (PPN # 32.01597.500) to allow a digital message board sign at a property zoned A (Agricultural). Article 28.11 prohibits digital message board signs from being located within the A (Agricultural) district.

XXX. Staff Report – Planning & Zoning Department

XXXI. Chair Opens Public Hearing for Application #BZA2026-17

- Applicant/Appellant presentation
- Audience remarks.

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

XXXIII. Discussion from the Board

XXXIV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-17 – Roll Call Vote.

XXXV. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-18- An application for a variance permit was submitted by Colby Peopn, on behalf of Vineyard Real Estate Holding I, LLC for the property located at 6413 Hayes Avenue (PPN # 32.01597.500) the request is for a 7’ variance to allow a 33’ front yard setback for a freestanding sign. Article 28.15 states that freestanding/ monument signs shall be located no closer than one-half of the front yard setback which would be 40’ along State Route 4.

XXXVI. Staff Report – Planning & Zoning Department

XXXVII. Chair Opens Public Hearing for Application #BZA2026-18

- Applicant/Appellant presentation
- Audience remarks.

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

XXXIX. Discussion from the Board

XL. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-18 – Roll Call Vote

XLI. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-19- An application for a variance permit was submitted by Colby Peopn, on behalf of Vineyard Real Estate Holding I, LLC for the property located at 6413 Hayes Avenue (PPN # 32.01597.500) the request is for a 6.5' variance to allow a freestanding sign with a 2 (two) feet clear distance. Article 28.15 states that pole signs shall have a clear distance of 8 and one-half (81/2) feet from the ground to the bottom of the sign.

XLII. Staff Report – Planning & Zoning Department

XLIII. Chair Opens Public Hearing for Application #BZA2026-19

- Applicant/Appellant presentation
- 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 #BZA2026-19 – Roll Call Vote

XLVII. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-20- An application for a conditional use permit was submitted by Sheetz, Inc. for the property located at 334 W. Perkins Ave: (PPN # 32-02937.000 & 32-033414.001) and associated parcels (PPN # 32-02252.000 & 32-02251.000, 32-02770.000) to allow a convenience store/ gas station, outdoor seating, and mobile order pick up window. Article 20.2 requires a conditional use permit for all conditional uses in the C-1(local commercial) and C-2 (general commercial) district. Article 17.2(1) requires conditional use for automobile service stations and Article 17.2(4) requires a conditional use permit for any business of a drive- in/ thru in nature.

XLVIII. Staff Report – Planning & Zoning Department

XLIX. Chair Opens Public Hearing for Application #BZA2026-20

- Applicant/Appellant presentation
- Audience remarks

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

LI. Discussion from the Board

LII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-20 – Roll Call Vote

LIII. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-21- An application for a variance permit was submitted by Sheetz, Inc. for the property located at 334 W. Perkins Ave: (PPN # 32-02937.000 &32-033414.001) and associated parcels (PPN # 32-02252.000 &32-02251.000,32-02770.000) to allow an additional freestanding sign. Article 28.15 states there shall only be one freestanding sign for each building.

LIV. Staff Report – Planning & Zoning Department

LV. Chair Opens Public Hearing for Application #BZA2026-21

- Applicant/Appellant presentation
- Audience remarks.

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

LVII. Discussion from the Board

LVIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-21 – Roll Call Vote

LIX. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-22- An application for a variance permit was submitted by Sheetz, Inc. for the property located at 334 W. Perkins Ave: (PPN # 32-02937.000 &32-033414.001) and associated parcels (PPN # 32-02252.000 &32-02251.000,32-02770.000) the request is for a 19' variance to allow a freestanding sign to be located 16' from the front yard setback. Article 28.15 states that freestanding signs shall be located no closer than one-half of the front yard setback which would be 35' along Perkins Ave.

LX. Staff Report – Planning & Zoning Department

LXI. Chair Opens Public Hearing for Application #BZA2026-22

- Applicant/Appellant presentation
- Audience remarks.

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

LXIII. Discussion from the Board

LXIV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-22 – Roll Call Vote

LXV. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-23- An application for a variance permit was submitted by Sheetz, Inc. for the property located at 334 W. Perkins Ave: (PPN # 32-02937.000 &32-033414.001) and associated parcels (PPN # 32-02252.000 & 32-02251.000, 32-02770.000) the request is for a 30' variance to allow a monument sign to be located 5' from the front yard setback. Article 28.15 states that freestanding/ monument signs shall be located no closer than one-half of the front yard setback which would be 35' along Perkins Ave.

LXVI. Staff Report – Planning & Zoning Department

LXVII. Chair Opens Public Hearing for Application #BZA2026-23

- Applicant/Appellant presentation
- Audience remarks.

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

LXIX. Discussion from the Board

LXX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-23 – Roll Call Vote

LXXI. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-24- An application for a conditional use permit was submitted by Sheetz, Inc. for the property located at 5513 Milan Road (PPN #32-01216.000) to allow a convenience store/ gas station, outdoor seating, mobile order pick up window. Article 20.2 requires a conditional use permit for all conditional uses in the C-1(local commercial) and C-2 (general commercial) district. Article 17.2(1) requires a conditional use for automobile service stations and Article 17.2(4) requires a conditional use permit for any business of a drive-in/ through in nature.

LXXII. Staff Report – Planning & Zoning Department

LXXIII. Chair Opens Public Hearing for Application #BZA2026-24

- Applicant/Appellant presentation
- Audience remarks

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

LXXV. Discussion from the Board

LXXVI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-24 – Roll Call Vote

PERKINS TOWNSHIP
BOARD OF ZONING APPEALS
9/21/2026 MEETING AGENDA

LXXVII. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-25- An application for a variance permit was submitted by Sheetz, Inc. for the property located at 5513 Milan Road (PPN #32-01216.000) to allow an additional freestanding sign with the proposed height of 60'. Article 28.12 allows for one monument, freestanding, and wall sign along the US 250 Corridor. Article 28.12(4) requires that freestanding signs cannot exceed 35' in height from the finished site grade.

LXXVIII. Staff Report – Planning & Zoning Department

LXXIX. Chair Opens Public Hearing for Application #BZA2026-25

- Applicant/Appellant presentation
- Audience remarks

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

LXXXI. Discussion from the Board

LXXXII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-25 – Roll Call Vote

LXXXIII. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-26- An application for a conditional use permit was submitted by Motley 7 Brew, LLC, on behalf of The Industrial Savings & Loan Association for the property located at 4112 Milan Road (PPN #32-00453.000). The applicant is requesting a conditional use permit to allow a 510 SF 7Brew coffee stand and associated drive-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.

LXXXIV. Staff Report – Planning & Zoning Department

LXXXV. Chair Opens Public Hearing for Application #BZA2026-26

- Applicant/Appellant presentation
- Audience remarks

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

LXXXVII. Discussion from the Board

LXXXVIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-26 – Roll Call Vote

PERKINS TOWNSHIP
BOARD OF ZONING APPEALS
9/21/2026 MEETING AGENDA

LXXXIX. Secretary – Request for a Variance Permit.

APPLICATION #BZA2026-27- An application for a variance permit was submitted by Motley 7 Brew, LLC, on behalf of The Industrial Savings & Loan Association for the property located at 4112 Milan Road (PPN #32-00453.000). The applicant is requesting a 47.5' variance to allow a 12.5' setback from the right-of-way line along Mall Blvd and a 35.3' variance to allow 24.7' setback from the right-of-way along Milan Road. Article 17.2(4) requires a drive-thru to be setback 60' from the right-of-way line of any existing or proposed street

XC. Staff Report – Planning & Zoning Department

XCI. Chair Opens Public Hearing for Application #BZA2026-27

- Applicant/Appellant presentation
- Audience remarks

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

XCIII. Discussion from the Board

XCIV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-27 – Roll Call Vote

XCV. Old Business.

XCVI. New / Other Business.

XCVII. Next Meeting Notice: Next BZA Meeting will be on Monday, October 19, 2026, at 4:00.

XCVIII. Adjourn Meeting.