

PERKINS TOWNSHIP ZONING BOARD OF APPEALS MEETING

Held By: Perkins Township Zoning Board of Appeals

Place: Perkins Township Complex, 5420 Milan Road

Date: December 17, 2007

Time: 7:00 p.m.

Appl.# BA2007-0025

Board Members Present: Ralph Roshong, Chairperson
Charles Miller, Vice Chairperson
Theodore Kastor
Owen Reed
Don Bass, Alternate
Kathy Niehm, Assistant Secretary
James Lamb, Secretary

Board Members Absent: Gary Gast

Mr. Roshong opened the meeting and welcomed everyone. Ms. Niehm read the application and swore in Kula Lynch, representing Plato's 250 Investments.

Ms. Lynch made a presentation to the board and stated that Plato's Closet would be the tenant and that their corporate office only has a few sizes of pre-manufactured signs available. Ms. Lynch stated that they were requesting a 7.9 square foot variance for the sign and the sign would be 57.9 square feet. She further stated that the store would occupy 2 spaces in the building, but would only have one sign on the building.

Mr. Miller asked Mr. Lamb if any of the neighbors had any comments? Mr. Lamb stated that the township did not receive any complaints.

Mr. Roshong asked why the tenant was coming forward now to request the variance after the building had already been built. He further stated that was like "putting the cart before the horse." Ms. Lynch stated that Plato's Closet only has a few sizes of pre-manufactured signs available to the stores and that if the variance was not approved it would place a hardship on the tenant.

Mr. Miller made a motion to close the Public Hearing and open the Public Meeting. Mr. Reed seconded the motion. Roll Call: Mr. Miller, yes; Mr. Reed, yes; Mr. Kastor, yes; Mr. Bass, yes; Mr. Roshong, yes.

Mr. Reed made a motion to approve as submitted Application #BA2007-0025, A variance request filed by Plato's Investment's LTD, 4918 Milan Road, Sandusky, Ohio 44870. Perkins Land Investments owns the property. The property is located at 4201 Milan Road, Sandusky, Ohio 44870. The request is for a 7.9 square foot variance to construct a wall sign that will be 57.9 feet square. Mr. Miller seconded the motion. Roll Call: Mr. Reed, yes; Mr. Miller, yes; Mr. Kastor, yes; Mr. Bass, yes; Mr. Roshong, yes. The motion passed.

Ralph Roshong, Chairperson

Kathy Niehm, Assistant Secretary

**BEFORE THE BOARD OF ZONING APPEALS OF PERKINS
TOWNSHIP IN THE MATTER OF: PLATO'S CLOSEST, 4201
MILAN ROAD, SANDUSKY, OHIO 44870. APPLICATION
#BA2007-0025.**

On December 17, 2007, this case came before the Board of Zoning Appeals on the application for a wall sign variance for Plato's Closet, located at 4201 Milan Road, Sandusky, Ohio 44870.

Upon the evidence presented at the hearing the Board makes the following finding of fact:

Granting of the variance is in accordance with the general purpose and intent of the regulations imposed by the Perkins Township Zoning Resolution.

Granting the variance is not injurious to the area or otherwise detrimental to the public welfare.

Granting the variance will not permit the establishment of any use that is not otherwise permitted in the district.

Granting the variance is necessary for the reasonable use of the land or building and the variance granted is the minimum variance that will accomplish this purpose.

For the above reasons the Board, upon motion and vote of the majority, the Board approved the variance.

Ralph Roshong, Chairman

Owen Reed, Vice Chairman

Theodore (Ted) Kastor

Charles Miller

Donald Bass