

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: 7:15 p.m.

Appl.# BA2007-0026

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 Mark Morehart, Brady Sign Company, 1721 Hancock St., Sandusky, Ohio, represents Skate World, 3319 Milan Road, Sandusky, Ohio.

Ms. Niehm read correspondence from Elizabeth & Vernard Knoll, 717 Woodlawn Avenue, Sandusky, Ohio, stating that they were opposed to the variance.

Mr. Morehart made a presentation to the board. Mr. Morehart stated that the owners have made many improvements and investments to the building. He stated that there are four (4) separate businesses in the building: X-D Theater, Hockey League, Ghostly Manor, Skate World. He stated they are also a drop-off point for Victory Kitchen. He stated they also have a lot of community functions. Mr. Morehart stated that cone of vision is very poor and that they feel neighboring properties and signs are blocking them.

Bill Crissione, Owner of Skate World, 3319 Milan Road, Sandusky, Ohio stated that they have owned the property for 10 years and have owned the skating rink for 2 years. He stated he has not received a return from his advertising dollars. He would like to let everyone know what is going on and know how much fun it is. He further stated that the twenty-five (25) foot inflatable skull drew some attention but not enough, not like a electronic message center sign would.

Mr. Miller stated that it looked like the owner was trying to diversify the business? Mr. Crissione stated that they were trying to cater to the tourists and locals. Mr. Miller asked if they would consider a name change? Mr. Crissione stated he has spent a lot of money in the trademark of the business and it would not pay to change the name of the business at this time.

Mr. Roshong asked how tall and wide the current and new sign would be? Mr. Morehart stated that the current sign is approx. 24-25 feet high and the current sign is currently 14 feet wide and the new sign would be 17 feet 8 inches.

Mr. Lamb stated that the current setback is 40 feet from the road right-of-way. Mr. Crissione stated that their sign is currently behind Friendly's sign.

Mr. Roshong stated that he felt the signs are too far out by the road now and it is very distracting on Route 250.

Terryl Fox, Brady Sign Co., 1721 Hancock St., Sandusky, Ohio, stated they would be eliminating 2 signs, presently they are the Reader Board, Family Fun Center sign and the Skate center sign.

Mr. Kastor asked why they didn't give the dimensions of the existing signs and proposed signs and what did Victory Kitchen have to do with the variance? Mr. Morehart stated he didn't know it was relevant.

Mr. Fox stated that the existing sign is 159 square feet and they would want an additional feet.

Mr. Crissione stated that they host birthday parties for kids at the center and if they had an EMC sign they could put the child's picture on the sign-this would be good marketing.

Mr. Reed stated he did not think it would be safer closer to the road.

Cecil Weatherspoon, owner of 250 Center stated that he thought this would cut off the view of his sign and stated he is set back just as far as skate world.

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

Mr. Reed stated the sign is too big for it's location and the zero set back.

Mr. Kastor stated that Mr. Crissone has put a lot of money into the business and with growing tourism and new sign is neat in appearance and he is overall in favor of it.

Mr. Roshong stated he is not in favor of the zero set back variance and it is too large and it would have too many safety factors involved.

Mr. Lamb asked if the ambulance would go? Mr. Crissione stated that it would be removed.

Mr. Roshong made a motion to deny Application #BA2007-0026, a variance request filed by Brady Sign Co., 1721 Hancock St., Sandusky, Ohio 44870 for property owned by Sandusky Skate World LLC, located at 3319 Milan Road, Sandusky, Ohio 44870. The request is for a variance to rebuild the existing pylon sign with a zero set back from Milan Road and to allow a 159 square foot electronic full color digital message center. Mr. Reed seconded the motion. Roll Call: Mr. Roshong, yes; Mr. Reed, yes; Mr. Bass, no; Mr. Kastor, no; Mr. Miller, yes. The motion was passed and the variance was denied.

Mr. Morehart asked if a smaller sign would be ok? Mr. Kastor stated that they need to get to a common ground and they should have had a back-up plan. Mr. Reed stated the size was not the only problem that it is too close to the road. Mr. Miller stated that there was also a letter from a neighbor stating they objected to it also.

IN OTHER BUSINESSES:

Mr. Miller made a motion to approve the minutes from the previous meeting. Mr. Reed seconded the motion. Roll Call: Mr. Miller, yes; Mr. Reed, yes; Mr. Kastor, yes; Mr. Roshong, yes; Mr. Bass, abstain. The motion passed.

Mr. Miller stated that he would need to resign the Zoning Board of Appeals as of 12-31-07 as he would be leaving the area. Mr. Kastor commended Mr. Miller for his service to the community.

Mr. Reed made a motion to appoint Mr. Kastor as Chairperson for 2008. Mr. Miller seconded the motion. Mr. Kastor made a motion to appoint Mr. Reed Vice Chairperson. Mr. Miller seconded the motion.

Mr. Miller made a motion to appoint Mr. Bass to replace Mr. Miller. Mr. Reed seconded the motion.

Roll call on the above: Mr. Miller, yes; Mr. Reed, yes; Mr. Kastor, yes; Mr. Roshong, yes; Mr. Bass, yes.

Mr. Miller made a motion to adjourn. Mr. Reed seconded the motion. All members were in agreement and the meeting was adjourned.

Ralph Roshong, Chairperson

Kathy Niehm, Assistant Secretary

**BEFORE THE BOARD OF ZONING APPEALS OF PERKINS
TOWNSHIP IN THE MATTER OF:
Sandusky Skateworld LLC, 3319 Milan Road, Sandusky, Ohio 44870.
Application #BA2007-0026.**

On December 17, 2007 this case came before the Board of Zoning Appeals on the application for two variances to reconstruct an existing free-standing sign. The first variance was for a zero setback from the road right of way of Milan Road. The second variance was to construct a one hundred and fifty nine square foot electronic message center.

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

The granting of the variances would be detrimental to the surrounding area.

Granting the variances could be hazardous to the traffic on Milan Road.

Granting of the variances will confer on the applicant a special privilege that has been denied to others in the area.

That greater profit would result if the variances were granted is not sufficient proof of a hardship.

For the above reasons the Board, upon motion and vote of the majority, the Board disapproved the request for the variances.

Ralph Roshong, Chairman

Owen Reed, Vice Chairman

Don Bass

Charles Miller

Theodore (Ted) Kastor

