

PERKINS TOWNSHIP ZONING BOARD OF APPEALS MEETING

Held By: Perkins Township Zoning Board of Appeals

Place: Perkins Township Complex, 5420 Milan Road

Date: February 19, 2008

Time: 7:00 p.m.

Appl.# BA2008-0004

Board Members Present: Theodore Kastor, Chairperson
Don Bass
Gary Gast
Ralph Roshong
Kathy Niehm, Assistant Secretary
James Lamb, Secretary

Board Members Absent: Owen Reed, Vice Chairperson

Mr. Kastor opened the meeting and welcomed and led everyone in the Pledge of Allegiance. Ms. Niehm read the application requesting a conditional use permit and a variance to construct a Car Wash and Laundromat at 5306 Milan Road. Mr. Niehm swore in Ken Russ, Janotta & Herner, 309 Monroe Street, Monroeville, OH 44847.

Mr. Russ made a presentation to the board and stated that the building would be set 73.6 feet from the road right-of-way instead of the required 80 feet. He stated this was needed, as they will be having stacking lanes for the car wash and tunnel wash. The stacking lanes would be at the rear of the property.

Mr. Gast asked if they had any ideas on the signage? Mr. Russ stated that they would meet the guidelines for a pole sign out in front of the property.

Mr. Roshong asked what the traffic pattern was? Mr. Russ stated that there would be 2 drives on the private property with 2 pay booths and an emergency lane.

Mr. Kastor asked if the surrounding neighbors had been contacted? Mr. Lamb stated that they were. Mr. Kastor stated that the 2 current owners of the properties knew of the variance request and that there was a pending purchase agreement in place.

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

Mr. Gast stated that it was a nice presentation and that it would be a great addition on Route 250 and that the building looked nice. Mr. Roshong stated that he did not have a problem with it. Mr. Bass stated that he thought it looked nice.

Mr. Roshong made a motion to approve as presented Application #BA2008-0004, A request for a conditional use permit and a variance filed by Janotta & Herner, Inc., 309 Monroe St., Monroeville, Ohio 44847. The owners of the property are Anthony Kowalski and SWACP LLC. The property is located at 5306 Milan Road, Sandusky, Ohio 44870 and contains approximately 1 and ½ acres. The request is for a conditional use permit to operate a car wash and Laundromat at this location with the front of the building setting 73.6 feet from the road right-of-way instead of the required 80 feet. Mr. Gast seconded the motion. Roll Call: Mr. Roshong, yes; Mr. Gast, yes; Mr. Bass, yes; Mr. Kastor, abstain. The motion was passed.

IN OTHER BUSINESS

Mr. Roshong made a motion to approve the minutes from the January hearings. Mr. Gast seconded the motion. Roll Call: Mr. Roshong, yes; Mr. Gast, yes; Mr. Bass, yes; Mr. Kastor, yes. The motion passed.

Mr. Roshong made a motion to adjourn. Mr. Bass seconded the motion. All were in favor and the meeting was adjourned.

Theodore (Ted) Kastor, Chairperson

Kathy Niehm, Assistant Secretary

**BEFORE THE BOARD OF ZONING APPEALS OF PERKINS TOWNSHIP
IN THE MATTER OF: JANOTTA & HERNER, INC., 309 MONROE STREET,
MONROEVILLE, OHIO 44847. APPLICATION #BA2008-0004**

On February 19th, 2008 this case came before the Board of Zoning Appeals on the application for a Conditional Use Permit and variance to construct a carwash and Laundromat that will be 73.6 feet from the road right of way of state route 250 instead of the required 80'. The request was filed by Janotta & Herner, Inc., 309 Monroe Street, Monroeville, Ohio 44847

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

The request is in fact a conditional use as appears on the scheduled of district regulations adopted for the C-2 (general commercial) zoning district.

The car wash will not be hazardous or disturbing to existing of future neighboring uses.

The car wash will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

The granting of the variance will not permit the establishment of any use, which is not otherwise permitted in the district.

The granting of the variance will not confer on the applicant any special privileges that are not afforded to other properties in the area.

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

THEODORE (TED) KASTOR, Chairman

RALPH ROSHONG

GARY GAST

DONALD BASS