

PERKINS TOWNSHIP ZONING BOARD OF APPEALS MEETING

Held By: Perkins Township Zoning Board of Appeals
Place: Perkins Township Complex, 5420 Milan Road
Date: May18, 2009
Time: 7:15 p.m.
Appl.# BA2009-0005

Board Members Present: Ralph Roshong
Owen Reed
J. Thomas Pascoe
James Lamb, Secretary

Board Members Absent: Gary Gast & Kathy Niehm

Mr. Reed opened the meeting and welcomed everyone. Mr. Lamb read the application BA2009-0005 a variance request filed by Ghostly Manner LLC.3319 Milan Road Sandusky, Ohio 44870 requesting a variance to construct a twenty foot decorative dragon onto the front of the existing building. Mr. Lamb swore in Jayme Criscione and Bill Criscione owners of Ghostly Manor 3319 Milan Road and Thomas Knoll, 609 Woodlawn Avenue.

Bill Criscione made the presentation to the Board. He presented to the Board a booklet the contained several pictures of the building in it's present state and pictures of how it would look when they finished remodeling it. He explained to the Board that the front entrance to their building and the facade is in bad shape and becoming a safety hazard to their customers. He explained that while attending a show in Orlando, Florida that they attended to buy Halloween articles they noticed this dragon at a booth and they thought that it would look good on the front of the building. He showed drawing of the new facade and how they would like it to look when finished. He said he did not realize that the dragon would be considered a sign until the zoning inspector sent him the definitions of a sign from the zoning resolution.

Mr. Pascoe asked if the sign would be sitting on the west end of the building pretty far back for Milan Road? Mr. Criscione said yes.

Mr. Lamb asked if the dragon was going to have fire and smoke coming out of its nose? Mr. Criscione said that it could have and that they have talked to the fire department

about it. He said that they may have smoke coming out of it or buy a water cannon so that when people come up to it water comes out of the nose.

Mr. Lamb asked if there was going to additional signage on the facade of the building? Mr. Criscione said that they would be no other signage on the dragon.

Mr. Reed asked if anyone in the audience wish to speak in favor of the request or opposed to the request? No one replied.

Mr. Pascoe moved that the public hearing be closed and that the public meeting be opened. Mr. Roshong seconded the motion. Roll call vote: Mr. Pascoe, yes; Mr. Roshong, yes; Mr. Kastor, yes; Mr. Reed, yes. The motion passed. The public hearing was closed and the public meeting was opened.

Mr. Pascoe stated that by looking at the pictures and the drawings he can not see where this request would be any kind of a hazard to traffic on State Route 250 because you would have to turn into the parking lot of Ghostly Manner to physically see the dragon.

Mr. Reed said that he thought that the Criscione did a nice job of cleaning up the property and that they run a unique business and a tough one to promote.

Mr. Kastor said that the Criscione's have invested a lot of money in the property and run a first class operation and hopefully this will help your business.

Mr. Pascoe moved to approve the variance as stated on Application #BA2009-0005. Mr. Kastor seconded the motion. Roll call vote: Mr. Pascoe, yes; Mr. Kastor, yes; Mr. Roshong, yes; Mr. Reed, yes. Motion passed. The variance was granted.

The public meeting was closed.

In other business Mr. Pascoe moved to approve the minutes from the April meeting. Mr. Kastor seconded the motion. Unanimous vote. The April minutes were approve.

Mr. Pascoe move to adjourn. Mr. Kastor seconded the motion. Unanimous vote. The public meeting was adjourned.

Owen Reed, Chairperson

James C. Lamb, Secretary