

PERKINS TOWNSHIP ZONING BOARD OF APPEALS MEETING

Held By: Perkins Township Zoning Board of Appeals

Place: Perkins Township Complex, 5420 Milan Road

Date: September 21, 2009

Time: 7:00 p.m.

Appl.# BA2009-0007

Board Members Present: Owen Reed, Chairperson
Ralph Roshong, Vice-Chairperson
Ted Kastor
Gary Gast
James Lamb, Secretary
Kathy Niehm, Assistant Secretary

Board Members Absent: J. Thomas Pascoe

Mr. Reed welcomed everyone and led the audience in the Pledge of Allegiance. Ms. Niehm read the application and swore in the following: Frank Cuevas, Director of Real Estate Development and Construction, 275 Valley Brook, Streetsboro, Ohio, 44241; Kerry Dehant, Sonic Restaurant, Aurora, Ohio; Robert Konstand, 2500 First Wahona Tower, Akron, Ohio, 44308; Mike Printy, 2317 Quail Hollow Lane, Sandusky, Ohio 44870.

Mr. Cuevas made a presentation to the board and stated that the Franchise owner-Kerry Dehant owned a Sonic restaurant in Streetsboro, Ohio and recently opened one in Parma. He further stated that the Sonic Restaurants are like the A&W Rootbeer drive-in restaurants in the 1950's. He added that Sonic uses roller skating carhops. Mr. Cuevas presented the site plans for the designs of the building, canopy and covered carhop area.

Mr. Reed asked Mr. Lamb why Sonic would need a Conditional Use Permit. Mr. Lamb stated that it is a drive in restaurant where all the business is conducted outside and requires a conditional use permit under our Zoning Resolution. Mr. Lamb stated that the building meet all the requirements of the Zoning Resolution except the canopy which encroaches into the front yard setback.

Mr. Cuevas stated that ODOT (Ohio Department of Transportation) has stated that the Route 250 entrance would be closed.

Mr. Kastor asked if Sonic would only be open seasonal? Mr. Cuevas stated that it would be open year round. Mr. Kastor further asked if the carhops would be wearing roller skates during the winter (in snow). Mr. Dehant stated that they would not wear roller skates when the pavement is wet.

Mr. Lamb stated that the existing signs could be utilized by Sonic as long as they are not moved.

Mr. Printy asked about the traffic off of Route 250. Mr. Cuevas stated that there would be entrances off of Ramada Drive.

Robert Konstand, attorney and owner of The Roadhouse Restaurant-located in the America's Best Value Inn, stated he did not receive information before tonight's meeting. Mr. Lamb stated that he sent correspondence to the restaurant manager. Mr. Konstand stated that since the Sonic building was going to be so large that it would block out his restaurant. He stated he though the whole building could be moved east on the property. Mr. Kastor stated that the building was not a large building and that it would not be blocked and the building was not intrusive. Mr. Konstand stated he would like to speak with ODOT. Mr. Konstand asked if Sonic would lose rights to the signs? Mr. Lamb stated no.

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. Kastor, yes; Mr. Reed, yes.

Mr. Dehant stated that Sonic would have traffic management staff in the parking lot directing the flow of traffic during the peak operating times. Mr. Roshong stated this situation was no worse than McDonalds with the divided island.

Mr. Roshong made a motion to approve Application #2009-0007 as submitted, a request for a Conditional Use Permit to build and operate a Sonic drive-in restaurant filed by Ultimate Developing, LLC, 635 Club Drive, Aurora, Ohio, 44202, the property is owned by DAMSA Ltd., 3619 E. State Route 113, Milan, Ohio, 44846 and is located at 5606 Milan Road, Sandusky, Ohio 44870. Mr. Kastor seconded the motion. Roll Call: Mr. Roshong, yes; Mr. Kastor, yes; Mr. Gast, yes, Mr. Reed, yes. The Conditional Use Permit was granted.

In Other Business

Mr. Lamb stated there was a possibility that there would be a meeting in October.

Mr. Kastor made a motion to accept the minutes from the August meeting. Mr. Gast seconded the motion. Roll Call: Mr. Kastor, yes; Mr. Gast, yes; Mr. Roshong and Mr. Reed abstained.

Mr. Reed made a motion to adjourn. Mr. Roshong seconded the motion. Roll Call: Mr. Reed, yes; Mr. Roshong, yes; Mr. Gast, yes; Mr. Kastor, yes.

Owen Reed, Chairperson

Kathy Niehm, Assistant Secretary