

PERKINS TOWNSHIP ZONING BOARD OF APPEALS MEETING

Held By: Perkins Township Zoning Board of Appeals

Place: Perkins Township Complex, 5420 Milan Road

Date: January 25, 2010

Time: 7:00 p.m.

Appl.# BA2010-0001

Board Members Present: Ralph Roshong
Ted Kastor
Gary Gast
Tom Pascoe
James Lamb, Secretary
Kathy Niehm, Assistant Secretary

Board Members Absent: Owen Reed

Mr. Roshong welcomed everyone and led the audience in the Pledge of Allegiance. Ms. Niehm read the application #BA2010-0001 a request for a Conditional Use Permit to operate a NASCAR Motor Sports Facility, which will include repair, painting and maintenance of racing vehicles. Ms. wore in Mr. Dave Shupe, Thorworks, 2520 Campbell Street, Sandusky, Ohio 44870. Mr. Shupe made a presentation to the Board stating that the Thorsports facility is currently located on the Thorworks property located at 2520 Campbell Street and the area they were using is now too small. He stated the new facility located at 4922 Milan Road will house the vehicles and vehicles transporters. He further stated that the new facility would also have a paint booth, offices, and showroom and would also sell racing merchandise to customers.

Mr. Roshong asked why they were moving? Mr. Shupe stated that the location on Campbell Street was not big enough.

Mr. Gast asked Mr. Lamb what the difference was between Thorworks or Sears or a Walmart Auto Center? Mr. Lamb stated that the main use determines how it is classified. He stated that Sears and Walmart have Conditional Use Permits.

Mr. Kastor made a motion to close the Public Hearing and open the Public Meeting. Mr. Gast seconded the motion. Mr. Kastor stated that he and Mr. Pascoe toured the current Thorworks facility and was very impressed. He stated that the new location would enhance Thorworks image and he thought it was a good move. He further stated he was

worried about the noise levels being so close to a nursing home but he is not worried now and supports it.

Mr. Pascoe made a motion to approve as submitted Application #BA2010-0001 A Conditional Use Permit for Thorsport Inc., 2520 Campbell Street, Sandusky, Ohio 44870 for property owned by Capstone Realty, inc., 620 Liberty Avenue, 18th Floor, Pittsburgh, PA 15222. The property is located at 4922 Milan Road, Sandusky, Ohio 44870 being Parcel #32-03-49-4005 and contains 5.75 acres more or less. The request is for a Conditional Use Permit to operate a NASCAR Motor Sports Facility, which will include repair, painting and maintenance of racing vehicles. Mr. Gast seconded the motion. Roll Call: Mr. Pascoe, yes; Mr. Gast, yes; Mr. Kastor, yes; Mr. Roshong, yes.

In Other Business

Mr. Pascoe made a motion to approve the minutes from the previous meeting. Mr. Kastor seconded the motion. Roll Call: Mr. Pascoe, yes; Mr. Kastor, yes; Mr. Gast, yes; Mr. Roshong, yes.

Mr. Lamb stated that the next meeting would be on Tuesday, February 16, 2010 and it was from Harley Davidson and is the old 84 Lumber property. Mr. Lamb stated that the meeting would be on a Tuesday as of the President's Day holiday on Monday.

Mr. Kastor asked Mr. Lamb about the numerous sheds located in the parking lot of the Lowes store-was it in violation. Mr. Lamb stated that he would check into it.

Being that there was no further business to come before the Perkins Township Zoning Board of Appeals-Mr. Pascoe made a motion to adjourn. Mr. Kastor seconded the motion. Roll Call: Mr. Pascoe, yes; Mr. Kastor, yes; Mr. Gast, yes; Mr. Roshong, yes. The meeting was adjourned.

Ralph Roshong, Chairperson

Kathy Niehm, Assistant Secretary