

ORDINANCE NO. 21-134

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NOS. 56-68032.000, 56-68031.000, AND 56-68034.000 LOCATED AT 431 COLUMBUS AVENUE FROM "PF" PUBLIC FACILITIES DISTRICT TO "GB" GENERAL BUSINESS DISTRICT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.

WHEREAS, a request is being made on behalf of The Commodore at Sandusky Bay, LLC for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcel Nos. 56-68032.000, 56-68031.000, and 56-68034.000 located at 431 Columbus Avenue from "PF" Public Facilities District to "GB" General Business District and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, the change in zoning is being requested to utilize the former First Congregational United Church of Christ building and property for transient rental units, hosting large events, retail and business operations, and office space and storage; and

WHEREAS, this request was heard by the Planning Commission at their June 23, 2021, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment for Parcel Nos. 56-68032.000, 56-68031.000, and 56-68034.000 located at 431 Columbus Avenue; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their September 13, 2021, regularly scheduled meeting; and

WHEREAS, this Ordinance should be passed under suspension of the rules in accordance with Section 13 of the City Charter approving the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances to rezone Parcel Nos. 56-68032.000, 56-68031.000, and 56-68034.000 located at 431 Columbus Avenue from "PF" Public Facilities District to "GB" General Business District; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves the requested rezoning and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the rezoning of Parcel Nos. 56-68032.000, 56-68031.000, and 56-68034.000 located at 431 Columbus Avenue from "PF" Public

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Facilities District to “GB” General Business District as more fully described in Exhibits “A” and “B” which are attached to this Ordinance and specifically incorporated herein.

Section 2. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter after its adoption and due authentication by the President and the Clerk of The City Commission.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST: KELLY L. KRESSER
INTERIM CLERK OF THE CITY COMMISSION

Passed: September 13, 2021 (effective after 30 days)

EXHIBIT A

Order No.: 600210160

For APN/Parcel ID(s): 56-68034.000, 56-68031.000 and 56-68032.000

Situated in the City of Sandusky, County of Erie and State of Ohio:

PARCEL 1: Being Lots Thirteen (13) and Fifteen (15) on Columbus Avenue, excepting therefrom the northerly one (1) rod of Lot Number Thirteen (13).

PARCEL 2: The southerly one-half (1/2) of Lot Number Eleven (11) and the northerly one (1) rod of Lot Number Thirteen (13) on Columbus Avenue, in said City. Also that part of Lot Number Eleven (11) on Columbus Avenue, bounded and described as follows: Commencing in the east and west line of said lot, at a point twelve (12) feet easterly from the west line of said lot; running thence easterly parallel with the north line of said lot, six (6) feet; thence northerly parallel with the west line of said lot, two (2) feet; thence westerly parallel with the north line of said lot, six and seven tenths (6.7) feet to the easterly line of a right of way; thence southeasterly along the easterly line of said right of way, two and twelve hundredths (2.12) feet to the place of beginning.

PARCEL 3: Being the east thirty-three (33) feet of Lot Number Twenty-one (21) Jackson Street.

EXHIBIT "A"



EXHIBIT "B"

COLUMBUS AVE
SUBMITO

0.0023
0.0997

1.84

84.5
33
35

71

148.5

12.88

12.6

198

31.1

17.35

84

38

10

8

26

10

14

16

33

32

116

15

198

15

17

19

21

83

8

198

37

18

20

32.75

198

167.48

7

15

9

198

12

120

96

25

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96

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