

Landmark Commission

240 Columbus Ave
Sandusky, Ohio 44870

419.627.5715

www.cityofsandusky.com

AGENDA

April 19, 2023

5:00 P.M.

City Commission Chamber

Live Streamed on www.youtube.com/CityofSanduskyOH

1. Call to Order- Roll Call
2. Review of February 23, 2023 Meeting Minutes
3. Administrative Approvals
 - 214 W. Market St.
 - 303 E. Washington St.
4. Other Business
 - Designing Local Presentation – Sandusky Preservation Design Guidelines Update
5. Adjournment

NEXT MEETING: May 17, 2023

Please notify staff at least 2 days in advance of the meeting if you cannot attend.

**Landmark Commission
February 23, 2023
Special Meeting Minutes**

Meeting called to order:

Chair Griffiths called the meeting to order at 4:02 pm. The following members were present: Vice Chair Truka, Commissioner Schultz, and Commissioner Whaley. Commissioners Meinzer and Yandell were absent, and Commissioner Defreitas resigned on February 17, 2023. Arin Blair and Alec Ochs represented the Community Development Department, and Sarah Chiappone represented the Law Department. Quinn Rambo, administrative assistant of Community Development was present to serve as clerk.

Review of minutes from January 18, 2022:

Chair Griffiths asked for a motion on the minutes. Commissioner Schultz made a motion to approve the minutes as presented and Commissioner Whaley seconded the motion. All voting members approved of the motion and the minutes were accepted as presented.

Applications:

149 East Water Street

Mr. Ochs presented the application for 149 East Water Street. The applicant was requesting approval of six items: color change, replacement of aluminum storefront with dark bronze aluminum finish, windows on Shoreline Drive, addition of rooftop deck and vestibule, new stairwell and elevator installed, complete interior renovation, and addition of outdoor deck on north facing side of building. Staff approved of the application with the following conditions: all applicable permits were obtained prior to construction, and the new doorway/ signage was aligned with primary features of the existing doorways, and signage does not expand above the height of the new storefront windows. Chair Griffiths asked if there were any comments or questions from the Commission. There were none. Chair Griffiths asked if the applicant would like to speak. Mr. Bryan Kasper spoke on behalf of the application. Commissioner Whaley made a motion to approve the application with Staff conditions and the motion was seconded by Commissioner Schultz. All voting members approved the motion with Staff conditions, unanimously.

Other Business:

Chair Griffiths asked if there was any other business. Ms. Blair stated that Staff attended the kick off meeting for the design guidelines process and would like a couple of Commissioners join in some of those calls in the future. A stakeholder list was being developed and Staff would like to have a public hearing at the April Landmark Meeting. Commissioner Schultz asked if property owners coming into the Landmark Commission jurisdiction were notified upon land transfer. Ms. Blair stated that was currently not the case but anytime permits were pulled through the City, it was flagged to have it brought before the Commission.

Mr. Ochs thanked the Commission for their quick responses to schedule this special meeting.

Meeting adjourned:

Chair Griffiths called for a motion to adjourn the meeting. Commissioner Schultz moved to adjourn and the motion was seconded by Commissioner Whaley. The Commission adjourned the meeting at 4:19 pm.

Approved by:

Clerk

Chair/ Vice Chair

LANDMARK COMMISSION REPORT

APPLICATION FOR SIGNAGE TO 214 W. MARKET STREET

Reference Number: PS22-0050

Date of Report: April 3, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Landmark Commission Report

BACKGROUND INFORMATION

Applicant: Frederick + Teresa Good
218 W. Market Ct.
Sandusky, OH 44870

Project: Wall Signage

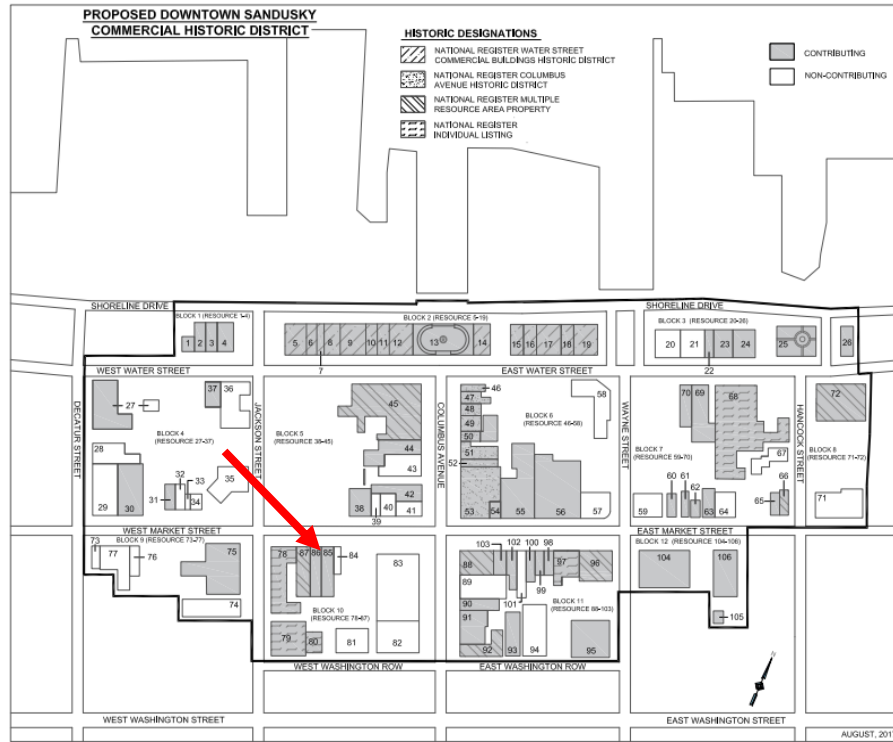
Site Location: 214 W. Market St.

Zoning: DBD - Downtown Business

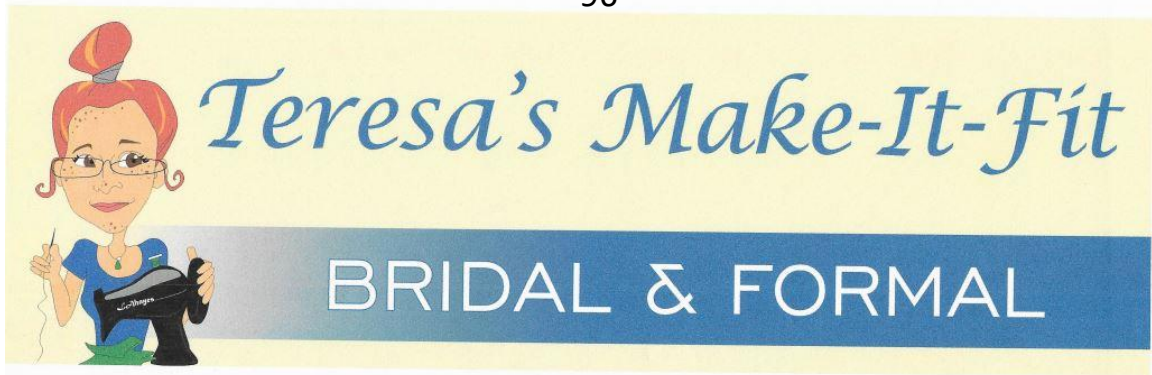
Existing Uses: Business

Proposed Uses: Business

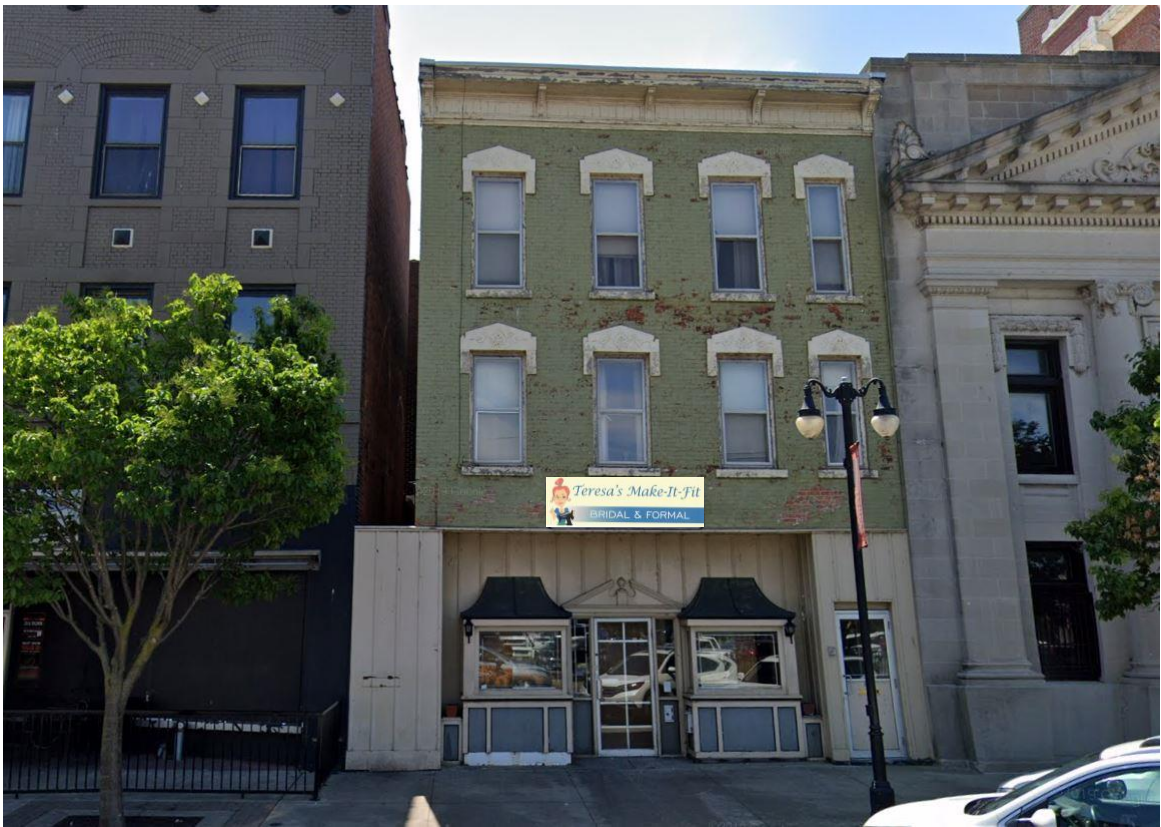
SITE DESCRIPTION



96"



30"



DIVISION OF PLANNING COMMENTS

The applicant, wishes to place one wall sign on the north facade of the building on 214 W. Market St. facing Market St. Staff determined that the sign complies with the Sandusky Preservation Design Guidelines.

Staff determined they are of good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and meet the guidelines.

Sandusky zoning code:

(c) Business and Commercial Districts.

- (1) Wall signage per building wall facing a public right-of-way based on the following chart:

Speed limit on street	Mass factor
25 mph	1.00

Sandusky Preservation Design Guidelines:

- Flush-mounted wall signs, window signs and awning signs are most appropriate for commercial buildings.
- Good Quality designs with simple graphics and simple messages are encouraged.
- “Fluorescent” colors should not be used
- The use of white backgrounds is strongly discouraged

The applicant worked with staff to find a background color that satisfies the design guidelines. The original background color was white. Staff suggested to make the background color an off white cream shade to the applicant. The applicant agreed to staff’s recommendations.

CONCLUSION/RECOMMENDATION

Staff determined the signage meets the requirements mentioned in the guidelines. The final approved designs of the wall signage consists of acceptable designs with simple graphics and simple messages. The shapes are appropriate, the colors are not fluorescent, and are primary and not flashy. The background is not white and is not internally illuminated.

Staff granted administrative approval for the wall signage application on February 1, 2023.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property for Certificate of Appropriateness: 214 W. Market
Name of Property Owner: Frederick R. + Teresa M. Good
Mailing Address of Property Owner: 218 W. Market St
City: Sandusky State: OH Zip: 44870
Telephone #: 419-366-8330 Email: _____

If same as above check here ☒

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Work to be Done:

The existing 8 ft wide x 30 in tall sign on the building, which says "Snap Shots" is lag bolted into a steel beam. The sign that Fred and I propose will be the same size and affixed to the front of that sign. Sign will be produced by Lorin Printing on Arion 4500GLX white Sintra.

Teresa M. Good
Signature of Property Owner

11/29/2022
Date

Signature of Authorized Agent

Date

30" x 96"

Bridal & Formal

~~COMING SOON~~

Teresa's Make-It-Fit

Alterations

~~419-357-4936~~





CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

LANDMARK COMMISSION REPORT

APPLICATION FOR EXTERIOR ALTERATIONS TO
303 E. WASHINGTON STREET

FENCE

Reference Number: PCL23-0004

Date of Report: April 3, 2023

Report Author: Alec Ochs, Assistant Planner

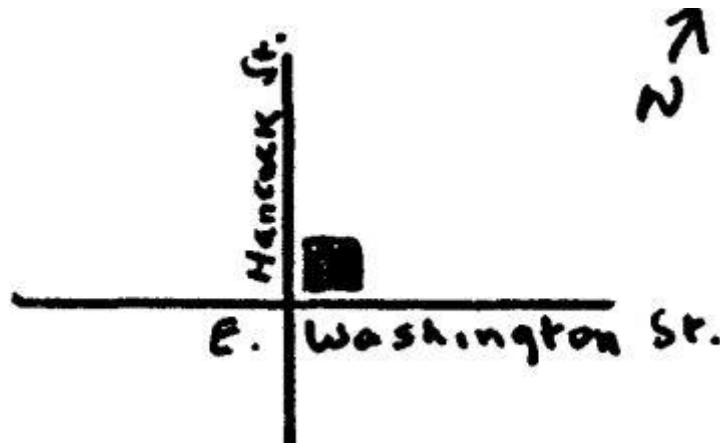


City of Sandusky, Ohio Landmark Commission Report

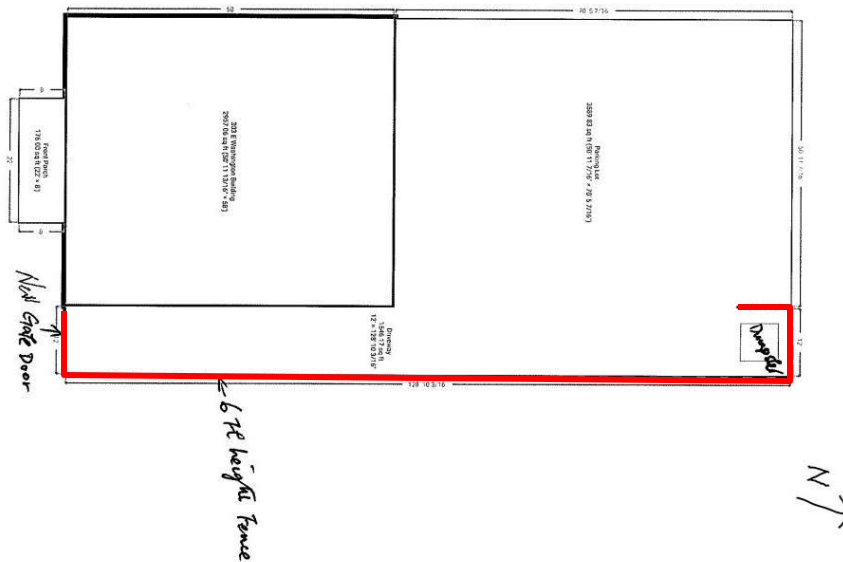
BACKGROUND INFORMATION

Applicant:	AMS Investment Partners, LLC 303 E. Washington St., Apt. 1 Sandusky, OH 44870
Owner:	Same as Above
Project:	Fence installation
Site Location:	303 E. Washington St. Sandusky, Ohio 44870
Zoning:	DBD - Downtown Business
Existing Uses:	Residential
Proposed Uses:	Residential

SITE DESCRIPTION







DIVISION OF PLANNING COMMENTS

The applicant, AMS Investment Partners, LLC, propose to add a vertical wood board privacy fence along the eastern side property from the backyard up to and in line with the front (south) façade of the house. The applicant stated that privacy from neighboring properties has been an issue and there have been several cases of vandalism. The fence will be 6 foot in height and painted white.

Staff determined the height, design, color and materials are appropriate and meet the guidelines.

Sandusky Preservation Design Guidelines:

- Use traditional forms: picket fences, plain board fences (vertical boards nailed side by side on parallel stringers)
- Place front side of fence along the street; the structural posts and stringers should be on the inside of the fence.
- Solve privacy and security needs with traditional wood or metal materials or landscaping.
- Should be painted or stained with an opaque stain compatible with the house's colors

CONCLUSION/RECOMMENDATION

Staff determined the fence meets the zoning requirements. Staff determined the height, design, placement, color and materials are appropriate and meet the guidelines.

Staff granted administrative approval for the fence application on March 29th, 2023.

Application for a Certificate of Appropriateness

STAFF USE ONLY:

Filing Date: _____ Hearing Date: _____ Reference Number: _____

Address of Property for Certificate of Appropriateness: 303 E Washington Street, Sandusky OH 44870

Name of Property Owner: AMS Investment Partners LLC

Mailing Address of Property Owner: 303 E Washington Street, Apt 1

City: Sandusky State: Ohio Zip: 44870

Telephone #: 917-886-6305 Email: contact@amsinvestmentpartners.com

If same as above check here ☒

Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Description of Work to be Done:

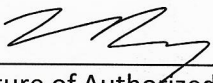
Rebuild existing chainlink fence with a vinyl fence from Washington Street to our parking lot. Then establish a 6 feet gate with door access from the driveway on Washington Street side. The fence will have a 3 sided boxing in the dumpster to enhance appearance of the dumpster in the parking lot.



Signature of Property Owner

3/22/2023

Date


Signature of Authorized Agent

3/22/2023

Date

303 E Washington St Fence



303 East Washington Street, 44870 Sandusky, Ohio, United States
TOTAL AREA: 8392.99 sq ft • LIVING AREA: 3138.49 sq ft • FLOORS: 1 • ROOMS: 1

SUBMITTED BY AMS Investment Partners LLC
chong17@hotmail.com

▼ Ground Floor

TOTAL AREA: 8392.99 sq ft • LIVING AREA: 3138.49 sq ft • ROOMS: 1

