



Planning Commission

City of Sandusky, Ohio 44870

City Building

**MAY 24, 2017
1ST FLOOR CONFERENCE ROOM
4:30 P.M.**

AGENDA

1. Review of minutes from the 4/26/2017 meeting

PUBLIC HEARING TO REVIEW THE FOLLOWING:

2. Key Real Estate, Ltd has submitted an application for Map Amendments to the following parcel #'s: 57-01245.000, 57-04593.004, 57-04592.000 from "R1-60"/Single Family Residential to "RMF"/Residential Multi-Family/Senior Housing

ADDITIONAL AGENDA ITEMS FOR REVIEW:

3. McGookey Properties, LLC has submitted an application for site plan approval for his property at 223 Meigs Street
4. Kagland, LLC has submitted an application for approval of the use of barbed wire along the fence and approval of a non-solid surface for parking at 2055 Cleveland Road

NEXT MEETING: JUNE 28, 2017

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

Planning Commission
April 26, 2017
Minutes

The Vice Chairman called the meeting to order at 4:30 PM. The following members were present: Mr. Joe Galea, Mr. Pete McGory, Mr. David Miller, Mr. Wes Poole and Mr. Jim Jackson. Chairman Zuilhof was excused from the meeting. Casey Sparks and Angela Byington represented the Planning Department; Trevor Hayberger represented the Law Department and Debi Eversole, Clerk from the Community Development Department.

Mr. McGory moved to approve the minutes as written. Mr. Poole seconded the motion. Mr. Miller advised the clerk of typographical errors. The minutes were approved as corrected.

Mr. Hayberger swore in all audience members and staff wishing to speak during the public hearing.

Ms. Sparks presented the proposed changes to Section 1129.06 as follows:

- Change language from "on residentially zoned property" to "on property operating as residential use"
- "No more than two recreational vehicles shall be permitted on a property trailers shall be excluded if holding a recreational vehicle"
- "The number of recreational vehicles shall not exceed 30% of the rear yard, this percentage shall be cumulative of all accessory structures that exist on the property". Staff would determine the percentage if a property owner applies for a shed or pool permit. They will list what is in the yard and Staff can determine if the maximum 30% is used. The other way to determine is if a complaint comes in.
- "A minimum setback of three feet in width shall be maintained between recreational vehicles and the lot line of any side yard or rear yard. Screening shall be required within the rear yard when adjacent to another residential property, screening shall occur by virtue of fence or vegetation at a height of six feet". When storing recreational vehicles within the rear yard should there be a minimum distance of 10' between the recreational vehicle and the adjacent structure? Should the screening in the rear yard occur adjacent to another structure or encompass the whole rear yard area?

Mr. Jackson asked what if 100 recreational vehicle owners within the City were not able to meet these requirements. Ms. Sparks stated that they could request a variance or seek other storage options. Mr. Jackson stated that it could be very expensive to meet the paved driveways and screening requirements.

Mr. McGory stated that he realizes that recreational vehicle can be defined as a single jet-ski on a trailer up to a greyhound bus sized motor home. There are many residential areas within the City that a greyhound bus sized motor home would not fit in a driveway or back yard, nor would the neighbors want to see that.

Mr. Poole stated his view on the 10' minimum distance from an adjacent structure. He feels that if your lot is small and the distance between the houses is tight, then you're not supposed to get a big boat to store next to your neighbor's house. If you live in an area with bigger lots and appropriate distance between houses, it may not be as much of an intrusion.

Mr. McGory stated that he feels it is reasonable to achieve what is being proposed. You need cut offs and limitations. Using a percentage of the lot coverage sounds like a good way to achieve this because there is a major difference in size between a jet-ski and a motor home.

Mr. Miller stated regarding the side yard setback, there are various properties where there is not 10' between houses. He stated that he doesn't think that some of the houses in his neighborhood have 10' between houses and that it is his right on his property to store a boat if he wants to. Mr. Poole stated that it comes

down to what we want the community to look like. Mr. McGory stated the alternatives are to do nothing or do something. If Planning Commission wants to do something, then limitations need to be put in place.

Mr. Jackson stated that even if a property owner has the sufficient space to store their recreational vehicle that they would have to spend \$10,000 - \$15,000 on concrete and screening.

Ms. Sparks stated that the next topic of the presentation would address some of these concerns.

- If screening is required in the rear yard, would the property owner be required to screen the entire rear yard or only if they are adjacent to a residential structure, only screening that area. The other option is no screening at all

Ms. Sparks added that she had a resident that stated that pavers should be allowed instead of full pavement. The current code requires it to be paved and cost effective alternatives would be to allow gravel or pavers.

Mr. Poole stated that if you can't get 10' between two adjacent structures, then you should not be allowed to park a recreational vehicle. There are regulations that you just have to accept sometimes.

Mr. McGory added the point where there may not be enough space between houses for a recreational vehicle, but what is the difference in parking an old beat up pickup truck. Mr. Galea answered that a recreational vehicle is a leisure vehicle and a pickup is a mode of daily transportation.

Mr. Jackson brought up the point that he had just returned from Florida in his recreational vehicle. He parked it in his driveway while he unpacked it and it took him 4 days to get everything out of it. He wondered if he is in violation. Ms. Sparks stated that in a previous meeting, it was proposed that all owners have 72 hours, but the concern was how to enforce it. This regulation was not put in the proposal due to the fact that it would be very difficult to enforce. Mr. Galea asked if it would be police enforced or code enforcement. Ms. Sparks stated that it would be code enforcement.

Mark Norman 1016 Third Street stated that his advocacy around the community is attracting people to the community. One of the ways to do that is to ensure that property values are protected. There are so many scenarios where there are no regulations that prevents further investment in those areas. The concern is not solely on one vehicle, it's when a resident has 3 or 4 vehicles that have not been moved in years. Part of the discussion tonight involves a property on Franklin Street that had been shown as an example in a prior meeting. This particular house sits 14" from the property line and there is a boat with a torn up tarp beside it. This draws down the property values in that area. His focus is on regulating the more high density areas and smaller lots in order to keep property values intact and drawing people into the community.

Mr. Miller asked Mr. Norman what he felt about the 30% of the lot coverage regulation that is proposed. Mr. Norman replied that if there was a percentage to go by, people may not just clutter their yards with accessory structures.

Mr. McGory asked Mr. Norman his view on the setback regulation that is proposed. He stated that regulations need to be established to keep the city attractive and create investment.

Marcie Platte, 1217 Columbus Avenue stated that she feels like the City is micromanaging people's property. She remembers when the County enforced violations through the Health Department and it worked. She stated that once the City took over enforcement, it got worse.

Greg Lockhart, City Commissioner stated that he supports what citizens want to do on their own property as long as it does not interfere with the neighbors. He feels that if someone spends \$500,000 on a recreational vehicle or \$100,000 on a boat, it may look nicer than your neighbor's vehicles that are parked. He added that

if people are coming to visit and park their recreational vehicle on a property, they are not staying for only 1 or 2 days. He has traveled to a family reunion in a recreational vehicle and parked in the driveway for a week. He also stated that he is in favor of the pavers or gravel. He asked how it is determined whether someone needs a variance for over 30% of the yard space taken up. How is this measured and who will approve the variance.

Ms. Sparks stated that it would be determined if someone wanted a shed or accessory structure on their property. Staff would ask them to indicate all of the structures and determine at that point if there is over 30% coverage. If so, they could apply for a variance, which would be heard through the Board of Zoning Appeals and not approved at Staff level.

Mr. Lockhart stated that he is in favor of fencing or screening, but it would not have to be the entire yard, only the area that would screen when the recreational vehicle is parked.

Mr. Poole stated that he agrees with a lot of what has been discussed tonight, but wants to clarify that the Board of Zoning Appeals does not approve variances just because someone requests one. Ms. Sparks added that it is the applicant's obligation to state a hardship of why the variance is necessary.

- "Recreational vehicles shall be stored on a paved surface". Should pavers be included as a permitted alternative?
- "Recreational vehicles stored on a property operating as a residential use shall be registered to the occupant or property owner"

Mr. Poole stated that he is not opposed to pavers instead of pavement, but they have to be kept nice with no weeds growing around them.

Mr. Miller stated that he recalls that when the discussion first started, the discussion was to allow pervious materials for storage of recreational vehicles. He is in complete favor of pervious materials, whether it be gravel or pavers.

Ms. Platte stated that she doesn't understand why the City is trying to regulate what you park a recreational vehicle on when driveways within the City are concrete, asphalt, gravel or even dirt. She also feels it is not the burden of the neighbors to enforce the regulations by calling when they see a violation.

Mr. Miller stated that in an effort to summarize the meeting:

- No consensus has been reached on paving, but the appropriateness of dictating that it not become a nuisance has been established.
- He does not see the need for both a percentage requirement and total number requirement, especially on a large lot.
- Setback requirements need to be established.

Mr. Poole stated that he thinks keeping the number at 2 is sufficient because most lots within the City would exceed the 30% rule if they already have a shed and then add 2 recreational vehicles. If people require more, they can request a variance.

Mr. McGory stated that the number should not matter as long as all accessory structures and recreational vehicles do not exceed 30%. The Commission agreed.

Ms. Sparks asked the Commission what they thought about the screening. Should the entire area be screened or just the area around the accessory structure. The Commission agreed that screening would only be necessary if the 3' setback from the property line and 10' setback from the adjacent structure cannot be met.

Ms. Sparks stated that she will add pavers to the proposed legislation and take out the number of recreational vehicles (2), keeping the 30% maximum space for accessory structures and adding the 10' setback from adjacent structures. This will be brought back to a future meeting for discussion and possible recommendation to City Commission.

Mr. Poole moved to adjourn. Mr. Galea seconded the motion. The meeting was adjourned at 5:50pm.

APPROVED:

Debi Eversole, Clerk

David Miller, Vice Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR
MAP AMENDMENTS TO THE FOLLOWING
PARCELS #'S: 57-01245.000, 57-04593.004,
57-04592.000

Reference Number: PC-06-17

Date of Report: May 16th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Key Real Estate, Ltd. has submitted an application for an amendment to the zoning map. The applicant has requested to rezone the parcels from “R1-60” Single Family Residential to “RMF” Residential Multi- Family. The property is located along Milan Road. The following information is relevant to this application:

Applicant: Key Real Estate Ltd.
P.O. Box 1489
Sandusky, Ohio 44870

Site Location: 2400 Milan Road

Zoning: “R1-60” / Single Family Residential

Existing Uses: Vacant Land

Past Uses: Vacant Land

Proposed Zoning: “RMF” Residential Multi- Family/ Senior Housing

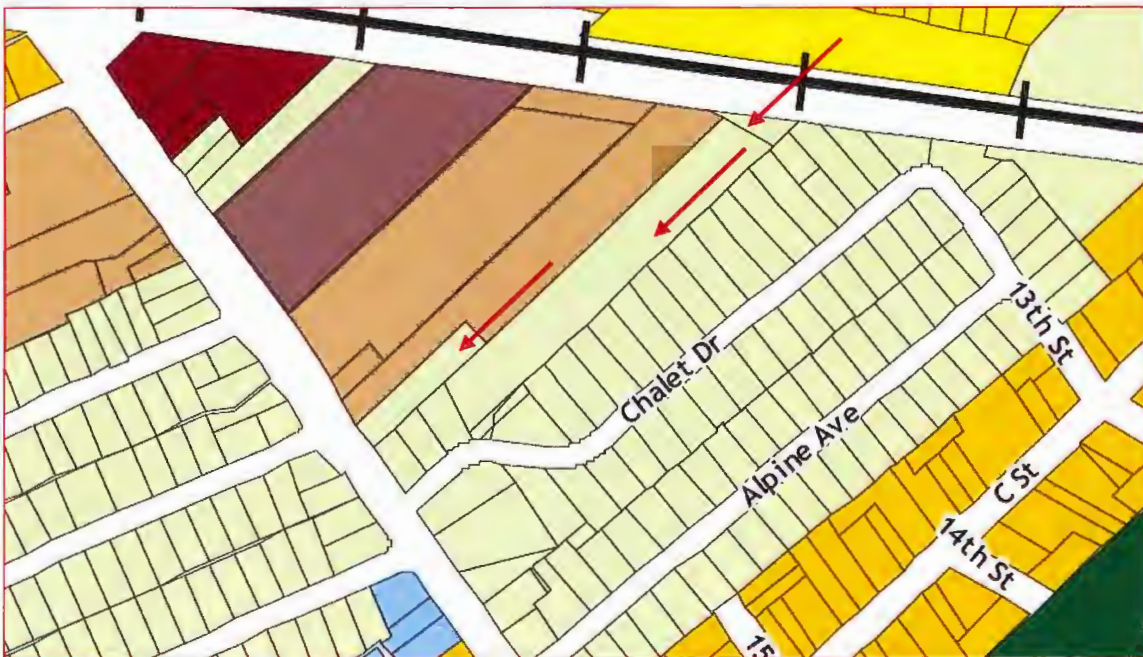
Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1129 Residential Districts
Chapter 1113.07 Amendments

SITE DESCRIPTION

The subject properties are located east of Milan Road. The surrounding zoning districts include RMF (Residential Multi- Family), and R1-60 (Residential Single Family).



Zone Map – Parcels outlined in red



	PF PUBLIC FACILITY		R1-40 SINGLE-FAMILY RESIDENTIAL		LB LOCAL BUSINESS		D9D DOWNTOWN BUSINESS
	RS RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		RB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R1-75 SINGLE-FAMILY RESIDENTIAL		RMF MULTI-FAMILY RESIDENTIAL		GB GENERAL BUSINESS		LM LIMITED MANUFACTURING
	R1-60 SINGLE-FAMILY RESIDENTIAL		RRB RESIDENTIAL / BUSINESS		CA COMMERCIAL AMUSEMENT		GM GENERAL MANUFACTURING
	R1-50 SINGLE-FAMILY RESIDENTIAL		P AUTO PARKING		CR COMMERCIAL RECREATION		PUD PLANNED UNIT DEVELOPMENT
	AG AGRICULTURAL						NO REQUIRED SETBACK IN FEET



Parcel 57-0495.000



Parcel 57-04593.004

DIVISION OF PLANNING COMMENTS

The property owner recently purchased the properties that are adjacent to the existing senior facility he currently owns. The property owner is requesting to rezone the three parcels to residential multi-family with the intention of expanding the existing senior housing located on parcel 57-02207.000.

Within the past year the Development Department has received inquiries from developers for potential locations for multi-family development sites within city. The needs of these kinds of developments include: location on main corridor(s), close proximity to local retailers, recreational amenities and transit access. Staff believes that this location would be an appropriate location for multi-family development as it meets the criteria/amenities necessary.

In December the City adopted the Bicentennial Vision/ Comprehensive Plan, which outlines a city-wide development plan for the next ten years. Following the approval of this plan, it is the responsibility of Planning Staff to review the areas of the city that will need to be rezoned to carry out the vision of this plan. The plan references the neighborhoods adjacent to the Milan Road overpass are in need for stabilization. Within this specific area, the Comprehensive Plan recommends residential stabilization and infill. The applicant has proposed residential multi-family, which will meet the intent for residential infill.

The proposed zoning amendment does address a few priorities in the Bicentennial Vision as well.

Vibrant City:

- **Reclaim and repurpose blighted land/sites for industrial redevelopment/commercial redevelopment.** The applicant has indicated that these parcels were overgrown and being utilized for dumping of debris and trash, the applicant has since removed the trash and debris from the site in hopes that this could be utilized for redevelopment.

Livable City:

- **Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living and short-term transient rental.** The zoning amendment will support many of these housing options.

Chapter 1113 Amendments, of the Zoning Code, states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the information provided from the Development Department regarding the interest in multi-family development within the city, Staff would support the zoning amendment. Staff believes that a multi-family development will benefit the general public as it will provide an additional housing option for seniors within this area of the city.

Lastly, whatever development may locate on this site will require Site Plan Off-Street Parking approval by Planning Commission.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed zoning amendment and has provided the following comments:

We have informed and discussed the requirements of disturbing more than 0.1 acres. He also discussed that an application and permit is required. I do have the application and am waiting on the Storm Water Pollution Prevention Plan (SWPP) to be submitted. The owner has retained John Hancock & Associates to review the site and prepare a swpp for and disturbance activities.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed zone map amendment and has no objections.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has not provided comments on the application.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed amendment to the Zone Map for the subject properties. The Comprehensive Plan recommends residential stabilization within this area and the Bicentennial Vision supports investment in housing choices.

CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

_____ Amendment to the Zone Map/Rezoning

APPLICANT/AGENT INFORMATION:

Property Owner Name: Key Real Estate Ltd.

Property Owner Address: PO Box 1489

Sandusky, OH 44870

Property Owner Telephone: 419-626-1979

Authorized Agent Name: Bob Waidock

Authorized Agent Address: PO Box 1489

Sandusky, OH 44871

Authorized Agent Telephone: 419-626-1979

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2400 Milan Road

Legal Description of Property (check property deed for description):
new deed description is being drafted

Parcel Number: 57-02057.000 Zoning District: _____

DETAILED SITE INFORMATION:

Land Area of Property: 4.1759 (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 14,600 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 8%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space: senior multi family

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): 41

Number of Off-Street Parking Spaces Provided: 29

Parking Area Coverage (including driveways): 22,700 (in sq. ft.)

Landscaped Area: 144,602 (in sq. ft.)

Requested Zoning District Classification: RMF

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2400 Milan Rd (municipal street address of property), I hereby authorize Robert L. Waldak to act on my behalf during the Planning Commission approval process.

Robert L. Waldak member Key Real Estate Ltd 04/26/2017
Signature of Property Owner Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

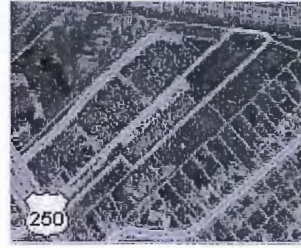
Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Data For Parcel 57-02057.000

Base Data

Parcel: 57-02057.000
 Owner: KEY REAL ESTATE LTD
 Address: 2400 MILAN SANDUSKY OH 44870



[+] Map this property.

Tax Mailing Address If you have a mortgage this may be the mortgage company's address.

Mailing Name: KEY REAL ESTATE LTD
 Address: PO BOX 1489
 City State Zip: SANDUSKY OH 44871

Geographic

City: SANDUSKY CITY
 Township:
 School District: SANDUSKY SD

Legal Legal Annual Tax is for Tax Year 2016 Payable 2017

Legal Acres:	2.5774	Homestead Reduction:	NO
Legal Description:	OL 11 CEN PT W S E EX 3.046A EX .285A 2.5774A	2.5% Reduction	NO
Land Use: Download descriptions.	403 - APARTMENTS / MULTI FAMILY (40+ UNITS)	Foreclosure:	NO
Neighborhood:	45709	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$23,799.40	Divided Property:	NO

Notes

Notes: MAP NUMBER: 39
 PERSONAL PROPERTY DISTRICT: 22-0320

Report Discrepancy

GIS parcel shapefile last updated 4/21/2017 10:12:46 PM.
 CAMA database last updated 4/23/2017 9:02:46 PM.

RMF

Data For Parcel 57-01245.000

Base Data

Parcel: 57-01245.000
 Owner: KEY REAL ESTATE LTD
 Address: CLEVELAND SANDUSKY OH 44870



[+] Map this property.

Tax Mailing Address If you have a mortgage
 this may be the mortgage company's address.

Mailing Name: KEY REAL ESTATE LTD
 Address: PO BOX 1489
 City State Zip: SANDUSKY OH 44871

Geographic

City: SANDUSKY CITY
 Township:
 School District: SANDUSKY SD

Legal Legal Annual Tax is for Tax Year 2016 Payable 2017

Legal Acres:	0.1432	Homestead Reduction:	NO
Legal Description:	OL10 11 CE PT S OF RR .1432A	2.5% Reduction	NO
Land Use: Download descriptions.	500 - RESIDENTIAL VACANT LAND	Foreclosure:	NO
Neighborhood:	5755709	Board of Revision:	NO
Number Of Cards:	0	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$193.02	Divided Property:	NO

Notes

Notes:	MAP NUMBER: 39
	PERSONAL PROPERTY DISTRICT: 22-0320

Report Discrepancy

GIS parcel shapefile last updated 4/21/2017 10:12:46 PM.

CAMA database last updated 4/23/2017 9:02:46 PM.

R1-60

Data For Parcel 57-04593.004

Base Data

Parcel: 57-04593.004
 Owner: KEY REAL ESTATE LTD
 Address: CHALET SANDUSKY OH 44870



[+] Map this property.

Tax Mailing Address If you have a mortgage this may be the mortgage company's address.

Mailing Name: KEY REAL ESTATE LTD
 Address: PO BOX 1489
 City State Zip: SANDUSKY OH 44871

Geographic

City: SANDUSKY CITY
 Township:
 School District: SANDUSKY SD

Legal Legal Annual Tax is for Tax Year 2016 Payable 2017

Legal Acres:	1.0103	Homestead Reduction:	NO
Legal Description:	OL11 N SIDE CHALET DR REAR LAND 1.0103A	2.5% Reduction	NO
Land Use: Download descriptions.	510 - SINGLE FAMILY RESIDENCE	Foreclosure:	NO
Neighborhood:	5755709	Board of Revision:	NO
Number Of Cards:	0	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$0.00	Divided Property:	NO

Notes

Notes: MAP NUMBER: 39
 PERSONAL PROPERTY DISTRICT: 22-0320

Report Discrepancy

GIS parcel shapefile last updated 4/21/2017 10:12:46 PM.

CAMA database last updated 4/23/2017 9:02:46 PM.

R1-60

Data For Parcel 57-04592.000

Base Data

Parcel: 57-04592.000
 Owner: SOFIOS RENTALS N LTD
 Address: MILAN NORWALK OH 44857



[+] Map this property.

Tax Mailing Address If you have a mortgage
 this may be the mortgage company's address.

Mailing Name: SOFIOS RENTALS N LTD
 Address: 160 BENEDICT AVENUE
 City State Zip: NORWALK OH 44857

Geographic

City: SANDUSKY CITY
 Township:
 School District: SANDUSKY SD

Legal Legal Annual Tax is for Tax Year 2016 Payable 2017

Legal Acres:	0.45	Homestead Reduction:	NO
Legal Description:	OL 11 CEN PT E SIDE .445A	2.5% Reduction	NO
Land Use: Download descriptions.	500 - RESIDENTIAL VACANT LAND	Foreclosure:	NO
Neighborhood:	5755709	Board of Revision:	NO
Number Of Cards:	0	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$506.10	Divided Property:	NO

Notes

Notes: MAP NUMBER: 39
 PERSONAL PROPERTY DISTRICT: 22-0320

Report Discrepancy

GIS parcel shapefile last updated 4/21/2017 10:12:46 PM.

CAMA database last updated 4/23/2017 9:02:46 PM.

★
 R-60

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN/ OFF-STREET PARKING PLAN FOR 223 MEIGS STREET

Reference Number: PC-05-17

Date of Report: May 16, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

McGookey Properties, LLC, has submitted an application for site plan approval for 223 Meigs Street. The following information is relevant to this application:

Applicant: McGookey Properties, LLC
225 Meigs Street
Sandusky, Ohio 44870

Authorized Agent: Daniel McGookey
225 Meigs Street
Sandusky, Ohio 44870

Site Location: 223 Meigs Street

Zoning: "DBD"/Downtown Business District

Existing Uses: Vacant (Prior Bait Shop)

Proposed Uses: Brew Pub

Required Parking: Eating places, bars, taverns: 1 space per 100 square feet gross floor area
(1853+1230) = 30 parking spaces

Proposed Parking: 31 parking spaces

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code
Chapter 1133.08 Permitted Uses; Downtown Business Districts
Chapter 1133.11 Yard Regulations: Business Districts
Chapter 1149: Site Plan & Off- Street Parking

SITE DESCRIPTION

The subject property is located on the south side of Meigs Street.

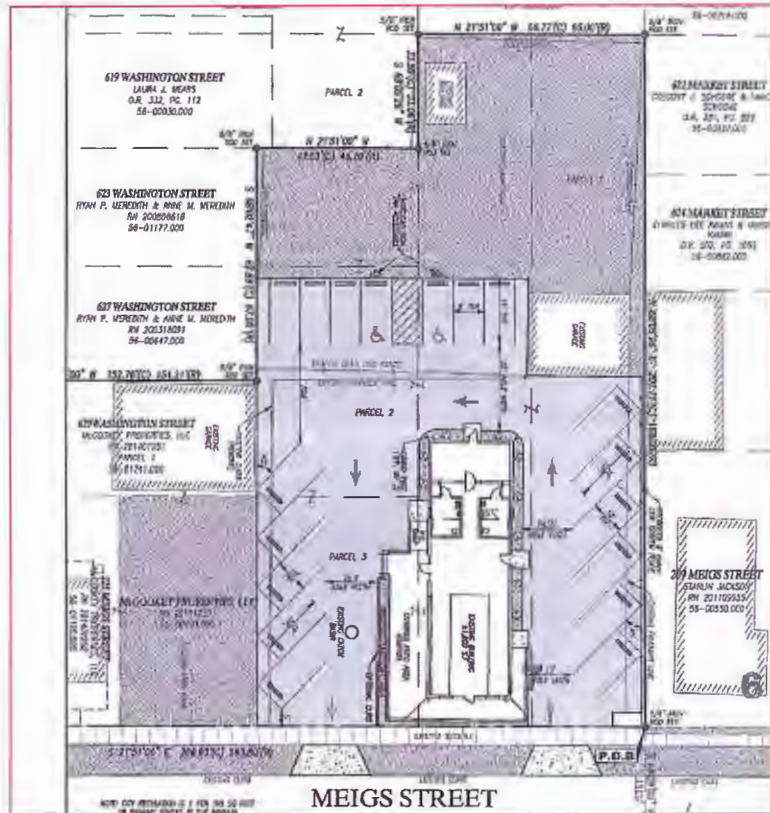
The site is zoned "DBD"/Downtown Business District by the Sandusky Zoning Code which permits the following uses:

223 Meigs

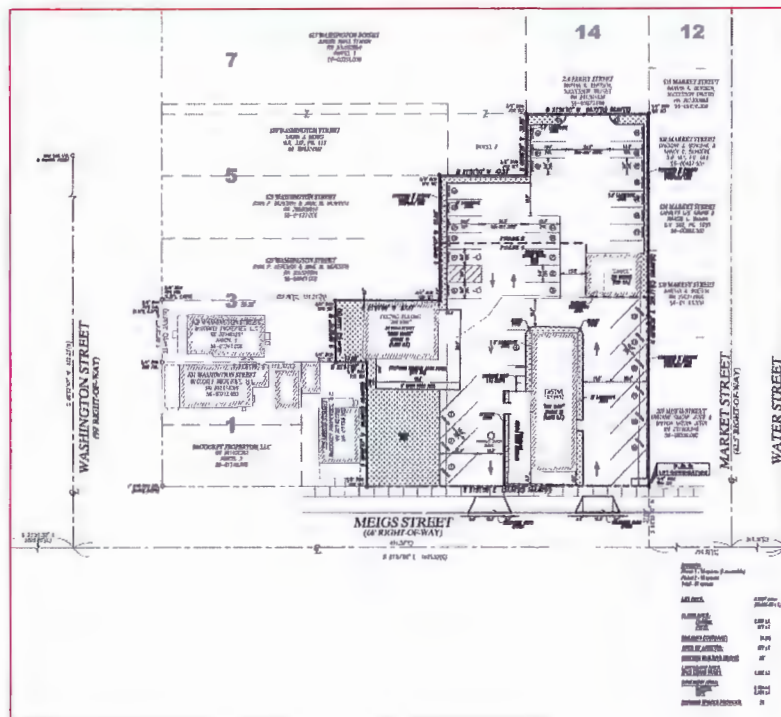


225 Meigs





Previously Approved
Site Plan &
Proposed Site Plan





DIVISION OF PLANNING COMMENTS

The applicant received site plan approval through Planning Commission in October 2015 for the existing 1853 square foot front building that will serve as the brewery. The applicant is now looking to receive additional site plan/ off-street parking plan approval for the 1,230 square foot building, at the rear of the property, and parking area which will be utilized for the "Brew House". Section 1107.01 defines the area of building to mean the area at the ground level of the main building and all accessory buildings excluding unenclosed porches, terraces, and steps. Section 1149.05 requires one space per 100 square feet gross floor area. At the October 2015 meeting Planning Commission approved the applicant to utilize the public on street parking as well as the parking area across the street to count towards the required number of parking spaces. The applicant has indicated that the unenclosed patio can seat up to nineteen patrons.

In June of 2016 the Board of Zoning Appeals approved a rear and side yard variance for the existing structure utilized as the "Brew House". The site plan submitted indicates a total of 31 parking spaces for both the Brew House and the Brewery. The proposed size of the stalls are to be 9' x19', the proposed aisle widths are to be 24' (two- way drive), 18.0', and 13.5'. Section 1149.13 requires a 25' aisle width when utilizing 90 degree parking. Planning Staff would recommend that spaces 7, 8, 9, 20, and 21 as indicated on the site plan be removed to assure that the required aisle way widths are met. Staff would also recommend reducing the landscaping by 6" on northwestern and northeastern portions of the property to assure that the parking area meets the 25' aisle width. As stated, Planning Commission approved the applicant to utilize the public on street parking as well as the parking area across the street to count towards the required number of parking spaces. If the proposed aisle widths do not meet the requirements as set forth in Section 1149. 13 the applicant will have to apply for a variance through the Board of Zoning Appeals.

Planning Commission had approved the previous site plan with the condition that the first parking spaces along Meigs Street be removed to assure the parking setback of 8' is met. The proposed site plan for the development does not indicate this. The Commission had also required the applicant provide additional shrubs to be installed along the western portion of the parking area to shield the

headlights from adjacent properties, the applicant has indicated a 6' privacy fence and a landscaped area within this location.

Section 1149.09 (c) requires one landscaped island for any parking areas that contain more than 25 parking spaces. The applicant has not provided a landscaped island, however they have provided perimeter landscaping along the majority of the parking area that ranges in width from 1.4' -3'.

The proposed location is surrounded by residential and business uses, the code does not have specific photometric requirements, however Section 1149.10 does state that all parking areas shall be adequately illuminated and designed to shield from adjoining residential districts and streets. The applicant has not indicated a proposed lighting plan, however Staff encourages the applicant to assure that any additional lighting is not excessive to the surrounding properties.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed site plan/off-street parking plan and has no comments other than formal approval through engineering will be required.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed site plan/off-street parking plan and has provided comments stating that all building permits and plans shall be approved prior to any work performed.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed site plan/off-street parking plan and has no objections or concerns.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has not provided comments on the application.

CONCLUSION/RECOMMENDATION

In conclusion, planning staff has no objection to the proposed site plan/ off-street parking plan for 223 Meigs with the following conditions:

1. The two parking spaces be removed and proposed landscaping is installed within these areas as previously approved by Planning Commission in October of 2015.
2. Spaces 7, 8, 9, 20, and 21 as indicated on the site plan be removed to assure that the required aisle way widths are met.

3. The landscaping located on the northwestern and northeastern portions of the property be reduced by 6" to assure that the parking area meets the 25' aisle width.

CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

☒ Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: McGookey Properties LLC

Property Owner Address: 225 Meigs St.

SANDUSKY, OH 44870

Property Owner Telephone: 419-502-7223

Authorized Agent Name: DAN MCGOOKEY, ESQ.

Authorized Agent Address: 225 Meigs St.

SANDUSKY, OH 44870

Authorized Agent Telephone: SAME

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 223 MEIGS ST.

Legal Description of Property (check property deed for description):

DESCRIPTION ATTACHED

Parcel Number: 56-00027.000 56-00028.000 56-00029.000 DOWNTOWN BUSINESS
Zoning District:

DETAILED SITE INFORMATION:

Land Area of Property: 0.5987 AC. (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 1230 (in sq. ft.) + STORAGE ABOVE

Building #2: 1853

Building #3: _____

Additional: 720 GARAGE

Total Building Coverage (as % of lot area): 14.6%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space):

#1 1230 BREWERY + 877 SF PORCH
#2 1853 RESTAURANT & BAR
720 GARAGE

Proposed Building Height (for any new construction): 9' 2" DECK CANOPY (PORCH)

Number of Dwelling Units (if applicable): NONE

Number of Off-Street Parking Spaces Provided: 31

Parking Area Coverage (including driveways): 15,709 (in sq. ft.)

Landscaped Area: 4582 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- ☐ New Construction (new building(s))
☒ Addition to Existing Building(s)
☒ Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

THE BUILDING LOCATED AT 233 MEICKS ST. IS BEING
DEVELOPED INTO A MICRO BREWERY. THE BUILDING
IS 1230 S.F. PLUS UPSTAIRS STORAGE (LAB.
THE DOWNSTAIRS WILL HOUSE BREWING EQUIPMENT,
AND A SMALL BAR PLUS TABLE SEATING. THERE
WILL BE TWO HANDICAP ACCESSIBLE RESTROOMS.
THE UPSTAIRS IS NOT OPEN TO THE PUBLIC.
THERE WILL BE AN OUTSIDE COVERED DECK OF 937 SF.
PROJECTED HOURS OF OPERATION ARE TUESDAY
THROUGH SATURDAY FROM 4 TO 11 PM. INSIDE
SEATING CAPACITY IS 19 PLUS PATIO SEATING OUTSIDE.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

David M. McGehee owner 4/26/17
Signature of Owner or Agent McGehee Properties, LLC Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 223 MEIGS ST. (municipal street address of property), I hereby authorize JOHN HANCOCK to act on my behalf during the Planning Commission approval process.

David M. McGehee owner 4/26/17
Signature of Property Owner McGehee Properties, LLC Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
\$25.00 application fee

APPLICATION MUST BE FILLED OUT COMPLETELY!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

SITE PLAN/ OFF-STREET PARKING PLAN REQUIREMENTS

Site plan/off-street parking approval is required whenever a building is constructed or a new use is established; whenever an existing building is altered and there is an increase in the number of dwelling units, seating capacity, or floor areas of buildings; and whenever the use of an existing building is changed (Section 1149.02 of the Sandusky Zoning Code).

All plans submitted to the Planning Commission must be met, concise, accurate, complete and must be drawn to scale. Any plans submitted that are not drawn to scale will not be processed.

The following details are to be shown on the site plan/off street parking plan:

General Requirements

- ☐ A key plan showing the location of the property relative to the surrounding area (should include closest major streets).
- ☐ The plan must be drawn to a scale not smaller than 1" to 100'. An engineering scale must be used (for example, 1" = 10" or 1" = 20').
- ☐ All plans must show date of preparation and dates indicating any revisions to plans.
- ☐ All plans must include a north arrow oriented to the top of the page.
- ☐ A legend, in chart form, to include the following where applicable:
 - 1) Lot area
 - 2) Building coverage
 - 3) Total floor area
 - 4) Area of addition
 - 5) Building height
 - 6) Landscaped area
 - 7) Number of parking spaces provided

Design Details

- ☐ Property Description: The site plan should accurately reflect the size and shape of the property.
- ☐ Buildings: All buildings should be shown on the site plan indicating setbacks from all lot lines, distance between buildings, dimensions of all buildings, identification by type of each building and number of stories, and distances between buildings on adjacent properties.

- Parking Areas: Designated as to garages, carports, or open parking; with all spaces numbered and a typical parking stall dimensioned, poured concrete curbing (to be indicated by double lines) or bumper blocks pegged in place and surfacing material indicated (asphalt, paving stones, or concrete). If parking is underground, the extent of the underground garage and the location of ramps should be indicated.
- Driveways and Ramps: With dimensions, indicating vehicular circulation (if one way) and curbs (to be indicated by a double line). Show curve radii of curbs at all street access and driveway intersections.
- Landscaping: Location and identification of all landscaping features including planting beds, sodded areas, treatment of garbage collection areas and fencing including privacy fencing or screening. The type and location of lighting should also be included where appropriate.
- Other Features: With dimensions: retaining walls, protective railings, walks (indicating material), areas of recreation, play lots or areas to be landscaped, service and delivery access, outside garbage areas (to be screened on all sides), loading zones, road right-of-ways and easements (if any), and location of sewer and water lines. All property lines and public grounds on or adjacent to the subject site should also be indicated on the site plan.

An example of a site plan/ off-street parking plan is attached.

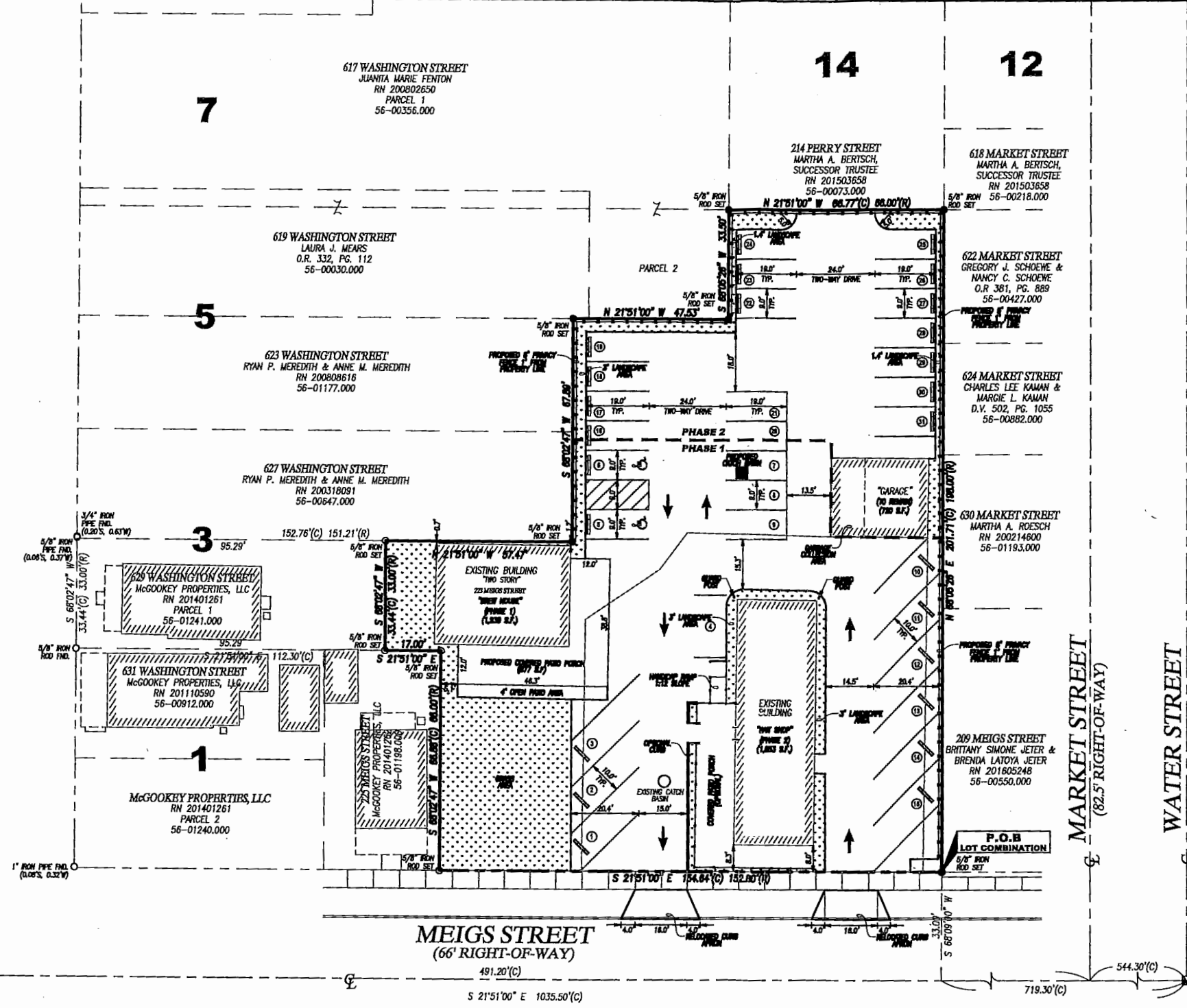
It is noted that additional plans (drainage, landscaping, lighting, etc.) may be required by the Planning Commission and/or City Departments prior to the issuance of any building permits.

McGookey Properties LLC					
Engineer's Estimate of Site Improvement Costs					
Brew House and Bait Shop Projects					
Phase 1 - Brewhouse					
Item	Description	Quantity	Unit	Unit Price (\$)	Total (\$)
1	Demolition of slabs and pavement	3	ea	1500	4500.00
2	catch basin	1	ea	1000	1000.00
3	Asphalt pavement	345	sy	34	11730.00
4	Conc. drive aprons	90	sy	30	2700.00
5	Pavement marking	1	ea	500	500.00
6	Parking blocks	11	ea	30	330.00
7	Sidewalk replacement at aprons	240	sf	12	2880.00
8	Accessible signage	2	ea	150	300.00
9	Fencing 6' screen	170	lf	25	4250.00
10	Landscaping allowance	1	ea	4000	4000.00
11	SWPPP measures, storm water	1	ls	1500	1500.00
	Subtotal				33690.00
Phase 2 - Bait Shop					
3	Asphalt pavement - rear parking	644	sy	34	21896.00
5	Pavement marking	1	ea	500	500.00
6	Parking blocks	20	ea	30	600.00
9	Fencing 6' screen	248	lf	25	6200.00
10	Landscape allowance	1	ea	2000	2000.00
11	SWPPP measures	1	ls	500	500.00
	Subtotal				31696.00
	Total Hard Costs Ph 1 and 2			\$	65386.00
	Professional Design Fees (10%)				6538.60
	Total Project Site Costs				71924.60

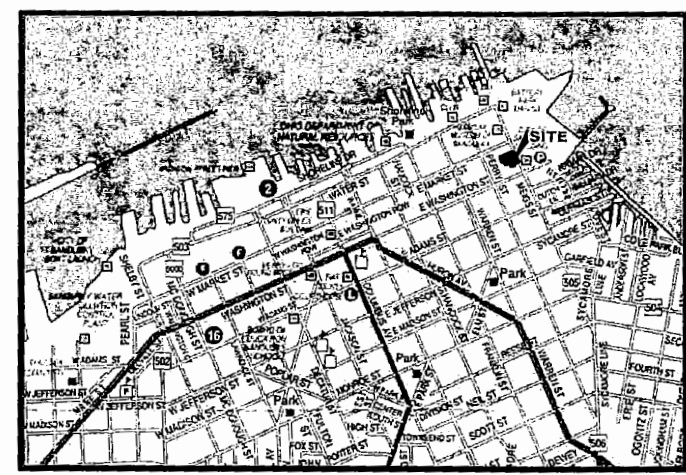


MONROE STREET

WASHINGTON STREET
(99' RIGHT-OF-WAY)



PARKING:	
Phase 1 - 15 spaces (2 accessible)	
Phase 2 - 16 spaces	
Total - 31 spaces	
LOT AREA:	
0.5967 acres	(26,080.66 s.f.)
FLOOR AREA:	
Building:	3,063 s.f.
Porch:	877 s.f.
BUILDING COVERAGE:	
14.6%	
AREA OF ADDITION:	
877 s.f.	
EXISTING BUILDING HEIGHT:	
21'	
LANDSCAPE AREA (INCLUDING YARD):	
4,582 s.f.	
PAVEMENT AREA:	
Existing:	6,808 s.f.
New:	2,901 s.f.
PARKING SPACES PROVIDED:	
31	



LOCATION MAP
NOT TO SCALE

REVISIONS:

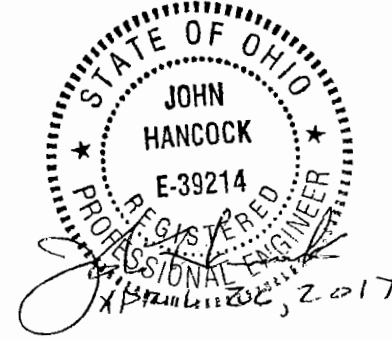
SCALE IN FEET
0 10 20 40
SCALE 1" = 20'
HORIZONTAL SCALE IN FEET

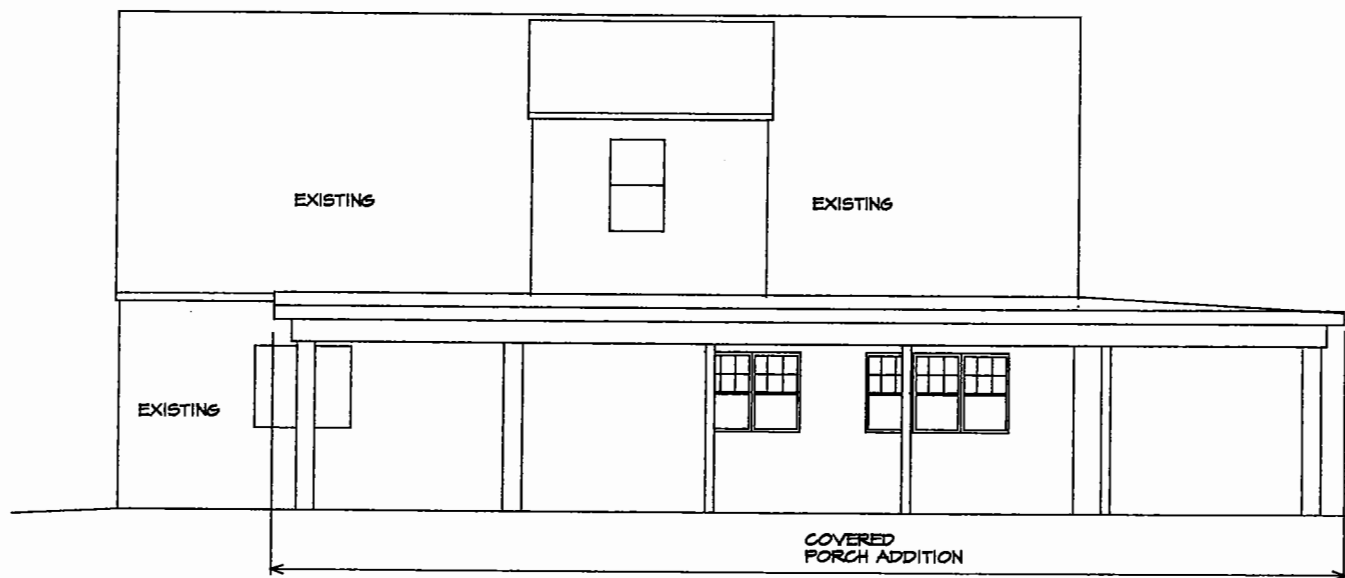
John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET, SANDUSKY, OHIO 44870
(419) 625-7038

223 MEIGS STREET MODIFICATIONS
McGOOKY PROPERTIES, LLC
PROPOSED SITE PLAN
PART OF LOTS 1, 3 & 5 ON WASHINGTON STREET
AND PART OF LOT 7 ON MEIGS STREET
WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

JOHN HANCOCK
P.E. NO. 39214

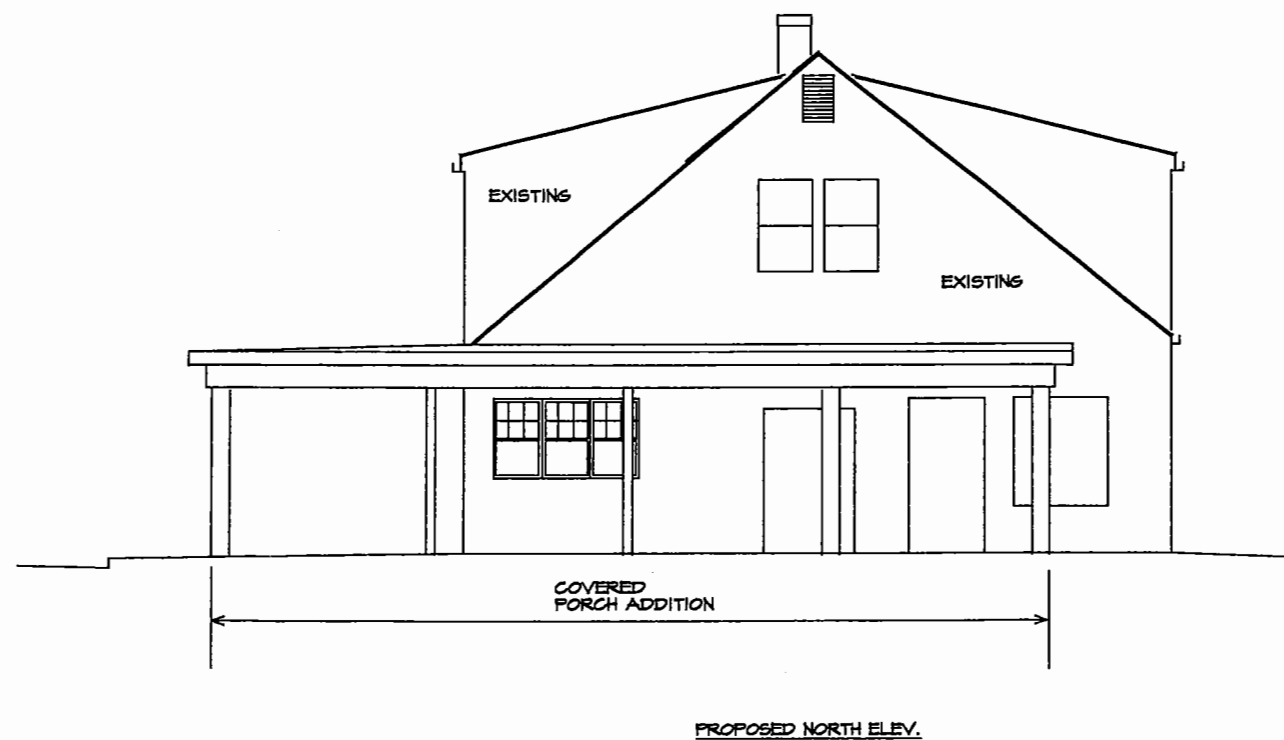
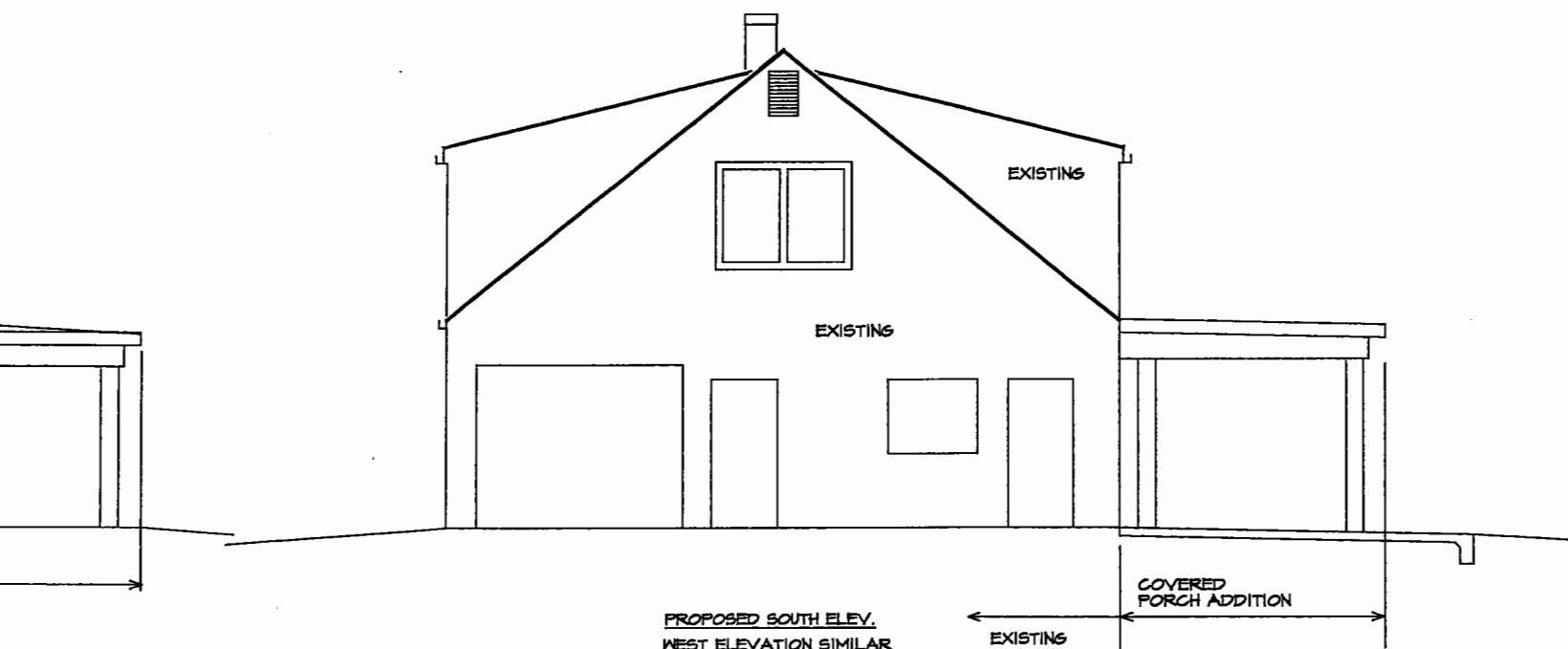
JOB NO.: 164008
DRN BY: DMM
FILE NO.: 1640-SITE





PROPOSED EAST ELEV.

0 3 6'



SCOTT J. MULARONI
REGISTERED ARCHITECT

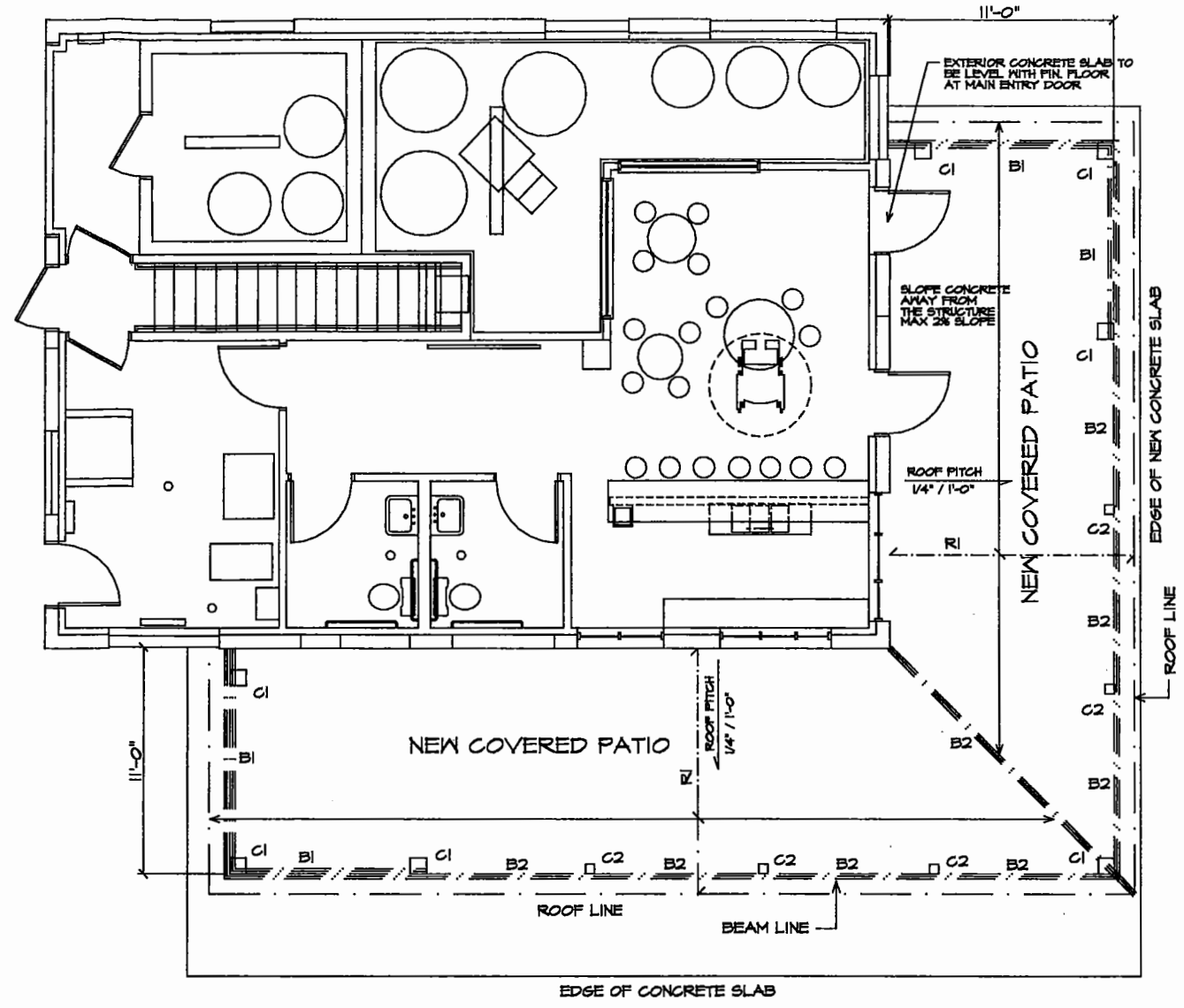
architects planners project managers
293 South 9th St.
Grove Beach, CA 93433
PH 408.502701

PROPOSED BREW AND TAPHOUSE
FOR THE BAIT SHOP PUB

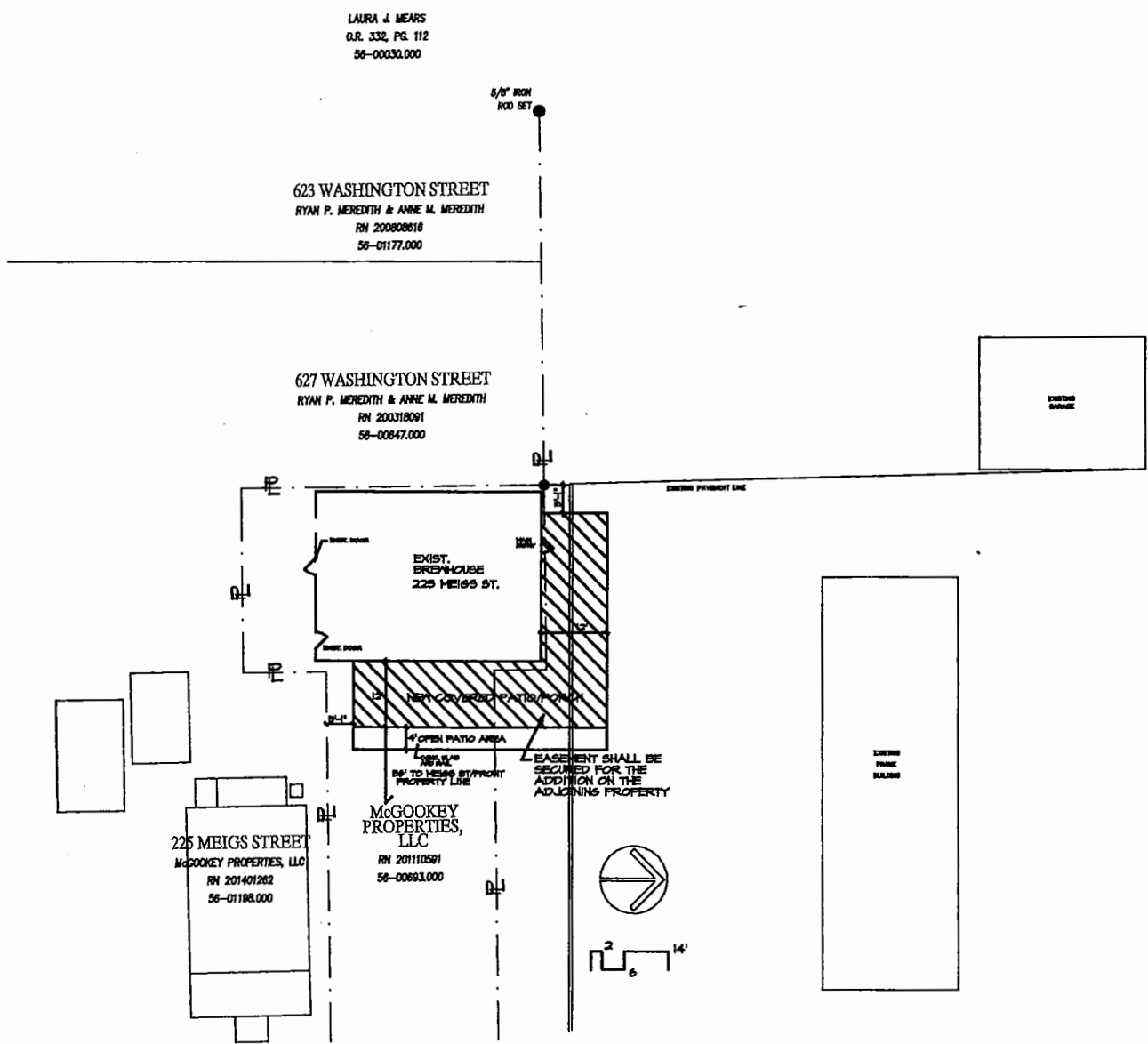
225 MEIGS ST.
SANDUSKY, OH 44870

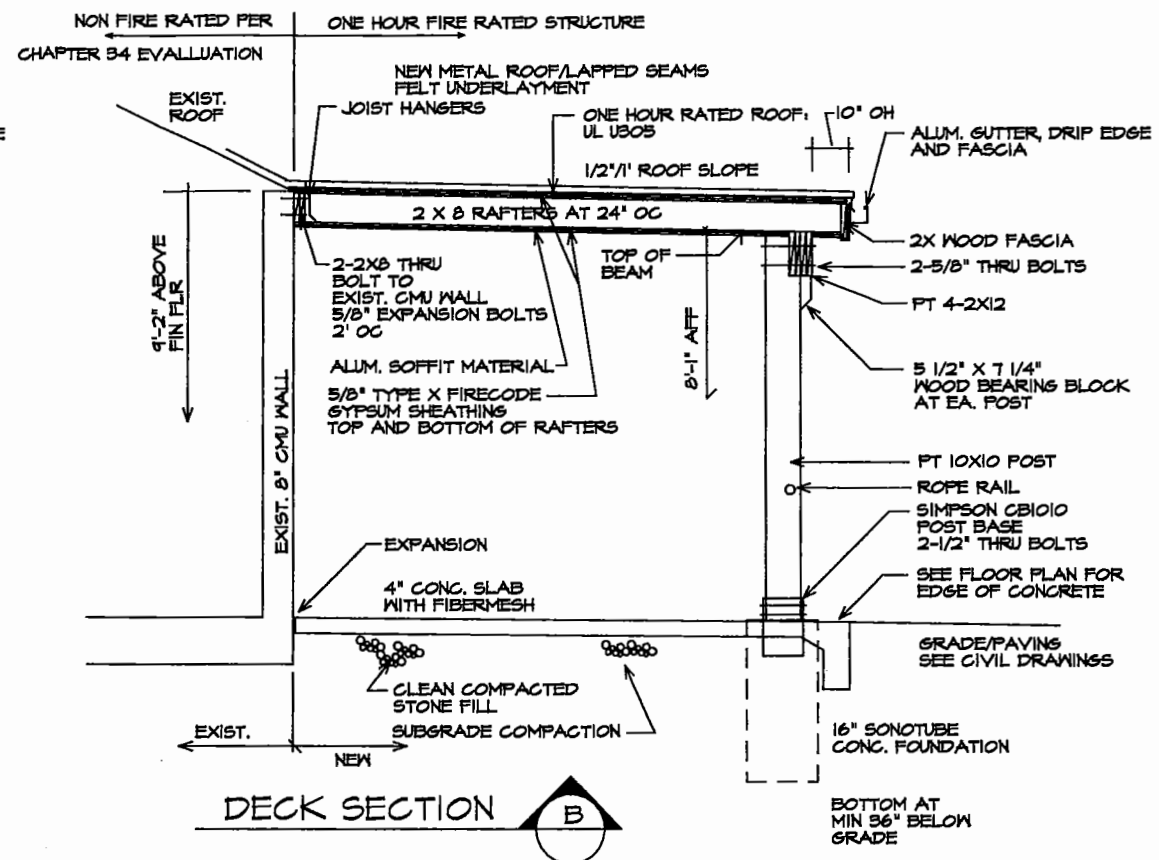
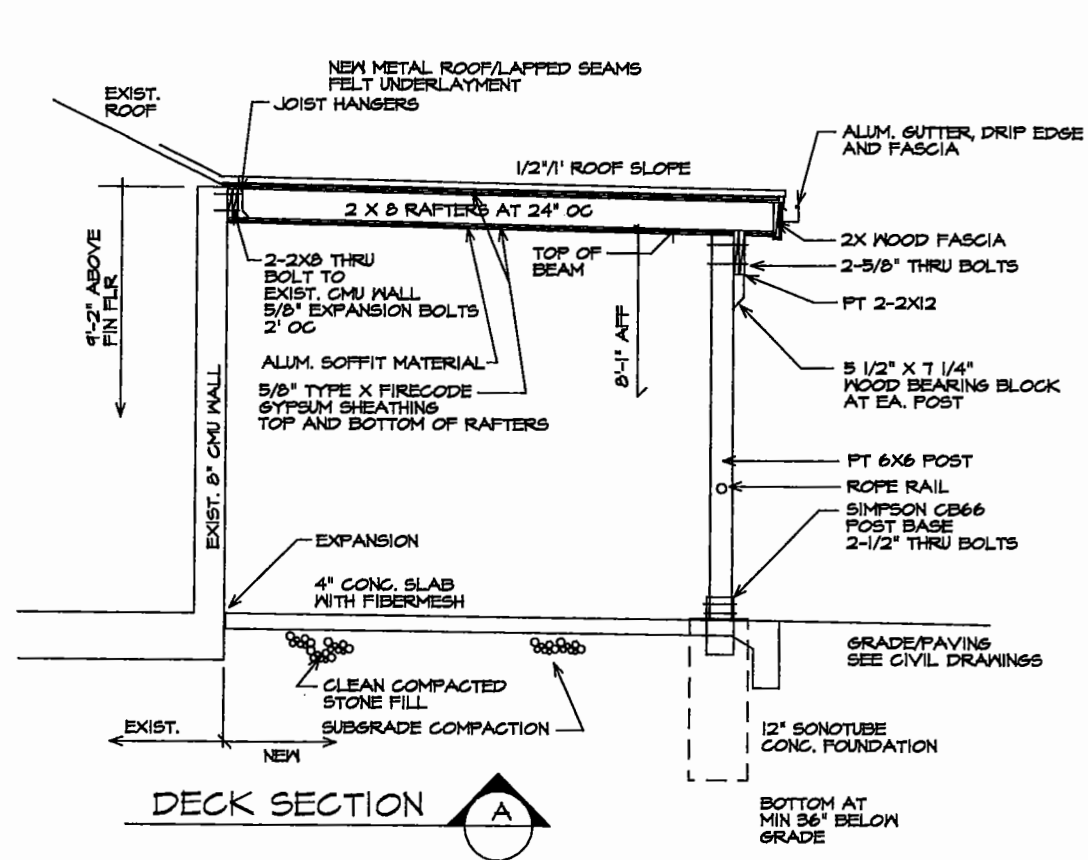
DATE 12/16/16
01/08/17
02/08/17
04/19/17
04/19/17
SHEET NO.

STRUCTURAL LEGEND:
B1: 4 - 2 X 12 FT BEAM
B2: 2 - 2 X 12 FT BEAM
C1: 10 X 10 FT COLUMN
C2: 6 X 6 FT COLUMN
PT = PRESSURE TREATED LUMBER



FIRST FLOOR PATIO PLAN





CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR APPROVAL OF BARBED
WIRE AND PARKING ON A NON- SOLID
SURFACE AT 2055 CEVELAND ROAD

Reference Number: PC-07-2017

Date of Report: May 17th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Kagland, LLC has submitted an application for approval of the use of barbed wire along the fence and approval of a non-solid surface for parking at 2055 Cleveland Road. The following information is relevant to this application:

Property Owner: Kagland LLC
2055 Cleveland Road
Sandusky, Ohio 44870

Site Location: 2055 Cleveland Road

Zoning: "RB" Local Business

Existing Uses: Vacant

Proposed Uses: Automobile sales

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1133- Business District
Chapter 1149.09 Surface Improvements of Parking Area

SITE DESCRIPTION

The property is located along Cleveland Road, the property is zoned RB Roadside Business and is surrounded by LB Local Business, RMF Residential Multi-Family, and R1-60 Residential Single Family zoning districts.























A picture of the property along with a location map are found below.

2055 Cleveland Road



Zone Map – Parcels



	PF PUBLIC FACILITY		R1-40 SINGLE-FAMILY RESIDENTIAL		LB LOCAL BUSINESS		DBD DOWNTOWN BUSINESS
	RS RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		RB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R1-75 SINGLE-FAMILY RESIDENTIAL		RMF MULTI-FAMILY RESIDENTIAL		GB GENERAL BUSINESS		LM LIMITED MANUFACTURING
	R1-60 SINGLE-FAMILY RESIDENTIAL		RRB RESIDENTIAL / BUSINESS		CA COMMERCIAL AMUSEMENT		GM GENERAL MANUFACTURING
	R1-50 SINGLE-FAMILY RESIDENTIAL		P AUTO PARKING		CR COMMERCIAL RECREATION		PUD PLANNED UNIT DEVELOPMENT
	AC AGRICULTURAL						REQUIRED SETBACK IN FEET



View from Cleveland Road





DIVISION OF PLANNING COMMENTS

Section 1133.14 permits fences within the business district to be a maximum height of six feet, however the use of barbed wire on the fences shall only be approved by the Commission. Staff approved the six foot fence within the rear of the site on April 17, 2017. The applicant would like to add barbed wire to the fencing. Recently the applicant has indicated that they will be storing cars awaiting body repairs within this area and would like additional security. The applicant has indicated to staff that they are proposing this area to be gravel as it will be for the temporary storage of vehicles. Per section 1149.09 parking shall be on a paved surface unless approved by Planning Commission.

The applicant has also stated that they are proposing solid colored slats on the south facing side of the fence and have maintained a substantial amount of landscaping around the remaining perimeter of the fence. Staff does not have the ability to regulate if the applicant places slats within the fence, however the Commission has the ability to regulate the use of barbed wire. This location is located along Cleveland Road within one of the City's major business corridors, automotive repair is permitted within the local business district however planning staff would like to preserve the aesthetic appearance of this site. Planning Staff recognizes that this area will be utilized for temporary parking and will be completely screened, however staff would recommend a solid surface or the parking area.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed application and provided the following comments:
I would prefer the storage area to have a paved surface to catch any leaked fluids in and in turn out of the gravel. If you get the fluids in the gravel, there is no way of getting it out without completely removing the gravel base.

BUILDING STAFF COMMENTS

The City Building Official does not have any comments or concerns.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and does not have any comments or concerns.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has not provided comments on the application.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends denial of the use of barbed wire at 2055 Cleveland Road, as stated that site is permitted for automotive repair however staff would like to aesthetically preserve this area and does not believe that barbed wire fencing is appropriate at this location. Planning Staff also recommends denial of the use of a non- solid surface for the parking of vehicles that will be receiving maintenance. The applicant has indicated that this will be temporary parking, however it will consistently be utilized for storage, as such staff would recommend a paved surface.



CITY OF SANDUSKY
PLANNING DIVISION
APPLICATION FOR PLANNING COMMISSION
APPROVAL

Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name:

KAGLAND LLC.

Property Owner Address:

2055 CLEVELAND RD.
SANDUSKY, OH 44870

Email

bbarna@kasperautogroup.com

Property Owner Telephone:

419-502-5110



Check box if okay to Text

Authorized Agent Name:

BART BARNA

Authorized Agent Address:

S/A

Authorized Agent Telephone:

419-503-0508



Check box if okay to Text

Email

S/A.

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

2055 CLEVELAND RD.

Legal Description of Property (check property deed for description):

Parcel Number:

Zoning District:

Meeting Date with Staff

DETAILED SITE INFORMATION:

Land Area of Property: 6 ACRES (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 6000 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 10%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space): _____

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): N/A

Number of Off-Street Parking Spaces Provided: N/A

Parking Area Coverage (including driveways): 1500 (in sq. ft.)

Landscaped Area: 200 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- ☐ New Construction (new building(s))
☐ Addition to Existing Building(s)
☐ Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

We would like to install 3 STRANDS of
Barbed Wire (#7 Gauge Bottom Wire). OUTWARD FACING
The Fence has already been approved and
the Permit has been issued.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

5-8-17
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of _____ (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
\$25.00 application fee

APPLICATION MUST BE FILLED OUT COMPLETELY!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Fremont Fence and Guard Rail Co.

316 North Street - Fremont, Ohio 43420

DISTRIBUTORS and ERECTORS

RESIDENTIAL - INDUSTRIAL

Phone (419) 332-8913 1-800-291-8568 FAX (419) 332-9194

www.fremontfenceandguardrailco.com - e-mail: fremontfence1@yahoo.com

Revised

TELEPHONE NO. 419-503-0508 DATE OF PROPOSAL March 16, 2017
NAME Kasper Auto Group Attn: Bart Barna
STREET _____ CITY _____

Email: bbarna@kasperautogroup.com

Jobsite: Sandusky, OH

Install 825' of 6' High x 9 Gauge Galvanized Chainlink Fence and Gates.

825' 6' High x 9 Ga. 1.2 Oz Coated K&B Galv. Fabric
1 5/8" x SS20 Top Rail
2 1/2" x SS20 Line Posts
7 3" x SS20 Terminal Posts
3 4" x SCH40 Slide Gate Posts
1 6' High x 10' Wide Double Gate With Hardware
1 6' High x 15' Wide Cantilever Slide Gate With Hardware
3 Strands Barbed Wire
#7 Gauge Bottom Wire
18 Bags of 6' High PVT Slats (75% Coverage- For Front Line Only)
All Posts Set In Concrete

****OWNER TO PICK UP DIRT AND INSTALL SLATS****

Total Installed Price \$14,417.00

Add \$900.00 For All SCH40 Posts Instead of SS20

Material Only Price: For 680' of Additional Slats Add \$2,995.00 + Tax

All work is weather permitting! If accepted at this price & unable to be completed, job will carry over until conditions are suitable.

SEE ATTACHED DIAGRAM & CUSTOMER RESPONSIBILITIES
PRICES BASED ON NORMAL DIRT DIGGING

If accepted, please sign and return white copy and Customer Responsibilities. Thank you!

Materials Total	_____
Sales Tax	_____
Install. Charge	_____
TOTAL	_____
Deposit	_____
Balance	_____

TERMS

NET 30 DAYS

Accepted By:

BART BARNABA By Bobby Clark

Date of Acceptance

3-29-17

LKC

We Are Not Responsible For Any Type Of Underground Wiring, Cabling, Or Tile. Owner To Obtain Any Necessary Permits.

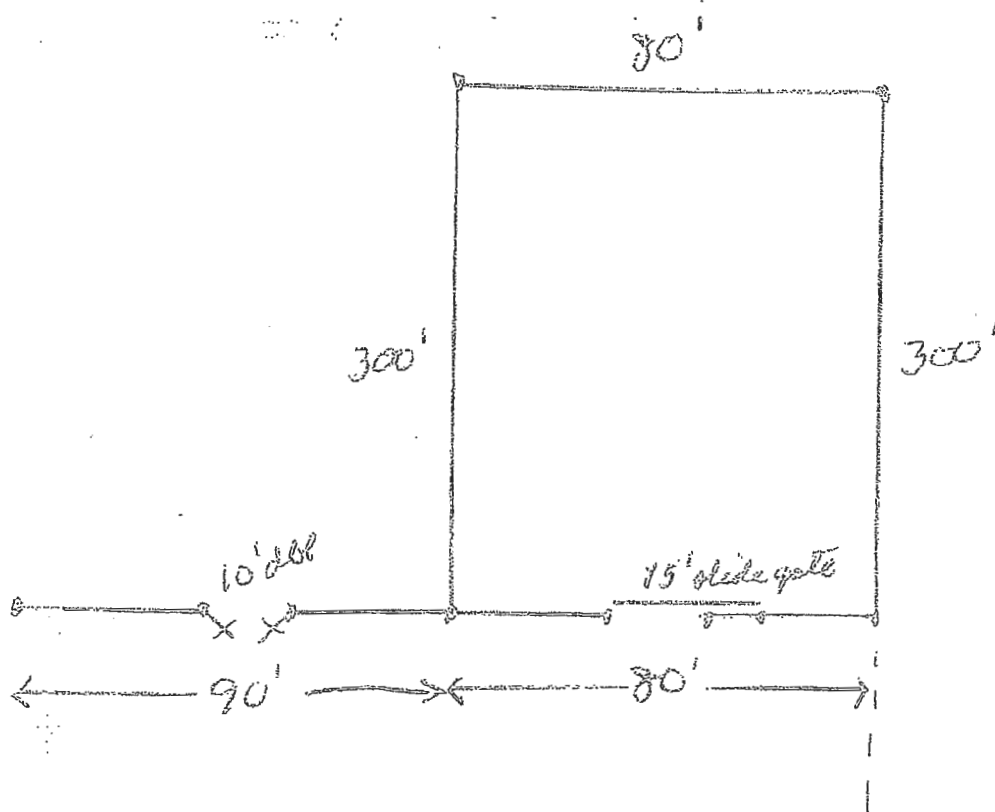
A FINANCE CHARGE OF 1 1/2% per month, which is an ANNUAL PERCENTAGE rate of 18%, will be added to all unpaid bills.

All agreements must be in writing. All contracts are subject to strikes or causes beyond our control. Extra charge will be made where there is abnormal digging or necessary removal of existing fence, bushes, trees, etc. Owner to provide survey or to mark grade and boundary lines; we are not responsible for errors in survey or in marking grade and boundary lines.

Upon acceptance by the owner, a binding contract is created which cannot be countermanded by the owner without forfeiture of 10% of the total purchase price, and cannot be altered in any way except by mutual consent of the parties. "We guarantee for one year against defects due to material furnished by us or our workmanship."

Title To The Goods Sold In Accordance With This Contract Shall Remain With Fremont Fence And Guard Rail Co. Until Contract Price Is Fully Paid. Upon Default In Any Payment By Purchaser, Fremont Fence And Guard Rail Co. May Enter Upon Purchaser's Premises And Remove Said Goods.

Owner To Do Any Grading Before And After Fence Work.



CUSTOMERS RESPONSIBILITIES

1. Property lines must be clearly marked and grade discussed with workers.
2. Fremont Fence will call OUPS to have all public underground lines marked.
3. CUSTOMER IS RESPONSIBLE FOR MARKING ANY PRIVATE LINES, TILES, SEPTIC AND LEACH BED LINES.
4. Owner must have lines cleared of any objects that would interfere with fence lines, such as trees, bushes, etc.
5. Owner must obtain any necessary permits for fence installation.
6. Dirt from holes will be left in piles. Unless arranged at an additional cost to be picked up and hauled away.
7. If there is hand digging or an air compressor or spud bar is needed to dig holes, there will be an extra charge of \$15.00 per hole.
8. THERE IS A 25% RESTOCKING FEE ON CANCELED OR RETURNED POLYVINYL OR ALUMINUM ORDERS!

FREMONT FENCE WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OR REPAIR THAT COULD OCCUR TO ANY GAS, ELECTRIC, WATER, CABLE, PHONE LINES OR TILING.

PLEASE SIGN AND RETURN ONE COPY WITH SIGNED CONTRACT AND KEEP ONE COPY FOR YOUR RECORDS. THANK YOU!

SIGNATURE: X [Signature]

DATE: 7-29-17

[Print](#) | [Back](#)

Erie County GIS



Notes

Fence BLACK
BARBED WIRE-ENTIRE ENCLOSURE-MARKED IN RED.