Planning Commission

City Building

City of Sandusky, Ohio 44870

August 23, 2017
1ST FLOOR CONFERENCE ROOM
4:30 P.M.

AGENDA

1. Review of minutes from the 6/28/2017 and 7/26/2017 meetings

PUBLIC HEARING TO REVIEW THE FOLLOWING:

2. Nyle Olds, on behalf of Nova 8516 LP has applied for a Conditional Use permit for a digital message board sign to be located at **1631 Cleveland Road**

THE FOLLOWING ITEM WAS TABLED AT A PREVIOUS MEETING

3. 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

NEXT MEETING: SEPTEMBER 27, 2017

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

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR A CONDITIONAL USE PERMIT FOR A DIGITAL MESSAGE BOARD SIGN AT 1631 CLEVELAND ROAD

Reference Number: PC-17-2017

Date of Report: August 15, 2017

Report Author: Casey Sparks, Chief Planner

City of Sandusky, Ohio
Planning Commission Report

BACKGROUND INFORMATION

Nyle Olds, on behalf of Nova 8516 LP has applied for a Conditional Use permit for a digital message board sign to be located at 1631 Cleveland Road. The following information is relevant to this application:

Property Owner:	Nova 8516 LP 645 Hamilton Street Ste 500 Allentown, PA 18101
Authorized Agent:	Nyle Olds 2014 River Road Huron, Ohio 44839
Site Location:	1631 Cleveland Road
Zoning:	"GB" General Business
Existing Uses:	Gas Station
Applicable Plans & Regulations:	City of Sandusky Comprehensive Plan Sandusky Zoning Code Chapter Chapter 1143.06 Prohibited Signs

SITE DESCRIPTION

The subject parcel is located at 1631 Cleveland Road, the property is zoned as GB General Business. The adjacent parcels are zoned as "GB" General Business District and "R1-50" Single Family Residential.

1631 Cleveland Road

Zone Map – Parcel

DIVISION OF PLANNING COMMENTS

The applicant has applied for a Conditional Use permit for a 52.06 square foot digital message board sign for the gas station at 1631 Cleveland Road. Section 1143.06 states that electronic message board signs are prohibited unless approval through a conditional use permit. This freestanding sign has been on the site for quite some time. The previous sign had two changeable message board signs and was larger in size. The applicant applied for a face change which was approved late last year however, the digital message board requires conditional use approval. The applicant has installed the digital message board sign, planning staff contacted the applicant and informed him that the conditional use permit would be required. Section 1143- Signage Regulations, does not prohibit the size of the digital message board sign that can be installed.

ENGINEERING STAFF COMMENTS

The City Engineer has stated that the sign shall not include any banners or obstructions that would block any site lines due to the location, the Cleveland Road traffic, and visibly of the existing curve.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no issues with the proposed sign.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections to the proposed sign.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections to the proposed sign.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recognizes that the overall sign is smaller in size and the code does not regulate a certain amount of digital message board area within a sign. It is the opinion of staff that the changes to the sign have proven to aesthetically improve the area. As such, staff recommends approval of the Conditional Use permit for the digital message board sign located at 1631 Cleveland Road.

CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION APPROVAL

TYPE OF APPLICATION:

____	Conditional Use Permit	____	Similar Main Use
____	Flood Plain Variance	____	Front Yard Fence
	Other		

APPLICANT/AGENT INFORMATION:

Property Owner Name: NOVA 8516 LP

Property Owner Address: 645 HAMILTON ST STE 500
ALLENTOWN PA. 18101

Property Owner Telephone: 419-656-6238

Authorized Agent Name: NYLE W. OLDS SR

Authorized Agent Address: 2014 RIVER RD HURON OHIO 44839

Authorized Agent Telephone: 419-656-6238

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1631 CLEVELAND RD. SANDUSKY OH 44870

Legal Description of Property (check property deed for description):
OL 24 SUB LOT 13 EX. 029A 1.166 A

Parcel Number: 57-01269.000 **Zoning District:** _____

DETAILED SITE INFORMATION:

Land Area of Property: 1.2021 ACRES **(sq. ft. or acres)**

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

Building #1: 3075 **(in sq. ft.)**
Building #2: 2880 CANOPY
Building #3: _____
Additional: _____

Total Building Coverage (as % of lot area): 5 3/4 %

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: 3000 sq' RETAIL
75 sq' STORAGE

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

Parking Area Coverage (including driveways): 19,500 **(in sq. ft.)**

Landscaped Area: _____ **(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.):

CHANGE PRICE SIGN TO E.M.C.

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property

Application Fee:
Similar Main Use: $100.00
Front Yard Fence: no charge

Conditional Use Permit:$100.00
Flood Plan Variance: $100.00
Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

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.

Cristina P Sheller — 7/25/2017

Signature of Owner or Agent — Date

CFO, NOVA85116 LP

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of NOVA 85116 LP (municipal street address of 16311 Cleveland Rd, Sandusky OH 44870 property), I hereby authorize Nyle Olds to act on my behalf during the Planning Commission approval process.

Cristina P Sheller — 7/25/2017

Signature of Property Owner — Date

CFO, NOVA85116 LP

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____
Date of Planning Commission Meeting: _____
Planning Commission File Number: _____

Erie County, Ohio - Property Record Card
Parcel: 57-01269.000
Card: 2

GENERAL PARCEL INFORMATION

Owner	NOVA8516 LP
Property Address	1631 CLEVELAND SANDUSKY OH 44870
Mailing Address	645 W HAMILTON ST STE 500
Land Use	452 - SERVICE (GASOLINE) STATION
Legal Description	OL 24 SUB LOT 13 EX .029A 1.166A
Neighborhood	45704 -
School District	SANDUSKY SD

MAP NUMBER: 46

VALUATION

	Appraised	Assessed
Land Value	$204,360.00	$71,530.00
Improvements Value	$165,440.00	$57,900.00
CAUV Value	$0.00	$0.00
Total Value	$369,800.00	$129,430.00

COMMERCIAL

Description	Mini-Mart Convenience Store
Year Built	1984
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	3075
Wall Height	10
Section Story Count	1

ADDITIONS

Description	Area	Year Built	Value

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Paving: Asphalt -	1984	0x0	14100	$4,940.00
Paving: Concrete -	1984	0x0	5400	$3,780.00
Gas Station Canopy	1984	60x48	2880	$0.00

TAX

	1st Half	2nd Half	Total
Charge:	$6,530.71	$6,530.71	
Credit:	($1,773.41)	($1,773.41)	
Rollback:	$0.00	$0.00	
Reduction:	$0.00	$0.00	
Homestead:	$0.00	$0.00	
Sales Credit:	$0.00	$0.00	
Net Tax:	$4,757.30	$4,757.30	
CAUV Recoupment:	$0.00	$0.00	
Special Assessments:	$0.00	$0.00	
Penalties/Adjustments:	$0.00	$0.00	
Delinquencies:	$0.00		
Net Owed:	$4,757.30	$4,757.30	$9,514.60
Net Paid:	($4,757.30)	$0.00	($4,757.30)
Net Due:	$0.00	$4,757.30	$4,757.30

MANUFACTURE & INSTALL 1 (ONE) DOUBLE-FACE ILLUMINATED TWIN-PAK ELECTRONIC MESSAGE DISPLAY SIGN ON EXISTING STEEL STRUCTURE

ELECTRONIC DISPLAY

CABINET CONSTRUCTION: 6'-3" WIDE BY 8'-4" HIGH SOLID STATE LED ELECTRONIC MESSAGE DISPLAY TO BE FABRICATED FROM EXTRUDED ALUMINUM CABINET

SIGN FINISH: BLACK POLYURETHANE ENAMEL FINISH

SIGN FACE CONSTRUCTION: OUTER PROTECTIVE SIGN FACE FABRICATED FROM GE LEXAN MATERIAL

DISPLAY CHARACTER: FULL MATRIX FULL COLOR LED RGB DISPLAY FOR TEXT, GRAPHICS & MOVIES

COMMUNICATION: RADIO FREQUENCY COMMUNICATION BETWEEN DISPLAY UNIT AND GRAPHICS COMPUTER POWERED BY IGNITE GRAPHICS SOFTWARE

ELECTRICAL: UNIT REQUIRES 6AMPS PER FACE -12AMPS TOTAL -SINGLE PHASE SERVICE
SIGN TO BE FABRICATED TO U.L. SPECIFICATIONS, LISTED AND LABELED

SIGN ELEVATION
Scale: 3/8"=1'-0"

Client:
MOBIL
DUNNE MANNING

Location:
1631 CLEVELAND RD.
SANDUSKY OHIO

Date:
09-21-16

Dwg. By:
M.J.S.

Dwg No:
MOB092116

Revised:
10-03-16

Drawing 1 of 1

The design and engineering presented on this drawing is to remain the exclusive property of Bartush Signs, Inc.

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Bartush Signs
& Gate Works
102 NORTH WASHINGTON ST.
SHEWSBURG, PENNSYLVANIA 17361
PHONE 570-384-2511
E-Mail: Signs@bartush.com
Web Address: www.bartush.com

ExxonMobil CONVERSION

PROJECT LOCATION

1631 CLEVELAND RD
SANDUSKY, OH 44870
41.4432, -82.6868

SITE MAP

PROJECT OVERVIEW

A Gate Configurations
B Alternate Specifications
C Dispenser Models

Project Manager:
Big Red Rooster Flow
2 Northfield Plaza Suite 211, Northfield, IL 60093

Branded Wholesaler:

Site Operator:

Forecourt Installer

Sign Installer

SITE - BEFORE

SITE - AFTER

approval signature
I have reviewed the visuals within this document and I approve the designs and scope of work listed within.

project name: ExxonMobil CONVERSION	PBL #: 322556
customer: ExxonMobil	created by: C. DANIELS
revision #: ORIGINAL	date: 08.05.2016
scale: NA	page #: 1 OF 11

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2 Northfield Plaza, Ste 211 Northfield, IL 60093
P: (847) 441-1818 F: (847) 592-9564

PERMIT PACKET

A GATE CONFIGURATIONS

Canopy fascia artwork for visualization purposes only

CANOPY PERSPECTIVE

1 | BACK ELEVATION

2 | RIGHT ELEVATION

3 | FRONT ELEVATION

4 | LEFT ELEVATION

project name	PBL #	customer	created by
ExxonMobil CONVERSION	322556	ExxonMobil	C. DANIELS
revision #	date	scale	page #
ORIGINAL	08.05.2016	NA	2 OF 11

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A GATE CONFIGURATIONS

project name	PBL #	customer	created by
ExxonMobil CONVERSION	322556	ExxonMobil	C. DANIELS
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B APERTURE SPECIFICATIONS
WAVE

Medium Wave

Structural Spec:
- Low density polyethylene (LDPE) frame around steel tube
- Acrylonitrile butadiene styrene (ABS) outer skin
- 175lbs total weight
- Structure rated at 120mph windload

project name	PSL #	customer	created by
ExxonMobil CONVERSION	322556	ExxonMobil	C. DANIELS
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ORIGINAL	08.05.2016	NA	4 OF 11

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B APERTURE SPECIFICATIONS

WAVE

SMALL WAVE – EX0000WA.SM

MEDIUM WAVE – EX0000WA.MD

LARGE WAVE – EX0000WA.LG

project name	PBL #	customer	created by
ExxonMobil CONVERSION	322556	ExxonMobil	C. DANIELS
revision #	date	scale	page #
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B APERTURE SPECIFICATIONS
BLADE

Blade

Electrical Spec
- Power supply Input 100-240VAC, 50/60Hz
- Output to LED's - 2 Watts or .016 Amps
- 129 lumen output
- IP68 rating
- -40c to +70c operating temp.
- 6500k white illumination

Structural Spec:
- Low density polyethylene (LDPE) frame around steel tube
- Acrylonitrile butadiene styrene (ABS) outer skin
- 145 lbs total weight
- Structure rated at 120 mph wind load

project name	PBL #	customer	created by
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B APERTURE SPECIFICATIONS
BLADE

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revision #	date	scale	page #
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B APERTURE SPECIFICATIONS
KOALA

Koala with Ears

Structural Spec:
- Sign has 3 sides, each with a poster
  Acrylonitrile butadiene styrene (ABS) outer skin
- 18 lbs total weight
- Structure rated at 120mph wind load

project name	PBL #	customer	created by
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B APERTURE SPECIFICATIONS
KOALA

KOALA WITH SMALL BACK AND TWO POSTERS

KOALA_S_SM

KOALA SMALL COLUMN – EX0000KL.SM

SCALE: 1"=1'-0"

KOALA WITH LARGE BACK AND THREE POSTERS

KOALA_S_LG

KOALA MEDIUM COLUMN – EX0000KL.LG

SCALE: 1"=1'-0"

KOALA WITH EARS ONLY AND THREE POSTERS

KOALA_S_ER

KOALA LARGE COLUMN – EX0000KL.ER

SCALE: 1"=1'-0"

KOALA_S

KOALA_S_LG

MD. POSTER:
2.03 SQ.FT

KOALA_B

KOALA_B

KOALA ELEVATION

SCALE: 1"=1'-0"

KOALA_ISO

project name	PRJ #	customer	created by
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B APERTURE SPECIFICATIONS
NUMBER WEDGE

Pump Number Wedge

Structural Spec:
- Wedges are 2 sided, non-illuminated, with white vinyl graphics
- Acrylonitrile butadiene styrene (ABS) skin with aluminum mounting plate
- 2 lbs total weight
- Structure rated at 120 mph wind load

Mounting Detail

Pump wedge rolls over attachment plate and secures with hidden screws on top

Bottom wedge clip slides under wall plate to hold bottom against wall

Option number decal when this end is pointing toward the store

project name	PBL #	customer	created by
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C DISPENSER

EXISTING

Valance logo

Riser panel decals

Pump numbers

Grade decals

Pump skirt

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