



# Planning Commission

City Building

City of Sandusky, Ohio 44870

**October 25, 2017  
1ST FLOOR CONFERENCE ROOM  
4:30 P.M.**

## **AGENDA**

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### **PUBLIC HEARING TO REVIEW THE FOLLOWING:**

1. Firelands Regional Medical Center has submitted an application for a zoning amendment to several parcels along Hayes Avenue, Pierce Street, and Rockwell Street.

### **ADDITIONAL AGENDA ITEM**

2. Firelands Regional Medical Center has submitted an application for site plan approval of a parking area to serve south campus of Firelands Regional Medical Center.
3. Sandusky City School District has submitted a site plan application for approval of a new elementary school at 924 Ontario Street.
4. Sandusky City School District has submitted a site plan application for approval of a new Pre K- K elementary school at 2314 Hancock Street.

**NEXT MEETING: November 15<sup>th</sup>, 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

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APPLICATION FOR  
MAP AMENDMENTS TO THE FOLLOWING  
PARCELS #'S: 57-05208.000, 57-02436.000,  
57-62129.000, 57-01072.000, 57-63087.000,  
57-03452.000, 57-03923.000, 57-61532.000

Reference Number: PC-14-17

Date of Report: October 17, 2017

Report Author: Casey Sparks, Chief Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Firelands Regional Medical Center, has submitted an application for an amendment to the zoning map. The applicant has requested to rezone the parcels from both “R1-40” Single Family Residential and “RRB” Residential Business to “PF” Public Facility. The parcels are fronting Rockwell Street, Hayes Avenue, and Pierce Street. The following information is relevant to this application:

Applicant: Firelands Regional Medical Center  
1111 Hayes Avenue  
Sandusky, Ohio 44870

Site Location: Rockwell Street, Hayes Avenue, Pierce Street

Zoning: “R1-40”/ Single Family Residential and “RRB” Residential Business

Existing Uses: Vacant Land

Proposed Zoning: “PF” Public Facility/ Parking for Veterans Facility

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1129 Residential Districts  
Chapter 1113.07 Amendments  
Chapter 1123 Public Facility

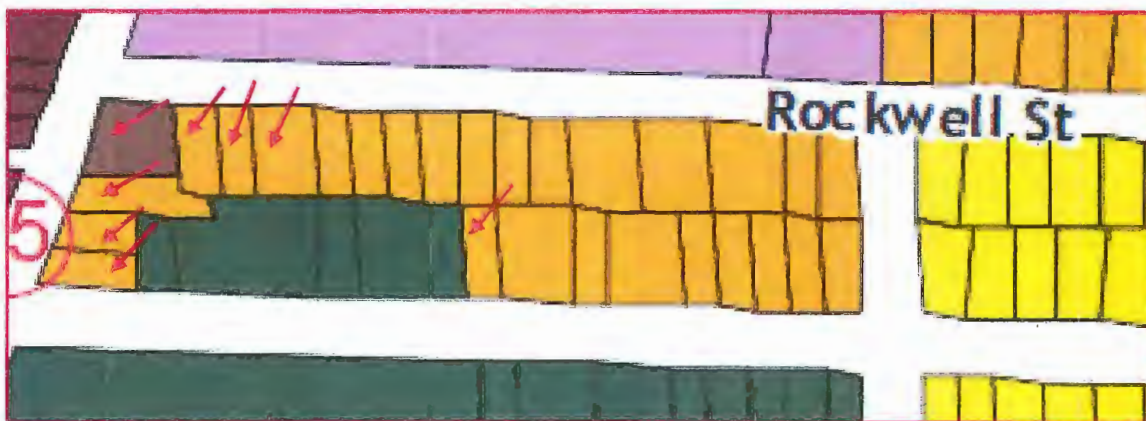
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### SITE DESCRIPTION

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The subject properties are located along Rockwell Street, Hayes Avenue, and Pierce Street. The surrounding zoning districts include RRB (Residential Business), and R1- 40 (Residential Single Family).

**Zone Map – Parcels outlined in red**



	PUBLIC-ACITY		R1-40 SINGLE-FAMILY RESIDENTIAL		R LOCAL BUSINESS		DRD DOWNTOWN BUSINESS
	R2 RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		RB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R1-70 SINGLE-FAMILY RESIDENTIAL		RMP MULTI-FAMILY RESIDENTIAL		GU GENERAL BUSINESS		LM LIMITED MANUFACTURING
	R1-80 SINGLE-FAMILY RESIDENTIAL		RBR RESIDENTIAL / BUSINESS		CA COMMERCIAL AMUSEMENT		GM GENERAL MANUFACTURING
	R1-90 SINGLE-FAMILY RESIDENTIAL		P ARTIAL PARKING		CH COMMERCIAL HIGH-RISE		PJ PLANNED DEVELOPMENT
	AS AGRICULTURE						NO REQUIRED SETBACK IN FEET

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## DIVISION OF PLANNING COMMENTS

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Firelands Regional Medical Center has applied for a zoning map amendment for several parcels adjacent to the south campus facility. The VA facility is proposed to locate within the south campus facility in the near future. This use will occupy approximately 12,000 square feet. The applicant is proposing to rezone the property for the purpose of additional parking for the facility. The proposed site plan proposes 147 parking spaces, Section 1149.05 requires one space for every 200 square feet, which would require 60 spaces. Firelands Regional Medical Center has continued to place a great deal of effort into making Hayes Avenue a health corridor for the city by continuing to purchase property for development and invest in their existing facilities.

The Bicentennial Vision/ Comprehensive Plan 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 institutional expansion within this area.

Staff has expressed to the applicant some concern regarding the remaining residential structure within the area, the property owner has indicated that the property owner is aware of the current parking plan and they would be willing to create some sort of scheme for buffering with either landscaping for fencing for this property and the other surrounding properties adjacent to the proposed parking area.

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 over time purchased these properties and demolished the structures on these parcels to repurpose for redevelopment.
- **Identify and build on regional assets.** The comprehensive plan specifically discusses creating an “Ed and Meds Corridor by building on the presence of Firelands Regional Medicals center. The applicant has expanded the uses located within their facilities by including the veteran’s facility and this parking within the adjacent area.

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 trends within this area are both medical and educational uses along the Hayes Avenue corridor, staff believes that rezoning these parcels to support these uses would be helpful. Planning staff also believes it will be in the public’s interest to utilize this area to service an established institution within the community.

The applicant is aware that site plan approval will be required for the proposed parking within the area.

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#### **ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed zoning amendment and has provided the following comments, please note that these are more specific to the site plan.

- Is there a curb ramp on the south side of Pierce Street?
- What will be in the west and north green space?
- Where will the storm water volume storage be and where will it discharge?
- Where will the lighting be?
- The spaces should be closest to the crossing, can these be moved?
- Spaces do not work on the SW corner?
- Will need a final SWPP
- Need a final sewer/ utility plan prior to approval

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#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the proposed zone map amendment and has indicated that the applicant would need electric permits for any proposed lighting.

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#### **POLICE DEPARTMENT COMMENTS**

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

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#### **FIRE DEPARTMENT COMMENTS**

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

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#### **CONCLUSION/RECOMMENDATION**

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In conclusion, the Bicentennial Vision and Comprehensive Plan calls for the expansion of the “Eds & Meds” uses along the Hayes Avenue corridor, staff believes that this rezoning will assist the property owner in expanding these uses. Planning Staff recognizes that the existing south campus has a number of surrounding parking facilities, however the VA facility is requesting additional parking that will service their use as well as other uses within south campus. Staff recommends approval of the rezoning with the condition that the property owner must seek site plan approval for the proposed parking area.

CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL

☒ Amendment to the Zone Map/Rezoning

APPLICANT/AGENT INFORMATION:

Property Owner Name: FIRELANDS REGIONAL MEDICAL CENTER

Property Owner Address: 1111 HAYES AVE. SANDUSKY, OH  
44870

Property Owner Telephone: 419-557-7400

Authorized Agent Name: JOHN HANCOCK

Authorized Agent Address: 326 E. MARKET ST.  
SANDUSKY, OH 44870

Authorized Agent Telephone: 419-625-7838

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: VARIOUS

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

SEE ATTACHED 57-05208.000 57-02436.000  
57-62129.000 57-01072.000 57-63087.000  
57-03452.000 57-03923.000 57-61932.000 PF R1-40  
Parcel Number: SEE PLAT ATTACHED Zoning District: R2B

DETAILED SITE INFORMATION:

Land Area of Property: 1.6310 AC. (sq. ft. or acres)

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

Building #1: 0 (in sq. ft.)

Building #2: 0

Building #3: 0

Additional: 0

Total Building Coverage (as % of lot area): 0

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: NONE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Building Height (for any new construction): NONE

Number of Dwelling Units (if applicable): NONE

Number of Off-Street Parking Spaces Provided: 155

Parking Area Coverage (including driveways): 64,356 (in sq. ft.)

Landscaped Area: 7667 (in sq. ft.)

Requested Zoning District Classification: PF

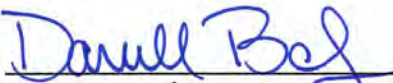
APPLICATION AUTHORIZATION:

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.

 9-11-2017  
Signature of Owner or Agent 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.

 9/12/2017  
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

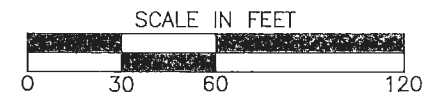
STAFF USE ONLY:

Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

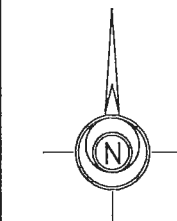
Date of Planning Commission Meeting: \_\_\_\_\_

Planning Commission File Number: \_\_\_\_\_

- F RN#200221674  
 A RN#200221674  
 E RN#200221674  
 H I D RN#200221674  
 B C RN#201402283  
 G RN#201306955  
 K RN#200907312

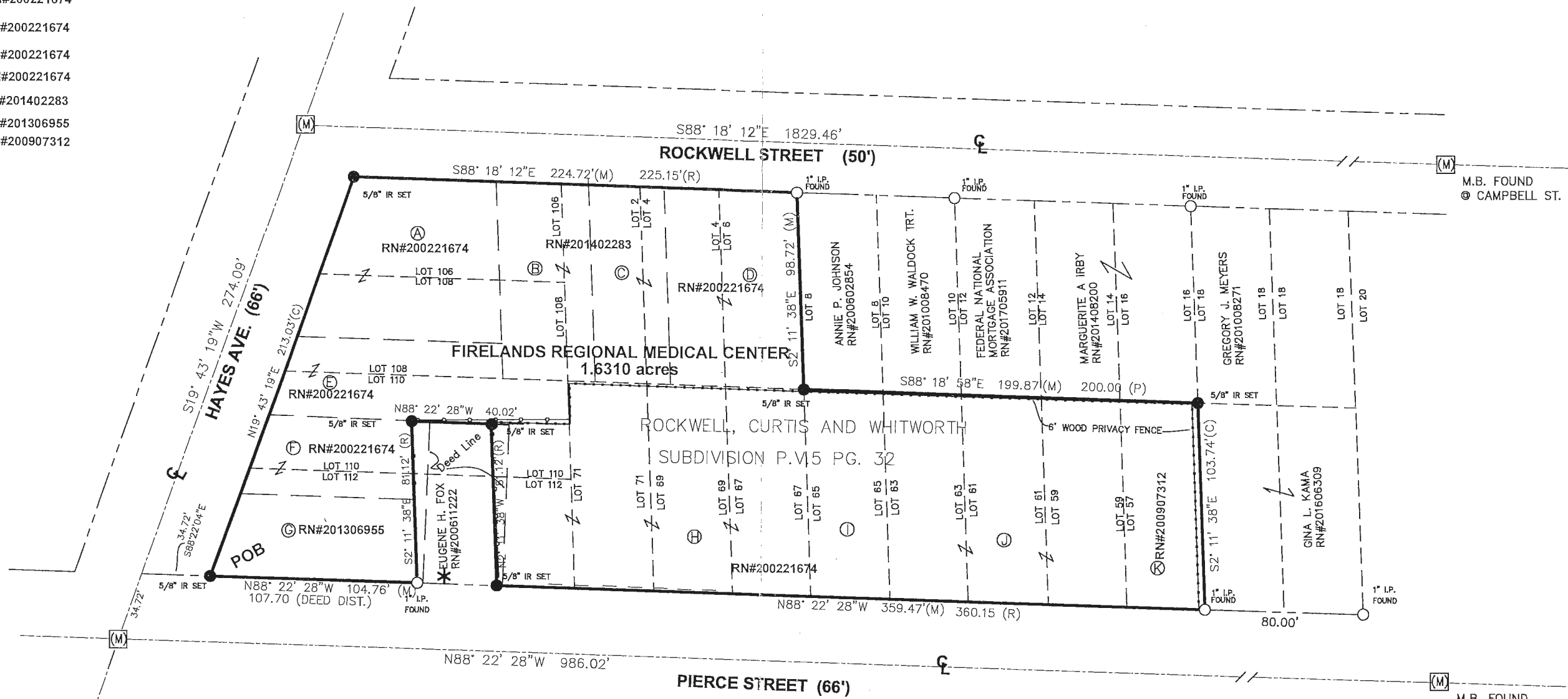


REVISED:



John Hancock & Associates  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET ST. SANDUSKY, OHIO 44870  
 (419) 625 - 7838

**FIRELANDS REGIONAL MEDICAL CENTER  
 BOUNDARY SURVEY**  
 PART OF THE  
 ROCKWELL, CURTIS AND WHITWORTH SUBDIVISION P.V. 5, PG. 32  
 OF LOTS 52 & 53 SCRANTON'S SURVEY  
 CITY OF SANDUSKY, WARD 2, ERIE COUNTY, OHIO



\* Survey Reflects Occupation of Eugene H. Fox record parcel line is shown

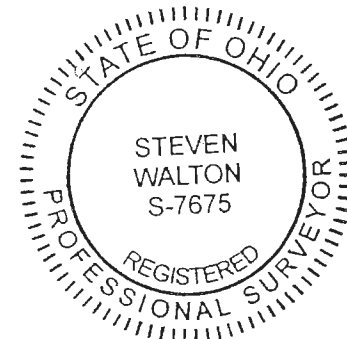
APPROVED per Erie County Requirements  
 And Sections 4733-37 thru 4733-37-07 of the Ohio  
 Administrative Code only. No Field Verifications  
 for Accuracy made.

Eric County Engineer  
 Date: 09/06/17

**LEGEND**

- (C) CALCULATED DISTANCE  
 (R) RECORDED DISTANCE  
 (M) MEASURED DISTANCE  
 ○ MONUMENT FOUND AS NOTED  
 ● MONUMENT SET AS NOTED  
 [M] MONUMENT BOX FOUND  
 --- LOT LINE  
 — DEED/PARCEL LINE

Parcel No.	Letter	Zoned
57-62129.000	(A)	Residential/Business
57-03452.000	(B)	Single-Family Residential
57-01072.000	(C)	Single-Family Residential
57-03923.000	(D)	Single-Family Residential
57-63087.000	(E)	Single-Family Residential
57-61532.000	(F)	Single-Family Residential
57-05208.000	(G)	Single-Family Residential
57-69010.000	(H)	Public Facility
57-69011.000	(I)	Public Facility
57-69006.000	(J)	Public Facility
57-02436.000	(K)	Single-Family Residential



BEARINGS HEREON ARE BASED UPON  
 OHIO STATE PLANE COORDINATE SYSTEM  
 NAD '83 (2011)

I HEREBY CERTIFY THAT THIS PLAT  
 WAS PREPARED FROM AN ACTUAL FIELD  
 SURVEY OF THE PREMISES CONDUCTED  
 BY ME PURSUANT TO CHAPTER  
 4733-37  
 OF THE OHIO ADMINISTRATIVE CODE.

Steven B. Walton  
 STEVEN B. WALTON, P.S.  
 OHIO R.L.S. 7675

DATE: 9/6/17

REFERENCE:  
 DEEDS AS NOTED  
 PLAT VOL. 5, PG. 32

JOB NO.: 258017  
 DRN BY: SBW  
 FILE NO.: 2580-PLAT  
 DATE: 08/21/17  
 SCALE: 1" = 60'  
 SHEET NO.: 1 OF 1

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN  
APPROVAL FOR A PARKING AREA TO  
SERVICE FIRELANDS REGIONAL MEDICAL  
CENTER

Reference Number: PC-17-17

Date of Report: October 19, 2017

Report Author: Casey Sparks, Chief Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Firelands Regional Medical Center, has submitted an application for site plan approval for a parking to serve the VA medical facility and Firelands Regional Medical Center (south campus). The applicant is proposing 147 parking spaces on the parcels fronting Rockwell Street, Hayes Avenue, and Pierce Street. The following information is relevant to this application:

Applicant: Firelands Regional Medical Center  
1111 Hayes Avenue  
Sandusky, Ohio 44870

Site Location: Rockwell Street, Hayes Avenue, Pierce Street

Zoning: "R1-40"/ Single Family Residential and "RRB" Residential Business- applicant has applied to rezone the parcels to PF Public Facility.

Existing Uses: Vacant Land

Proposed Zoning: "PF" Public Facility/ Parking for Veterans Facility and south campus

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1129 Residential Districts  
Chapter 1123 Public Facility  
Chapter 1149-Site Plan off Street Parking

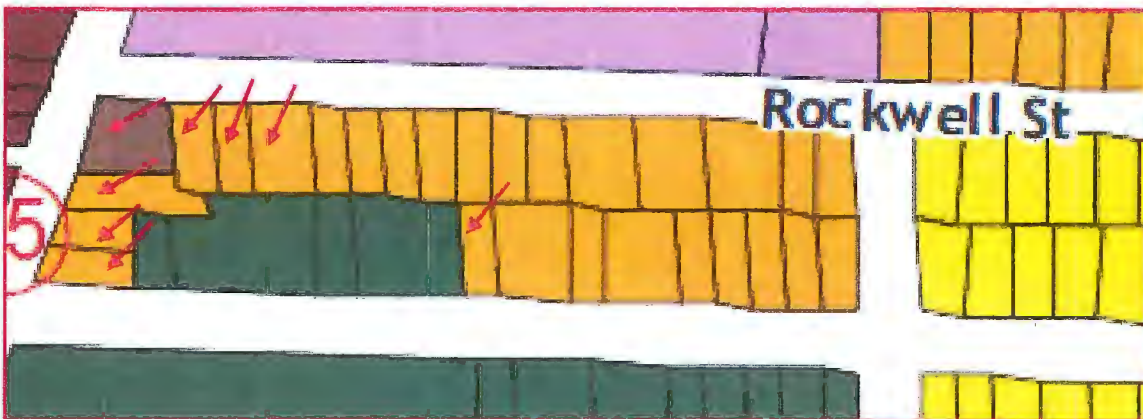
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### SITE DESCRIPTION

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The subject properties are located along Rockwell Street, Hayes Avenue, and Pierce Street. The surrounding zoning districts include RRB (Residential Business), and R1- 40 (Residential Single Family).

## Zone Map – Parcels outlined in red



R-1 SINGLE-FAMILY	R1-40 SINGLE-FAMILY RESIDENTIAL	B LOCAL BUSINESS	DBD DOWNTOWN BUSINESS
RS RESIDENTIAL SUBURBAN	R2F TWO-FAMILY RESIDENTIAL	RB ROADSIDE BUSINESS	CS COMMERCIAL SERVICE
R1-70 SINGLE-FAMILY RESIDENTIAL	RMF MULTI-FAMILY RESIDENTIAL	LB LOCAL BUSINESS	LM LIMITED MANUFACTURING
R1-60 SINGLE-FAMILY RESIDENTIAL	RBH RESIDENTIAL / BUSINESS	CA COMMERCIAL AMUSEMENT	GM GENERAL MANUFACTURING
R1-50 SINGLE-FAMILY RESIDENTIAL	P PUBLIC PARKING	CB COMMERCIAL NEIGHBORHOOD	PUD PLANNED UNIT DEVELOPMENT
AG AGRICULTURE			NO REQUIRED SETBACK TO FRONT

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## DIVISION OF PLANNING COMMENTS

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Firelands Regional Medical Center has applied for site plan approval for a parking area to service the south campus facility. The VA facility is proposed to locate within the south campus facility in the near future. This use will occupy approximately 12,000 square feet. The proposed site plan proposes 147 parking spaces. Section 1149.05 requires one space for every 200 square feet, this use would require 60 spaces. The applicant has indicated that they are proposing additional parking because of the spaces lost at the old memorial site due to the proposed new school site located along Hayes Avenue and Buchanan Street. The hospital lost approximately thirty spaces within this area. The lease agreement that was signed with the VA stated that the hospital would provide 100 parking spaces in addition to 12 handicapped van accessible spaces. The applicant is proposing the majority of van accessible spaces be placed directly adjacent to the building, as additional spaces will be lost within the existing parking area now serving south campus.

The site plan currently meets all requirements of Section 1149.13 as the applicant is proposing 60 degree angled parking with a of minimum 9' x 19' parking stalls , the proposed aisle widths are to be either 17.26' or 19.58'. The applicant is required to provide four handicapped parking spaces with one van accessible space. The applicant is proposing a total of four handicapped spaces, one additional van accessible space will need to be provide as well as specific measurements for the spaces.

Section 1149.09 requires landscaping areas for parking lots containing more than 25 spaces and perimeter landscaping for the areas adjacent to a public street. The code would also require landscaping islands for every 25 parking spaces. The applicant has provided landscaping along Rockwell Street and Hayes Avenue, in addition to minimal landscaping along Peirce Street. It is important to note that the majority of the parking area along Peirce Street is an existing parking area that contains minimal landscaping. The applicant has submitted several small landscaping islands scattered amongst the site.

Planning Staff does have concerns regarding the one remaining single family dwelling within the proposed parking area, however staff does recognize that the individual currently has parking to the east of his property. Staff also acknowledges that the applicant has proposed a fence around his property, however it would be the recommendation of staff to propose not only a fence for screening purposes but also additional landscaping along the western side of his property. Staff believes that this would add aesthetic elements to the parking area and if the hospital took ownership of this property at a future date it could be then converted into parking if necessary. In order to accomplish this, the handicap parking proposed adjacent to the single-family dwelling will need to be relocated. Staff would also recommend the removal of several parking spaces along the southwest corner of Hayes and Pierce Street for additional landscaping to the site. The Bicentennial Vision plan calls for improvements along the Hayes Avenue corridor, additional landscaping to this site would aesthetically improve not only the corridor but the south campus area.

To date the applicant has not provided a lighting plan for the parking area, staff would recommend that this is provided to staff in the near future to assure that it will not negatively effect the surrounding property owner.

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#### **ENGINEERING STAFF COMMENTS**

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

- Is there a curb ramp on the south side of Pierce Street?
- What will be in the west and north green space?
- Where will the storm water volume storage be and where will it discharge?
- Where will the lighting be?
- The spaces should be closest to the crossing, can these be moved?
- Spaces do not work on the SW corner?
- Will need a final SWPP
- Need a final sewer/ utility plan prior to approval

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#### **BUILDING STAFF COMMENTS**

---

The City Building Official has reviewed the proposed zone map amendment and has indicated that the applicant would need electric permits for any proposed lighting.

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#### **POLICE DEPARTMENT COMMENTS**

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

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#### **FIRE DEPARTMENT COMMENTS**

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

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#### **CONCLUSION/RECOMMENDATION**

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Firelands Regional Medical Center has continued to place a great deal of effort into making Hayes Avenue a health corridor for the city by continuing to purchase property for development and invest in their existing facilities. Staff would recommend approval of the site plan for the proposed 147 parking spaces within the area fronting Peirce Street, Rockwell Street, and Hayes Avenue with the following conditions:

1. Removal of several parking spaces along the southwest corner of Hayes and Pierce Street for the purpose of additional landscaping to the site.
2. Removal of the proposed handicapped parking spaces to the west of the single family dwelling and adding additional landscaping within this location.
3. The applicant provide a lighting/ photometric plan for the proposed site.
4. Approval of the site plan is contingent on approval of the zoning map amendment.

CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL

✓ Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: FIRELAND REGIONAL MEDICAL CENTER

Property Owner Address: 1111 HAYES AVE.

SANDUSKY, OH 44870

Property Owner Telephone: 419-557-7400

Authorized Agent Name: JOHN HANCOCK

Authorized Agent Address: 326 E. MARKET ST.

SANDUSKY, OH 44870

Authorized Agent Telephone: 419-625-7838

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: VARIOUS

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

SEE ATTACHED

Parcel Number: SEE PLAT ATTACHED

Zoning District: PF R1-40  
IRB

DETAILED SITE INFORMATION:

Land Area of Property: 1.6310 AC. (sq. ft. or acres)

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

Building #1: 0 (in sq. ft.)

Building #2: 0

Building #3: 0

Additional: 0

Total Building Coverage (as % of lot area): 0

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: NONE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Building Height (for any new construction): NONE

Number of Dwelling Units (if applicable): NONE

Number of Off-Street Parking Spaces Provided: 155

Parking Area Coverage (including driveways): 64,354 (in sq. ft.)

Landscaped Area: 7667 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):    W/A

- ☐ 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.):

PARKING LOT EXPANSION FOR PROPOSED VA  
CLINIC AT SOUTH CAMPUS

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.

 Agent  
Signature of Owner or Agent

9-11-2017  
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

9/12/2017  
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.



HAYES AVENUE (66')

ROCKWELL STREET (50')

PIERCE STREET (66')

PROPOSED 6" WOOD FENCE

PROPOSED LANDSCAPING

EXISTING LIGHTING  
TO BE REMOVED

PROPOSED LANDSCAPING

PROPOSED CATCHBASIN

EXISTING CATCHBASIN

ASPHALT PAVEMENT: 1.480 AC (63,597.6 SQ. FT.)  
LANDSCAPE/GREEN AREA: 0.1105 AC (4,813.4 SQ. FT.)  
BIO RETENTION AREA: 0.0502 AC (2,187.07 SQ. FT.)  
TOTAL SITE AREA: 1.6310 AC (71,046 SQ. FT.)

147 TOTAL SPACES  
8 HANDICAP VAN ACCESSIBLE SPACES



JOHN HANCOCK, P.E.  
OHIO P.E. 39214

DATE: 10-17-2017

FIRELANDS REGIONAL MEDICAL CENTER  
V.A. PARKING EXPANSION

PART OF THE  
ROCKWELL, CURTIS AND WHITWORTH SUBDIVISION  
CITY OF SANDUSKY, ERIE COUNTY, OHIO

John Hancock & Associates

INCORPORATED  
ENGINEERS - SURVEYORS  
326 E. MARKET ST. SANDUSKY, OHIO 44870  
(419) 625 - 7638

JOHN HANCOCK  
P.E. NO. 39214

JOB NO.: 258017

DRN BY: SEW

FILE NO.: 2580-PLAT

DATE: 08/21/17

SHEET NO.:

1 OF 1

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR AN SITE PLAN/ OFF-  
STREET PARKING APPROVAL FOR  
924 ONTARIO STREET

Reference Number: PC-16-2017

Date of Report: October 17, 2017

Report Author: Casey Sparks, Chief Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Sandusky City School District has submitted a site plan application for a building addition for the construction of a new elementary school serving grades 1-2. The following information is relevant to this application:

Applicant: Sandusky City Schools  
407 Decatur Street  
Sandusky, Ohio 44870

Authorized Agent: Lesko Associates, Inc.  
27955 Clemens Road  
Westlake, Ohio 4415

Site Location: 924 Ontario Street

Zoning: "PF" Public Facility

Existing Uses: School Facility

Proposed Uses: Elementary School

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1149 Site Plan Review & Off- Street Parking  
Chapter 1123 Public Facilities Districts

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### SITE DESCRIPTION

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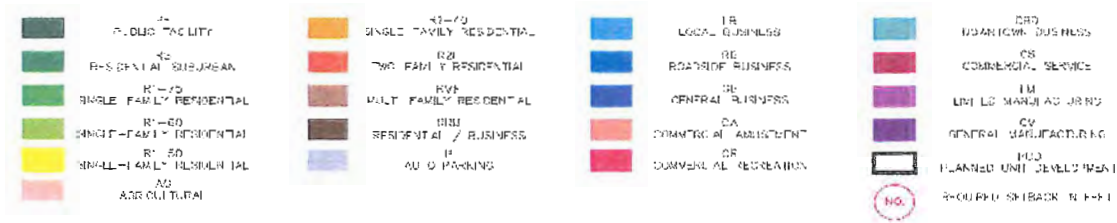
The subject property is located at 924 Ontario Street and is currently zoned as "PF" Public Facility and is adjacent to other properties zoned as Public Facility.

Below is the zoning map and aerial image of the subject property is found below and the parcel of the subject property is pointed out:



924 Ontario Street





## DIVISION OF PLANNING COMMENTS

The applicant has proposed to construct a one story elementary building that will service grades 1-2, which will accommodate 548 children and 100 staff members starting in September 2019. The applicant is proposing a two-story structure with masonry walls, large glass areas and sloped, shingled roofs. Some roof areas will be near flat.

The applicant has proposed three points of access for the site. The north access drive will serve for student drop off and south access drive will be utilized for service vehicles and staff to access the staff parking area. The applicant has indicated state requirements strongly recommend bus and car traffic be separated, as such they have proposed an access drive coming off Arthur Street for bus traffic only. It is important to note that the applicant has requested a variance for both the north and south access drives as they currently do not meet the 6' setback abutting any residents or public facility as required in Section 1123.04. The applicant has recently revised the Arthur Street access drive to be 6' from the adjacent residential property. These changes were to accommodate an old sewer line that is currently within the area. The applicant has indicated radio controlled gates for this area to assure separation of car and bus traffic. Staff has confirmed with fire and engineering that these would not be a safety issue, staff would strongly recommend that these gates be relocated if ever there is further improvements to Arthur Street. Staff has informed the applicant that we were made aware of concerns from the property owner located at 1236 Fifth Street regarding the location of the proposed access drive along Arthur Street. Staff has informed the applicant that we would like to see a fence or landscaping be located within this area to assure proper screening.

It is also important to note that the property owner has completed a title search regarding the north and south access drives, although these are indicated as right of-ways within the survey it is the understanding of staff that the school holds ownership of this land and that there is an established access agreement with the surrounding property owners along Third Street and Fifth Street. The applicant has indicated that the proposed access drives were designed to assure additional accessibility for more cars within the drop off area, the current circulation of the site does not allow a large number of cars to be queued for drop off and quickly congests the area. The proposed design relocates the drop off area from the front of the school on Ontario Street to the north side within the site, which will allow for additional queuing area and reducing the back-up on Ontario Street.

Section 1149.05 states that the parking spaces required for public buildings such as municipal and education shall be determined by the site development. The proposed site plan indicates a total of 94 parking spaces, 38 visitor spaces and 50 staff spaces. The site plan indicates 4 standard handicapped spaces and 2 van accessible spaces. Planning staff believes that the proposed number of spaces will meet the needs of the site and currently meets the ADA parking requirements in regard to the number of spaces. The measurements for the ADA parking spaces were not provided, at the time this report was written, however staff has requested they be submitted prior to the Planning Commission meeting. Planning staff would also recommend that one of the handicap spaces be

added to the visitor parking area along the north side of the site. The applicant is proposing 9 x 20' parking spaces and a 24' aisle width for the site which meets the parking requirements of Section 1149.13.

Section 1149.09 would require landscaping areas for parking lots that contain more than 25 spaces and perimeter landscaping for the areas adjacent to a public street. The applicant has provided landscaping islands along the western portion of the site as well as some landscaping within the southern portion of the site adjacent to several of the residents. The applicant has provided landscaping within the eastern portion of the property, including one parking island within the staff parking area.

The applicant did not indicate the exact measurements for the setbacks, however utilizing the indicated measurements, staff has found that that applicant is proposing approximately a 75' north side yard setback, approximately 90' south side yard setback, and the rear setback is over 200'. The front yard setback is approximately 48'. The applicant is currently meeting the setback requirements as indicated in Section 1123.04.

Section 1123.05 states that the maximum height for buildings located within the PF Public Facility zoning district shall not exceed 60'. The applicant is proposing the building be 32' at the highest point.

Staff does have concerns regarding the proposed fencing for the play areas. Staff would recommend that at minimum, play areas that can be seen from the right-of-way utilize a decorative fence, similar to the style of fencing recently approve at the Hayes Avenue school. Whereas, play areas that cannot be viewed from the right-of-way utilize a black coated chain link fence, at minimum. Further, staff recommends that fenced play areas provide gates that remain open for the surrounding residents to utilize.

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#### ENGINEERING STAFF COMMENTS

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The City Engineer has reviewed the plans and provided the following comments attached to this report.

Engineering Comments/Questions:

1. 1.002 Architectural Site Layout Plan
  - a. Staff and fuel efficient parking on the north bound one-way would be 60 degree parking or should this be two way, Ontario is north bound only.
  - b. Show where the ADA entrance to the school is located.
  - c. Consider concrete pad in front of the dumpster area.
  - d. Staff wants a concrete apron drive off Fifth Street for the bus traffic – per City Standards.
  - e. Consider a bio swale rain garden or incubator between the grass play area and building.
  - f. How will access to alleys remain when you are removing asphalt
2. 1.003 Site Grading Plan
  - a. There are no spot grades.
  - b. Car drop off a can bio swale or incubator garden be used in this
  - c. Can bio swale, rain garden, or incubator be placed between the walks or on the north east side of the building.

- d. Where are existing contours? How are the homes along Fifth Street being drained
- 3. 1.004 Drainage Plan
  - a. Drainage plan will be reviewed with the final engineering review.
- 4. 1.005 Site and Utility Plan
  - a. Need details of storm crossing in Arthur Street
  - b. Utility crossing north of basin ( 6" and 24" pipe fitting)
  - c. Can a bio swale, rain garden, or incubator be placed between building or walk where this is a downspout.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the site plan application and stated that plans and permits are required before construction.

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#### **POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the site plan application and has stated that there are no issues with the proposed application.

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#### **FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed site plan application and has no objections or concerns.

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#### **CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff recognizes that many of the residents are concerned about the possibility of additional drainage and run off onto their properties. Staff has corresponded with the applicant regarding the final engineering plans, they have indicated that these should be completed for the November Planning Commission. Staff would recommend that the Planning Commission table the application until the final engineering is completed. The applicant has also informed staff that tabling the application until the November meeting will not affect the timeline for construction. Staff would encourage Planning Commission to provide comments on the remainder of the site plan at Wednesday's meeting. Below are the issues that we would like addressed regarding the site plan.

- 1. Approval of the requested variances through the Board of Zoning Appeals.
- 2. Fencing or screening is required on or near the residential property adjacent to the Arthur Street access drive.
- 3. Remove proposed trees along the southside access drive and place with low lying landscaping outside of the utility easement.
- 4. Play areas that can be seen from the right-of-way shall utilize a decorative fence, similar to the style of fencing recently approved at the Hayes Avenue school. Play areas that cannot be viewed from the right-of-way shall utilize a black coated chain link fence, at minimum.

LESKO ARCHITECTURE

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October 17, 2017

Lesko Associates, Inc.  
27955 Clemens Road, Suite A  
Cleveland, OH 44145  
440.835.0850 fax: 440.835.8483  
architects@lesko-associates.com

Ms. Casey Sparks  
Chief Planner  
City of Sandusky  
222 Meigs Street  
Sandusky, Ohio 44870

RE: Sandusky City Schools  
Ontario School  
Lesko Project 1601-04

Dear Ms. Sparks:

Thank you for your email of October 11, 2017 expressing concerns about adjacent property owner's ability to access their driveways from the school property.

It is fully the intention of the school district that the access to any driveway currently abutting the school property line will be maintained. This applies to properties on Third Street and Fifth Street.

The curb shown blocking the driveway access at 1233 Fifth Street was an oversight that will be corrected. The curb will stop near the northwest corner of that property leaving a gate opening facing west.

The Ohio Schools Design Manual (OSDM) requires that automobile traffic and bus traffic be separated for safety reasons, so the gates insure that the drive will allow buses only. We believe that signage alone will not keep cars from using that drive and mingling with the busses.

A sidewalk will be provided along the bus drive providing unobstructed pedestrian access.

Regarding the concern about storm water run-off onto adjacent properties expressed in your October 13, 2017 email, we have been working closely with the City Engineering Department to assure that stormwater is managed on-site and will not affect neighbors.

Please contact me if you have any further questions.

Thank you,

LESKO ASSOCIATES, INC.



Kenneth A. Damm, AIA

KAD:bmm

cc: Dr. Eugene Sanders  
John Feick  
Kevin Toms



Lesko Associates, Inc.

27955 Clemens Road, Suite A

Cleveland, OH 44145

440.835.0850 fax: 440.835.8483

architects@lesko-associates.com

September 28, 2017

Ms. Angela Byington, AICP  
City of Sandusky  
Planning Commission  
222 Meigs Street  
Sandusky, Ohio 44870

RE: Planning Commission Submission  
Sandusky City School District  
New 1-2 Elementary School – Ontario Street  
Lesko Project No. 1601-04

Dear Ms. Byington:

Sandusky City School District and Lesko Associates, Inc. is pleased to make this submission to Sandusky Planning Commission for your consideration.

The 6.02 acre site at 924 Ontario Street., replacing the existing elementary school, will be the new 1-2 Elementary School for 548 children and 100 staff starting in September of 2019. This will be a 2 story structure with masonry walls, large glass areas and sloped, shingled roofs. Some roof areas will be near flat.

The site is bounded by Ontario Street on the west, residential on the north parallel to 3<sup>rd</sup> street, Arthur Street (undeveloped) on the east, and residential on the south parallel to 5<sup>th</sup> street. Automobile traffic can access the site only from Ontario Street, which is one way north. The south drive is two way traffic to access the staff parking areas. The north drive is two way for student drop off with a turn around loop. Bus traffic can only access from 5<sup>th</sup> street, through a new drive to be constructed in the Arthur Street R.O.W. – Automobile traffic will not be permitted. The drive will be access controlled with radio controlled gates. Bus traffic will be separated from student drop off traffic. The access easement currently provided to the rear of residences on both the north and south will be maintained.

The 67,139 square foot building has a first floor footprint of 44,179 square feet (16.8% lot coverage). Paving is 90,229 square feet (34.4% lot coverage). The school district will seek a variance regarding the drive/parking setback.

Ms. Angela Byington, AICP  
September 28, 2017  
Page 2

We look forward to meeting with the Planning Commission and hearing their comments.

Sincerely,

LESKO ASSOCIATES, INC.

A handwritten signature in black ink that reads "Kenneth A. Damm". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kenneth A. Damm, AIA

KAD:bmm

Attachments: PC Application with fee  
Board of Zoning Appeals Application with fee  
Legal Description  
13 copies of Planning Commission Drawing Sets, delivered under  
separate cover Thursday, September 28, 2017  
10 copies of BZA delivered under separate cover Thursday, September  
28, 2017

cc: Dr. Eugene Sanders, Superintendent Sandusky City Schools  
Mr. Kevin Toms, Sandusky City Schools  
Mr. John Feick, AIA, Owners Representative



CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL

\_\_\_\_ Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: SANDUSKY CITY SCHOOL DISTRICT

Property Owner Address: 407 DEGATUR ST.

SANDUSKY, OHIO 44870

Property Owner Telephone: (419) 626-6940

Authorized Agent Name: LESKO ASSOCIATES, INC.

Authorized Agent Address: 27955 CLEMENS RD.

WEST LAKE, OHIO 44145

Authorized Agent Telephone: (440)-835-0850

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 924 ONTARIO ST.

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

SEE ATTACHED LEGAL DESCRIPTION (9 PAGES)

Parcel Number: 57-65001.000 Zoning District: PF

DETAILED SITE INFORMATION:

Land Area of Property: 262,347 SF (sq. ft. or acres)

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

Building #1: 44,179 (in sq. ft.)

Building #2: N/A

Building #3: N/A

Additional: N/A

Total Building Coverage (as % of lot area): 16.8%

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: 67,139 SF (2 FLOORS)

70% EDUCATION

30% ASSEMBLY

Proposed Building Height (for any new construction): 38'  
AVERAGE ROOF HGT.

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

Number of Off-Street Parking Spaces Provided: 94

Parking Area Coverage (including driveways): 90,229 (in sq. ft.)

Landscaped Area: 110,000 (in sq. ft.)  
(INCLUDES LAWN)

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.):

THIS 67,000 SQUARE FOOT SCHOOL WILL

HOUSE OVER 600 STUDENTS AND STAFF

AND WILL HAVE A CAFETERIA WITH STAGE

AND A GYMNASIUM FOR SCHOOL AND

COMMUNITY USE.

### 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.

W. B. Smith 9.28.17  
Signature of Owner or Agent 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: \_\_\_\_\_

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A

1. Effective Date: April 10, 2017 at 7:30 a.m.

2. Policy (or Policies) to be issued:

(a).....ALTA Owners Policy of Title Insurance (6-17-06)

Amount  
\$

Proposed Insured:  
N/A

(b).....ALTA Loan Policy of Title Insurance (6-17-06)

\$

Proposed Insured:  
N/A

3. The estate or interest in the land described or referred to in this Commitment is **fee simple**

4. Title to the **fee simple** estate or interest in said land is at the effective date vested in:

**BOARD OF EDUCATION, SANDUSKY CITY SCHOOL DISTRICT**

Recorded in Volume 206 at Page 353, Erie County, Ohio Deed Records (As To Parcel 1)

Recorded in Volume 206 at Page 355, Erie County, Ohio Deed Records (As To Parcel 2)

Recorded in Volume 206 at Page 189, Erie County, Ohio Deed Records (As To Parcel 3)

Recorded in Volume 208 at Page 62, Erie County, Ohio Deed Records (As To Parcel 4)

Recorded in Volume 216 at Page 67, Erie County, Ohio Deed Records (As To Parcels 5, 6 & 7)

Recorded in Volume 9 at Page 196, Erie County, Ohio Miscellaneous Records

5. The land referred to in this Commitment is described as follows:

(For Description see Schedule A Continued attached hereto and made a part hereof.)

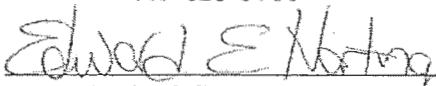

Issuing Agent Hartung Title Agency, Inc. Agent ID No. 4040118

327 E. Washington St.

Sandusky, Ohio 44870

419-625-5700

By:

  
Authorized Countersignature 

(Valid Only if Schedules A, B and the Insuring Provisions are attached)

Page No. A-1

FD 01/03/11-C alh

First American Title Insurance Fraud Warning: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 1:

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

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning in the South line of Fourth Street, at a point 204 feet east of its intersection with the east line of Ontario Street; thence east, along the South line of Fourth Street, 80 feet; thence South, parallel with the east line of Ontario Street, 148.5 feet; thence West, parallel with the South line of Fourth Street, 80 feet; thence North, parallel with the east line of Ontario Street, 148.5 feet to the place of beginning.

*See A-1*

PARCEL NO. 2:

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

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning in the south line of Fourth Street, at a point 284 feet east of its intersection with the east line of Ontario Street; thence east, along the South line of Fourth Street 90 feet, more or less, to the west line of Lane Street, extended; thence South, along said last mentioned line, and parallel with the east line of Ontario Street, 132 feet; thence West, parallel with the South line of Fourth Street, 66 feet, more or less, to the northwest corner of the land now or formerly owned by Russell C. Bertsch and Verna D. Bertsch; thence South, parallel with the east line of Ontario Street, 16.5 feet; thence West, parallel with the South line of Fourth Street, 24 feet; thence North, parallel with the east line of Ontario Street, 148.5 feet to the place of beginning.

*See A-1*

PARCEL NO. 3:

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

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning at the intersection of the south line of Fourth Street and the east line of Ontario Street; running thence east, along the south line of Fourth Street, a distance of eighty-nine (89) feet; thence South, parallel with the east line of Ontario Street, a distance of one hundred thirty-two (132) feet; thence west, parallel with the south line of Fourth Street, a distance of eighty-nine (89) feet to the east line of Ontario Street; thence north, along the east line of Ontario Street, a distance of one hundred thirty-two (132) feet to the place of beginning.

*See A-1*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

PARCEL NO. 4:

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

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the intersection of the south line of Fourth Street and the east line Ontario Street; running thence east, along the south line of Fourth Street; 374 feet to the west line of Lane Street, extended; thence south, along said last mentioned line, and parallel with the east line of Ontario Street, 132 feet; thence west, parallel with the south line of Fourth Street, 66 feet; thence south, parallel with the east line of Ontario Street 16.5 feet; thence west, parallel with the south line of Fourth Street, 308 feet to the east line of Ontario Street; thence north along the east line of Ontario Street, 148.5 feet to the place of beginning, excepting therefrom those parts thereof conveyed to Board of Education, Sandusky City School District by deeds Recorded in Volume 206 of Deeds, pages 353 and 355, and Volume 207 of Deeds, page 189, Erie County, Ohio Records.

*JLB/AA*

PARCEL NO. 5:

Situated in the County of Erie, State of Ohio, and in the City of Sandusky, and bounded and described as follows:

The South one-half (1/2) of the north one-half (1/2) of Out Lot Number Thirty-three (33) in Darling's Survey, East of Sycamore line, in the City of Sandusky, Erie County, Ohio, excepting therefrom the south twenty-five (25) feet thereof.

*JLB/AA*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

**PARCEL NO. 6:**

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

That part of Out Lot Number Thirty-three (33), in Darling's Survey, East of Sycamore Line, in the City of Sandusky, Erie County, Ohio, bounded and described as follows: Beginning at the intersection of the south line of Fourth Street with the west line of Lane Street, extended, said point of beginning being the northeast corner of a parcel of land now or formerly owned by Lucile A. Bauman; thence east, along the south line of Fourth Street, a distance of 270.00 feet, more or less, to the east line of said Out Lot Number 33; thence south, along said last mentioned line, a distance of 152 ½ feet, to the northeast corner of a parcel of land now or formerly owned by George J. Wagner and Margaret Wager; thence west, along the north line of said last mentioned parcel of land, a distance of 99.00 feet, more or less, to the northwest corner thereof; thence south, along the west line of said last mentioned parcel of land, a distance of 128.00 feet to the north line of Fifth Street; thence west, along the north line of Fifth Street, to the southeast corner of a parcel of land now or formerly owned by Edwin J. Moosbrugger; thence north, along the east line of said last mentioned parcel of land, a distance of 132.00 feet to the northeast corner thereof; thence west, along the north line of said last mentioned parcel of land and along the north lines of two parcels of land now or formerly owned by Clarence Nejedly and Leona Nejedly and by Russell C. Bertsch and Verna D. Bertsch, a distance of 166.00 feet to the west line of Lane Street extended; thence north, along said last mentioned line, a distance of 148 ½ feet to the place of beginning.

EXCEPTING THEREFROM: Situated in Ward 2 of the City of Sandusky, Erie County, Ohio and being part of Out Lot Number 33, Darling's Survey East of Sycamore Line and being part of that land owned by Board of Education, Sandusky City School District, D.V. 212, Pg. 61, all references herein to the records of the Erie County Recorder's Office, more particularly described as follows:

Commencing for reference at an iron rod found in a monument box in the centerline of Fifth Street (50 feet wide) at its intersection with the centerline of Waverly Road; thence upon the centerline of Fifth Street, South 80 ° 00' 00" East, 132.90 feet to a point; thence North 10 ° 00' 00" East, 24.48 feet to a point in the north Right of Way line of Fifth Street referenced by a 3/4" crimped iron pipe found 0.09 feet south of said corner, said point being the trust point of beginning;

Thence upon the east line of lands owned by Timothy W. and Marra K. Stookey, D.V. 413, Pg. 836, North 10 ° 07' 07" East, 132.00 feet to the northeast corner of said Stookey land referenced by a 3/4" iron pipe found 0.17 feet north of said point;

Thence through said lands of Board of Education, Sandusky City School District, South 80 ° 00' 00" East, 2.50 feet to a ½" iron rod set;

Thence continuing through said lands, South 10 ° 07' 07" West, 132.00 feet to a ½" iron rod set in the north Right of Way line of Fifth Street;

Thence upon said line, North 80 ° 00' 00" West, 2.50 feet to the point of beginning, containing 330.0000 square feet (0.0076 acres) more or less, subject to any easements, rights of way or restrictions of record.

(For Description see Schedule A Continued attached hereto and made a part hereof.)

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(C)

SCHEDULE A CONTINUED

5. Description Continued:

FURTHER EXCEPTING THEREFROM: Situated in Ward 2 of the City of Sandusky, Erie County, Ohio and being part of Out Lot Number 33, Darling's Survey East of Sycamore Line and being part of that land owned by Board of Education, Sandusky City School District, D.V. 212, Pg. 61, all references herein to the records of the Erie County Recorder's Office, more particularly described as follows:

Commencing for reference at an iron rod found in a monument box in the centerline of Fifth Street (50 feet wide) at its intersection with the centerline of Waverly Road; thence upon the centerline of Fifth Street, South 80 ° 00' 00" East, 135.40 feet to a point; thence North 10 ° 00' 00" East, 24.48 feet to a ½" iron rod set at the true point of beginning;

Thence through said lands of Board of Education, Sandusky City School District, North 10 ° 07' 07" East, 132.00 feet to a ½" iron rod set;

Thence continuing through said lands of Board of Education, Sandusky City School District, South 80 ° 00' 00" East, 2.50 feet to a ½" iron rod set;

Thence continuing through said lands and upon the west line of lands of Ida Schenko, O.R. 213, Pg. 683, South 10 ° 07' 07" West, 132.00 feet to a ¾" crimped iron pipe in the north Right of Way line of Fifth Street;

Thence upon said line, North 80 ° 00' 00" West, 2.50 feet to the point of beginning, containing 330.0000 square feet (0.0076 acres) more or less, subject to any easements, rights of way or restrictions of record.

This description was prepared by James A. Faetanini, P.S., Ohio R.L.S. 7379 from an actual field survey of the premises. Bearings herein are based upon an assumed bearing of North 80 ° 00' 00" West for the centerline of Fifth Street.

*JAF/ML*

PARCEL NO 7:

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

Lots Numbers One Hundred Twenty (120), One Hundred Twenty-two (122), One Hundred Twenty-four (124), One Hundred Twenty-six (126), One Hundred Twenty-eight (128), One Hundred Thirty (130), One Hundred Thirty-two (132), One Hundred Thirty-four (134) and One Hundred Thirty-six (136) on Fourth Street, in Henry Greiner's Subdivision, in the City of Sandusky, Erie County, Ohio, as per Plat recorded in Volume 3 of Plats, Page 33, Erie County, Ohio Records.

*JAF/ML*

END OF SCHEDULE A

# *First American Title Insurance Company*

**Title Insurance Commitment**

**Commitment No. E-27764(C)**

## **SCHEDULE B-SECTION I**

**The following requirements must be satisfied:**

1. **Payment of the full consideration to, or for the account of, the grantors or mortgagor:**
2. **Instrument(s) in insurable form and must be executed, delivered, and duly filed for record, to wit:**

## **SCHEDULE B-SECTION II**

**The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:**

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.**
2. **Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.**
5. **Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.**
6. **The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies or assessments on real property or in the public records.**
7. **Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.**  
(NOTE: This exception is applicable to loan policies only)
8. **Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.**
9. **Taxes: Taxes shown as Parcel No. 57-65001.000 (As to All Parcels)**  
(Tax Legal: 120 122 124 126 128 130 134 136 Etc Ex 2.5' of OL 30 5.348A)

### **Taxes for the YEAR 2016 are Exempt**

The above tax figure reflects gross amounts minus reduction factor and ten percent rollback deduction, also 2.5% Homestead Deduction, if applicable, bringing amounts actually billed as stated above.

Additions of General Taxes or Assessments, if any, which may hereafter be made by legally constituted Authorities.

(See Schedule B Item No. 9 continued)

# *First American Title Insurance Company*

**Title Insurance Commitment**

**Commitment No. E-27764(C)**

## SCHEDULE B CONTINUED

9. Taxes Continued:

Taxes and Assessments, if any, for the year 2017 are a lien, but not computed or payable.

We have made no examination for taxes or assessments other than shown on the 2016 tax duplicate.

10. Ordinance No. 4583-C to vacate Fourth Street from the Easterly line of Ontario Street to the westerly line of Arthur Street, filed for record October 18, 1949 and Recorded in Volume 9 at Page 196, Erie County, Ohio Miscellaneous Records.
11. Easement by and between the Board of Education, Sandusky City School District and Bessie Putnam, filed for record June 30, 1989 and Recorded in Volume 554 at Page 62, Erie County, Ohio Deed Records.
12. Easement and Right of Entry to Erie County Cablevision, filed for record October 31, 2003 and Recorded as Document RN 200321740, Erie County, Ohio Official Records.
13. Those matters as shown on the Plat of Henry Greiner, West Part of OL 32, Darling's Survey East of Sycamore Line, filed for record November 30, 1891 and recorded in Volume 3 at page 33, Erie County, Ohio Plat Records.
14. Right of Way for Alley Purposes for the joint use of others in deed to the Board of Education, Sandusky City School District filed for record February 2, 1949 and Recorded in Volume 206 at Page 353, Erie County, Ohio Deed Records, filed for record February 2, 1949 and Recorded in Volume 206 at Page 355 and filed for record April 20, 1949 and Recorded in Volume 208 at Page 62, Erie County, Ohio Deed Records.
15. This report was LIMITED to searching title to this property back to February 2, 1949. In addition the search of this property under the "current" owners name time period was specially limited to searching under ONLY the name Board of Education, Sandusky City School District and was not searched under any other possible name variations. Furthermore this report is subject to any easements, if any, not shown herein as a result of being indexed under a name "variation" of the current owner.
16. This report is limited to record easement research from the deed records of the Erie County Recorder's Office ONLY and does not reflect any conditions, restrictions, liens, mortgages, or other record matters that may exist. No other offices (including the court records) have been utilized or researched under this report. This report shall not be construed as any form of title insurance nor any commitment thereto.
17. Acreage is included for direction and clarity. We do not guaranty/insure exact quantity of premises notwithstanding the acreage shown.

*First American Title Insurance Company*

**Title Insurance Commitment**

**Commitment No. E-27764(C)**

SCHEDULE B CONTINUED

18. Informational Note: "Deleting therefrom any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (C)" (NOTE: This item is applicable to all Schedule B Items shown under this commitment/policy)

END OF SCHEDULE B

NOTE: PURSUANT TO ORC 317.114(A): EFFECTIVE JULY 1, 2009 STANDARD FORMAT REQUIREMENTS FOR ALL DOCUMENTS FILED IN THE RECORDER'S OFFICE WILL BE STRICTLY IMPOSED. NON-CONFORMING INSTRUMENTS WILL REQUIRE AN ADDITIONAL \$20.00 RECORDING FEE (PAYABLE TO THE COUNTY RECORDER) PER DOCUMENT FILING. (SHOWN FOR INFORMATION)



**COMMITMENT FOR TITLE INSURANCE  
FIRST AMERICAN TITLE INSURANCE COMPANY**

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

**This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.**

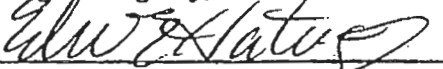
In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

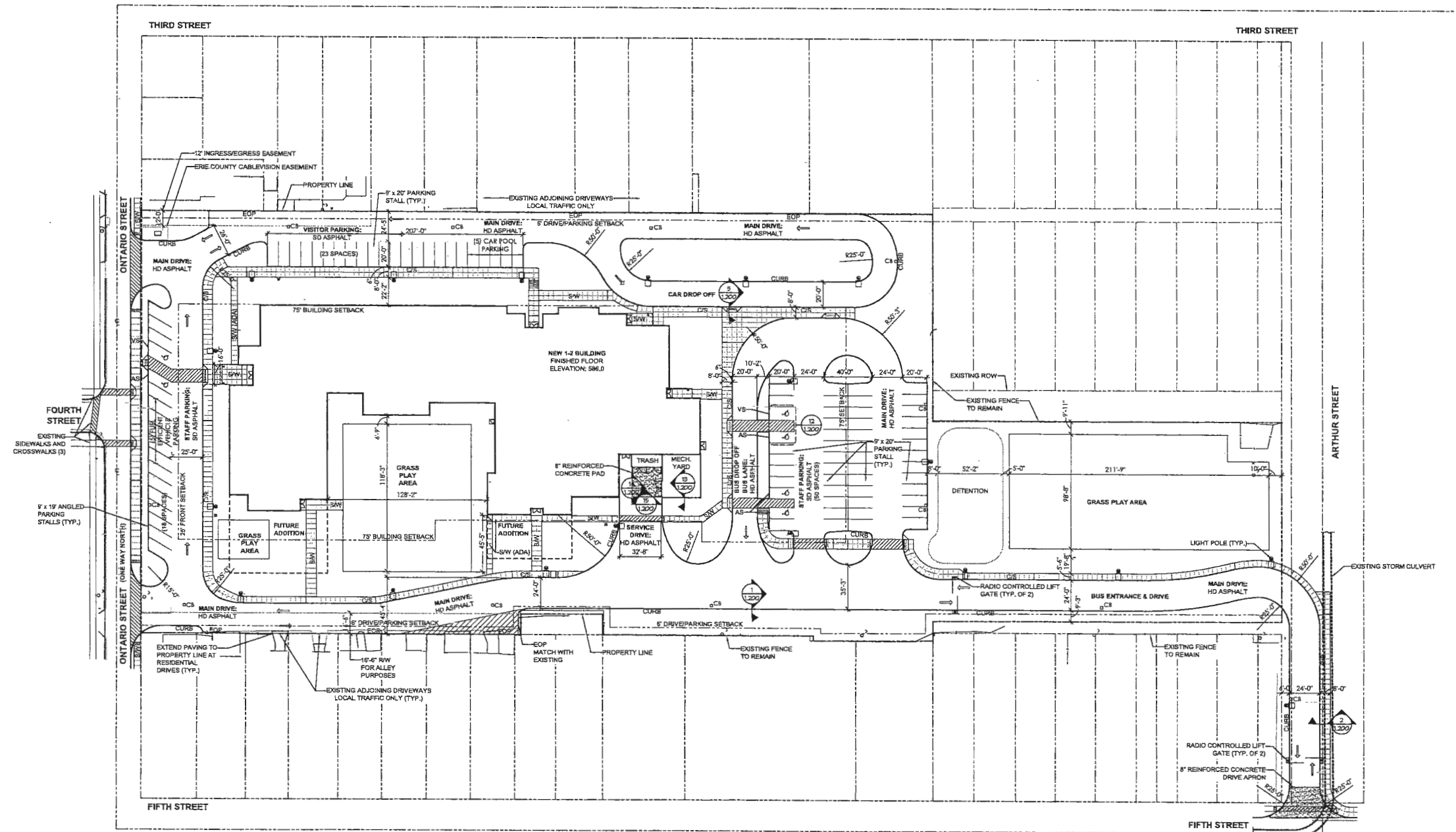
**COMMITMENT CONDITIONS**

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org>>.

IN WITNESS WHEREOF, the company has caused its corporate name, by its agent, **HARTUNG TITLE AGENCY, INC.**, to be hereunto affixed by a duly authorized officer.

*First American Title Insurance Company, By its agent  
Hartung Title Agency, Inc.*

By:   
Authorized Signatory



SITE PLAN ABBREVIATIONS	
EOP	= EDGE OF PAVEMENT
C/S	= CURB/SIDEWALK
CURB	= STANDALONE CURB
SW	= SIDEWALK
HD	= HEAVY DUTY ASPHALT
SD	= STANDARD DUTY ASPHALT
LD	= LIGHT DUTY ASPHALT
AS	= ACCESSIBLE PARKING SIGNAGE
VS	= VAN ACCESSIBLE PARKING SIGNAGE
DS	= DIRECTIONAL SIGNAGE TO ACCESSIBLE PARKING

- GENERAL NOTES**
1. 6" CURBS OCCUR AT ALL PAVEMENTS
  2. PRIMARY SIDEWALKS ARE 8'-0" WIDE
  3. SECONDARY SIDEWALKS ARE 5'-0" WIDE
  4. SIDEWALKS ADJACENT TO PARKING ARE 7'-0" WIDE TO ACCOUNT FOR VEHICLE OVERHANG

PARKING COUNT	
REQUIRED	PROVIDED
38 VISITOR SPACES	23 VISITOR SPACES
50 STAFF SPACES	38 STAFF SPACES
88 TOTAL CAR SPACES	61 TOTAL CAR SPACES
ACCESSIBLE PARKING SPACES:	
REQUIRED	PROVIDED
4 STANDARD	4 STANDARD
2 VAN ACCESSIBLE	2 VAN ACCESSIBLE

LOT COVERAGE		
SITE	252,347 SF	100%
BUILDING	44,229 SF	16.3%
ASPHALT PAVING	90,229 SF	34.4%
SIDEWALK	17,852 SF	6.8%



ARCHITECTURAL SITE LAYOUT PLAN  
SCALE: 1" = 30'-0"



NEW 1-2 BUILDING AT ONTARIO STREET  
SANDUSKY SCHOOL DISTRICT  
487 DECATUR STREET, SANDUSKY, OHIO 44870  
LESKO ASSOCIATES INC.  
ARCHITECTS PLANNERS  
CLEVELAND, OHIO 44145

DESIGN  
DEVELOPMENT

ARCHITECTURAL  
SITE LAYOUT PLAN







CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR AN SITE PLAN/ OFF-  
STREET PARKING APPROVAL FOR  
2314 HANCOCK STREET

Reference Number: PC-15-2017

Date of Report: October 17, 2017

Report Author: Casey Sparks, Chief Planner



# City of Sandusky, Ohio

## Planning Commission Report

### BACKGROUND INFORMATION

Sandusky City School District has submitted a site plan application for a building addition for the construction of a PK- K elementary building. The following information is relevant to this application:

Applicant: Sandusky City Schools  
407 Decatur Street  
Sandusky, Ohio 44870

Authorized Agent: Lesko Associates, Inc.  
27955 Clemens Road  
Westlake, Ohio 4415

Site Location: 2134 Hancock Street

Zoning: "PF" Public Facility

Existing Uses: Vacant Land

Proposed Uses: Elementary School

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1149 Site Plan Review & Off- Street Parking  
Chapter 1123 Public Facilities Districts

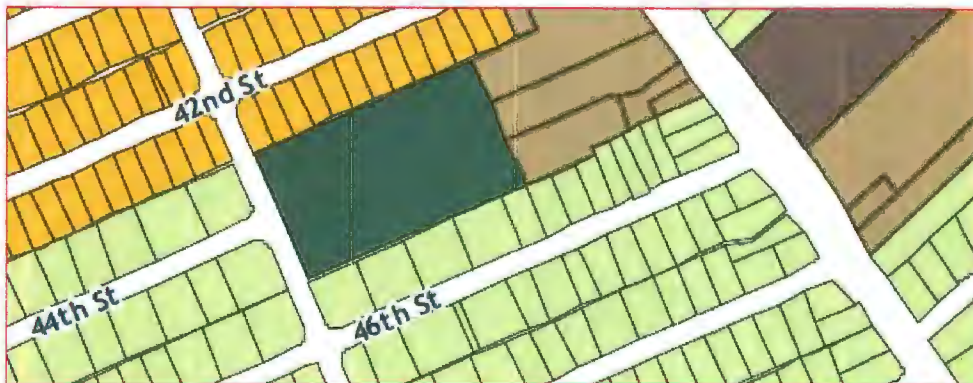
### SITE DESCRIPTION

The subject property is located at 2134 Hancock Street and is currently zoned as "PF" Public Facility and is adjacent to other properties zoned as Public Facility.

Below is the zoning map and aerial image of the subject property is found below and the parcel of the subject property is pointed out:



2314 Hancock Street



	PD - PUBLIC FACILITY		SR - SINGLE-FAMILY RESIDENTIAL		LB - LOCAL BUSINESS		CRD - CROWN TOWNHOUSE
	RS - RESIDENTIAL SUBURBAN		RD - TWO-FAMILY RESIDENTIAL		RB - REGIONAL BUSINESS		CS - COMMERCIAL SERVICES
	R1 - SINGLE-FAMILY RESIDENTIAL		NR - MULTIFAMILY RESIDENTIAL		GB - GENERAL BUSINESS		IM - LIMITED MANUFACTURING
	R1-60 - SINGLE-FAMILY RESIDENTIAL		RR - RESIDENTIAL / BUSINESS		CA - COMMERCIAL AMUSEMENT		CM - COMMERCIAL MANUFACTURING
	R1-50 - SINGLE-FAMILY RESIDENTIAL		P - AUTO PARKING		CR - COMMERCIAL RESIDENTIAL		PUD - PLANNED UNIT DEVELOPMENT
	AO - AGRICULTURAL						RO - RESIDENTIAL OVERLAY

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## DIVISION OF PLANNING COMMENTS

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The applicant has proposed to construct a one story elementary building that will service the PK – K grades, which will accommodate 36 children and 80 staff members starting in September 2020. The applicant has proposed two access points from Hancock Street. The north access will be primarily utilized for car access and drop off, the other access drive will be utilized for egress onto Hancock Street. The buss drop off will be designated along a widened lane along Hancock Street. The applicant has applied for several variances regarding setbacks, lot coverage, as well as location and width of the proposed aisle widths for the site. The proposed building is to be 56,645 square feet.

Section 1149.05 states that the parking spaces required for public buildings such as municipal and education shall be determined by the site development. The proposed site plan indicates a total of 64 parking spaces, 10 visitor spaces and 54 staff spaces. The site plan indicates 3 standard handicapped spaces and 2 van accessible spaces. Planning staff believes that the proposed number of spaces will meet the needs of the site and currently meets the ADA parking requirements in regards to the number of spaces. The applicant has indicated the size of the van- accessible parking however the measurements for the ADA parking spaces were not provided. The applicant is proposing both 9' 18' and 9 x 20' parking spaces for the site which meets the parking requirements of Section 1149.13.

Section 1149.09 would require landscaping areas for parking lots that contain more than 25 spaces and perimeter landscaping for the areas adjacent to a public street. The applicant has provided landscaping along the northern and southern edges of the property. Staff has reached out the applicant specifically regarding the southern edge of the property adjacent to the multi- family units. The property owner has indicated that they would be willing to install landscaping or six foot privacy fence as requested by the adjacent property owner. Staff has reached out to the applicant to request information on the type of fencing that is proposed for the north and south ends of the property. The landscaping plan proposes minimal amount of landscaping within the front elevation along Hancock Street, understanding that play area within the front of the school is intended for a grassy area, staff would recommend additional landscaping be placed within the front elevation along Hancock Street.

Section 1123.04 requires a minimum of 75' for the rear and side yard setbacks. The applicant has requested variances to the north and south side yard setbacks. The applicant is proposing a north side yard setback of 28'-10" and south side yard setback of 28'-7". The applicant is meeting the front and rear yard setback.

Section 1123.05 state that the maximum height for buildings located within the PF Public Facility zoning district shall not exceed 60', the applicant is proposing a one story building as such it will be meeting the requirements for height.

Staff does have concerns that all of the playground access will be completely internal and surrounding residents will lose access to these play areas, however staff does recognize that this school will serve younger students and the paly area will be much different in nature than what is currently on site. Staff would also like the applicant to review the entrance along Hancock Street and the possibility of this being centered between 44<sup>th</sup> and Hancock Street, similar to the existing building. Staff believes this will assist in the school in preserving the aesthetic look of a neighborhood school.

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### ENGINEERING STAFF COMMENTS

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The City Engineer has reviewed the plans and provided the following comments:

**1.002: Architectural site layout plan**

- South west visitor parking- please consider 60 degree parking.
- Need accessible route for south the spot in the staff parking

**1.003: Grading Plan**

- No existing spot elevations along perimeter or proposed spot elevations

**1.005**

- Will be reviewed with engineering submission

**General**

- Additional comments may be added with later submissions
- Still need to receive calculations for basins and utilities

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### BUILDING STAFF COMMENTS

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The City Building Official has reviewed the site plan application and stated that plans and permits are required before construction.

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### POLICE DEPARTMENT COMMENTS

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The City Police Chief has reviewed the site plan application and has stated that there is no issues with the proposed application.

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### FIRE DEPARTMENT COMMENTS

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The City Fire Chief has reviewed the proposed site plan application and has no objections or concerns.

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### CONCLUSION/RECOMMENDATION

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In conclusion, Planning Staff recognizes that many of the residents are concerned about the possibility of additional drainage and run off onto their properties. Staff has corresponded with the applicant regarding the final engineering plans, they have indicated that these should be completed for the November Planning Commission. Staff would recommend that the Planning Commission table the application until the final engineering is completed. The applicant has also informed staff that tabling the application until the November meeting will not affect the timeline for construction. Staff would encourage Planning Commission to provide comments on the remainder of the site plan at Wednesday's meeting. Below are the issues that we would like addressed regarding the site plan.

1. Approval of the requested variances through the Board of Zoning Appeals
2. Additional landscaping or fencing within the eastern portion of the property to screen from adjacent multi-family development



Lesko Associates, Inc.  
27955 Clemens Road, Suite A  
Cleveland, OH 44145  
440.835.0850 fax: 440.835.8483  
architects@lesko-associates.com

September 28, 2017

Ms. Angela Byington, AICP  
City of Sandusky  
Planning Commission  
222 Meigs Street  
Sandusky, Ohio 44870

RE: Planning Commission Submission  
Sandusky City School District  
New PK-K Elementary School – Hancock Street  
Lesko Project No. 1601-03

Dear Ms. Byington:

Sandusky City School District and Lesko Associates, Inc. is pleased to make this submission to Sandusky Planning Commission for your consideration.

The 3.8 acre site at 2314 Hancock Street., replacing the existing elementary school, will be the new PK-K Elementary School for 367 children and 80 staff starting in September of 2020. This will be a one story structure with masonry walls, sloped, shingled roofs, and a central courtyard.

The site is bounded by Hancock Street on the west, residential on the north parallel to 42<sup>nd</sup> Street, residential on the east perpendicular to Frontage Road, and residential on the south parallel to 46<sup>th</sup> Street. There will be two access points from Hancock Street. The north access drive will be ingress only and will be primary car access for both parent drop off, and staff parking at the rear of the building. The south access drive will be one way west and egress only onto Hancock Street. Bus drop off will occur in a designated lane on widened Hancock Street at the front of the building, with room for four full-length busses.

The one story building has a footprint of 56,645 square feet (34.5% lot coverage). Paving is 46,470 square feet (28.4% lot coverage). The school district will seek variances regarding the north and south boundary setback, lot coverage, aisle width, and the drive/parking setback.

Ms. Angela Byington, AICP  
September 28, 2017  
Page 2

We look forward to meeting with the Planning Commission and hearing their comments.

Sincerely,

LESKO ASSOCIATES, INC.

A handwritten signature in black ink that reads "Kenneth A. Damm". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kenneth A. Damm, AIA

KAD:bmm

Attachments: PC Application with fee  
Board of Zoning Appeals Application with fee  
Legal Description  
13 copies of Planning Commission Drawing Sets, delivered under  
separate cover Thursday, September 28, 2017  
10 copies of BZA delivered under separate cover Thursday, September  
28, 2017

cc: Dr. Eugene Sanders, Superintendent Sandusky City Schools  
Mr. Kevin Toms, Sandusky City Schools  
Mr. John Feick, AIA, Owners Representative



CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL

Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: SANDUSKY CITY SCHOOL DISTRICT

Property Owner Address: 407 DECATUR ST.

SANDUSKY, OHIO 44870

Property Owner Telephone: (419) 626-6940

Authorized Agent Name: LESKO ASSOCIATES, INC.

Authorized Agent Address: 27955 CLEMENS RD.

WESTLAKE, OHIO 44145

Authorized Agent Telephone: (440)-835-0850

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2314 HANCOCK ST.

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

SEE ATTACHED LEGAL DESCRIPTION (10 PAGES)

Parcel Number: 57-65002.000 Zoning District: PF

DETAILED SITE INFORMATION:

Land Area of Property: 3.77 AC. (sq. ft. or acres)

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

Building #1: 56,645 (in sq. ft.)

Building #2: N/A

Building #3: N/A

Additional: N/A.

Total Building Coverage (as % of lot area): 34.5%

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: 56,645 GSF

70% EDUCATIONAL USE

30% ASSEMBLY (ACCESSORY TO 'E')

Proposed Building Height (for any new construction): 35' AVERAGE ROOF  
HGT.

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

Number of Off-Street Parking Spaces Provided: 64

Parking Area Coverage (including driveways): 46,470 (in sq. ft.)

Landscaped Area: 48,746 (in sq. ft.)  
(INCL. LAWN AREA)

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.):

THIS MASONRY BUILDING WILL HOUSE

APPROX. 450 STUDENTS AND STAFF, GRADES

PK-K. THE BUILDING IS SINGLE STORY

FOR SAFETY REASONS. HOURS OF OPERATION

ARE TYPICAL FOR SCHOOLS (7:30 AM TO 4 PM,

M-F)

### 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.

NBUTAH 9.28.17  
Signature of Owner or Agent 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: \_\_\_\_\_

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A

1. Effective Date: April 10, 2017 at 7:30 a.m.

2. Policy (or Policies) to be issued:

(a).....ALTA Owners Policy of Title Insurance (6-17-06)

Amount

\$

Proposed Insured:

N/A

(b).....ALTA Loan Policy of Title Insurance (6-17-06)

\$

Proposed Insured:

N/A

3. The estate or interest in the land described or referred to in this Commitment is **fee simple**

4. Title to the **fee simple** estate or interest in said land is at the effective date vested in:

**THE BOARD OF EDUCATION OF THE SANDUSKY CITY OHIO SCHOOL DISTRICT**

Recorded in Volume 121 at Page 46, Erie County, Ohio Deed Records (As to Parcels 1 & 2)

Recorded in Volume 121 at Page 47, Erie County, Ohio Deed Records (As to Parcels 3, 4, 5 & 6)

Recorded in Volume 121 at Page 49, Erie County, Ohio Deed Records (As to Parcels 7 & 8)

**BOARD OF EDUCATION, SANDUSKY CITY OHIO SCHOOL DISTRICT**

Recorded in Volume 205 at Page 404, Erie County, Ohio Deed Records (As To Parcel 9)

Recorded in Volume 205 at Page 407, Erie County, Ohio Deed Records (As To Parcel 10)

Recorded in Volume 205 at Page 409, Erie County, Ohio Deed Records (As To Parcel 11)

Recorded in Volume 205 at Page 411, Erie County, Ohio Deed Records (As To Parcel 12)

5. The land referred to in this Commitment is described as follows:

(For Description see Schedule A Continued attached hereto and made a part hereof.)

Issuing Agent Hartung Title Agency, Inc. Agent ID No. 4040118

327 E. Washington St.

Sandusky, Ohio 44870

419-625-5700

By:

Edward E. Hartung  
Authorized Countersignature

(Valid Only if Schedules A, B and the Insuring Provisions are attached)

Page No. A-1

FD 01/03/11-C alh

First American Title Insurance Fraud Warning: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

ALTA Commitment (6-17-06)

Non-update REV 6/5/17 alh

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

**PARCEL NO. 1:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more fully described as follows:

Beginning in the easterly line of Hancock Street extended north 21 ° 12' west 21.37 feet from the northwest corner of lot number 227 on Forty-sixth Street in Wm. F. Seitz Jr.'s Subdivision in said out lot 17; thence north 21 ° 12' west, in the easterly line of said Hancock Street extended, 85.41 feet; thence north 68 ° 57' east, in the southerly line of lands of Reinhold Bauer, 297.0 feet; thence south 21 ° 12' east 82.81 feet; thence south 68 ° 27' west, in the northerly line of lands of Wm. Seitz, Jr. 297.0 feet to the place of beginning; containing 0.573 acres.

*JB/AL*

**PARCEL NO. 2:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more fully described as follows:

Beginning at a point in the westerly line extended of lot number 237 on Forty-sixth (46<sup>th</sup>) Street, in Wm. F. Seitz Jr.'s Subdivision in said out lot, which point is north 21 ° 12' west 21.45 feet from the northwest corner of said lot number 237; thence north 21 ° 12' west, parallel to the easterly line of Hancock Street, 82.81 feet; thence north 68 ° 57' east, in the southerly line of land owned by Reinhold Bauer 60.0 feet; thence south 21 ° 12' east, 82.29 feet; thence south 68 ° 27' west, in the northerly line of land owned by Wm. F. Seitz Jr., 60.0 feet to the place of beginning; containing .0113 acres.

*JB/AL*

**PARCEL NO. 3:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the easterly line of Hancock Street and in the Northerly line of the Subdivision made by Wm. F. Seitz, Jr., the plat of which Subdivision is Recorded in Volume 7 at 12 of the record of plats of said county; said point of beginning being also 4.0 feet northerly, measured in said street line, from the northwest corner of lot number 227 on Forty-sixth Street in said Subdivision; thence north 68 ° 28' east, in the northerly line of said Subdivision 297.0 feet; thence north 21 ° 12' west 17.45 feet; thence south 68 ° 27' west, in the southerly line of lands of Theophalus Bauer, 297.0 feet to the easterly line of Hancock Street extended; thence south 21 ° 12' east 17.37 feet to the place of beginning; containing 0.119 acres.

*JB/AL*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

**PARCEL NO. 4:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the easterly line of Hancock Street and in the southerly line of the Subdivision made by Wm. F. Seitz, Jr., and Frank Stang, the plat of which Subdivision is Recorded in Volume 7 at Page 11 of the record of plats of said County; said point of beginning being also 4.0 feet southerly, measured in said Street line, from the southwest corner of lot number 238 on Forty-Second Street in said last named Subdivision; thence north  $68^{\circ} 38'$  east, in the southerly line of said Subdivision, 297.0 feet; thence south  $21^{\circ} 12'$  east 119.23 feet; thence south  $69^{\circ} 12'$  west, in the northerly line of lands of Reinhold Bauer, 297.0 feet to the easterly line of Hancock Street extended; thence north  $21^{\circ} 12'$  west 116.29 feet to the place of beginning; containing 0.803 acres JLB/10/11

**PARCEL NO. 5:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the northerly line of a Subdivision in said out lot made by Wm. F. Seitz, Jr., the plat of which Subdivision is Recorded in Volume 7 at Page 12 of the record of plats of said County; said point of beginning being north  $68^{\circ} 28'$  east 297.0 feet from the easterly line of Hancock Street; thence north  $21^{\circ} 12'$  west, parallel to the easterly line of Hancock Street, 17.45 feet; thence north  $68^{\circ} 27'$  east, in the southerly line of land owned by Theophalus Bauer, 60.0 feet; thence south  $21^{\circ} 12'$  east 17.47 feet to a point in the northerly line of said Subdivision, which point is also north  $21^{\circ} 12'$  west 4.0 feet from the northeast corner of inlot 237 on Forty-Sixth (46<sup>th</sup>) Street; thence south  $68^{\circ} 28'$  west 60.0 feet to the place of beginning; containing 0.024 acres JLB/10/11

(For Description see Schedule A Continued attached hereto and made a part hereof.)

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

**PARCEL NO. 6:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the southerly line of a Subdivision in said out lot made by Wm. F. Seitz, Jr., and Frank Stang, the plat of which Subdivision is Recorded in Volume 7 at Page 11 of the record of plats of said County; said point of beginning being north 68 ° 38' east 297.0 feet from the easterly line of Hancock Street; thence south 21 ° 12' east, parallel to the easterly line of Hancock Street, 119.23 feet; thence north 69 ° 12' east, in the northerly line of land owned by Reinhold Bauer, 60.0 feet; thence north 21 ° 12' west 119.84 feet to the southerly line of said Subdivision made by said Seitz and Stang; thence south 68 ° 38' west 60.0 feet to the place of beginning; containing .0165 acres.

In the above description the courses refer to a meridian assumed for the purpose of indicating angles only.

Be the same more or less, but subject to all legal highways. *JSB/AH*

**PARCEL NO. 7:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning in the easterly line of Hancock Street extended, north 21 ° 12' west 106.78 feet from the northwest corner of lot number 227 on Forty-sixth Street in Wm. F. Seitz Jr.'s Subdivision in said out lot 17; thence north 21 ° 12' west, in the easterly line of said Hancock Street extended, 87.38 feet; thence north 69 ° 12' east, in the southerly line of land of Wm. F. Seitz Jr., 297.0 feet; thence south 21 ° 12' east 86.08 feet; thence south 68 ° 57' west, in the northerly line of lands of Theophalus Bauer, 297.0 feet to the place of beginning; containing 0.590 acres. *JSB/AH*

**PARCEL NO. 8:**

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

Situated in out lot number seventeen (17) in Darling's Survey East of Sycamore Line, and more definitely described as follows:

Beginning at a point in the westerly line extended of inlot number 237 on Forty-sixth (46<sup>th</sup>) Street in Wm. F. Seitz Jr.'s Subdivision in said out lot, which point is north 21 ° 12' west 104.26 feet from the northwest corner of said lot number 237; thence north 21 ° 12' west, parallel to the easterly line of Hancock Street, 86.08 feet; thence north 69 ° 12' east, in the southerly line of land owned by Wm. F. Seitz Jr., 60.0 feet; thence south 21 ° 12' east 85.82 feet; thence north 68 ° 57' west 60.0 feet to the place of beginning; containing 0.118 acres. *JSB/AH*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

**PARCEL NO. 9:**

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the northeasterly corner of a tract of 0.165 acres conveyed to the Board of Education of the Sandusky City Ohio School District as the Fourth Parcel in a deed dated April 24, 1923, by William F. Seitz, Jr., said deed being Recorded in Volume 121 of Deeds at Pages 47 and 48 Erie County, Ohio Records, said point of beginning being also north  $68^{\circ} 38'$  east, measured in the southerly line of a 4-foot utility alley as set forth in The Seitz and Stang Subdivision of part of Out Lot Number Seventeen (17) East of Sycamore Line in said City of Sandusky, Ohio, the same being Recorded in Volume 7 of Plats at Page 11, Erie County, Ohio Records, a distance of 357.00 feet from the easterly line of Hancock Street; thence south  $21^{\circ} 12'$  east, in the easterly line of said tract of 0.165 acres so conveyed to said Board of Education of the Sandusky City Ohio School District, a distance of 119.84 feet to the northerly line of lands now or formerly owned by Anthony J. and Della Koyack; thence north  $69^{\circ} 12'$  east, in said last mentioned line, a distance of 180.00 feet to a point; thence north  $21^{\circ} 12'$  west, parallel with the easterly line of said Hancock Street, a distance of 121.60 feet to the southerly line of the 4-foot utility alley hereinbefore mentioned; thence south  $68^{\circ} 38'$  west, in the southerly line of said 4-foot utility alley (the same being also the southerly line of said Seitz and Stang Subdivision as hereinbefore mentioned), a distance of 180.0 feet to the place of beginning, containing 0.499 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the courses and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

*VERM*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

**First American Title Insurance Company**

**Title Insurance Commitment**

**Commitment No. E-27764(B)**

**SCHEDULE A CONTINUED**

**5. Description Continued:**

**PARCEL NO. 10:**

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the southeasterly corner of a tract of 0.118 acres conveyed to the Board of Education of Sandusky City Ohio School District as the Second Parcel in a deed dated April 24, 1923 by Reinhold Bauer, said deed being Recorded in Volume 121 of Deeds at Page 49, Erie County, Ohio Records, said point of beginning being also north  $21^{\circ} 12'$  west, measured in the easterly line, extended northerly, of lot number 237 on Forty-Sixth Street in William Seitz's Subdivision as Recorded in Volume 7 of plats at Page 12, Erie County, Ohio Records, a distance of 103.76 feet from the northeasterly corner of said lot number 237 on Forty-Sixth Street; thence north  $21^{\circ} 12'$  west, in the easterly line, extended northerly, of said lot number 237 on Forty-Sixth Street and in the easterly line of said tract of 0.118 acres so conveyed to said Board of Education of Sandusky City Ohio School District, a distance of 85.82 feet to the southerly line of lands now or formerly owned by Hugo Vogel and Elly Vogel; thence north  $69^{\circ} 12'$  east, in said last mentioned line, a distance of 180.00 feet to a point; thence south  $21^{\circ} 12'$  east, parallel with the easterly line of said Hancock Street, a distance of 85.04 feet to the lands now or formerly owned by Caroline L. Autner; thence south  $68^{\circ} 57'$  west, in said last mentioned line, a distance of 180.00 feet to the place of beginning, containing 0.353 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the coursed and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

*JSB/ML*

**PARCEL NO. 11:**

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the southeasterly corner of a tract of 0.113 acres conveyed to the Board of Education of Sandusky City Ohio School District as the Second Parcel in a deed dated April 25, 1923 by Theophilus Bauer, said deed being Recorded in Volume 121 of Deeds at Page 46, Erie County, Ohio Records, said point of beginning being also north  $21^{\circ} 12'$  west, measured in the easterly line, extended northerly, of lot number 237 on Forty-Sixth Street in William F. Seitz's Subdivision as Recorded in Volume 7 of Plats at Page 12, Erie County, Ohio Records, a distance of 21.47 feet from the northeasterly corner of said lot number 237 on Forty-Sixth Street; thence north  $21^{\circ} 12'$  west, in the easterly line, extended northerly, of said lot number 237 on Forty-Sixth Street and in the easterly line of said tract of 0.113 acres so conveyed to said Board of Education of Sandusky City Ohio School District, a distance of 82.29 feet to the southerly line of lands now or formerly owned by Anthony J. and Dela Koyack; thence north  $68^{\circ} 57'$  east, in said last mentioned line, a distance of 180.00 feet to a point; thence south  $21^{\circ} 12'$  east, parallel with the easterly line of said Hancock Street, a distance of 80.72 feet to lands now or formerly owned by June I. Cua; thence south  $68^{\circ} 27'$  west, in said last mentioned line, a distance of 180.00 feet to the place of beginning, containing 0.337 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the coursed and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

*JSB/ML*

(For Description see Schedule A Continued attached hereto and made a part hereof.)

*First American Title Insurance Company*

Title Insurance Commitment

Commitment No. E-27764(B)

SCHEDULE A CONTINUED

5. Description Continued:

**PARCEL NO. 12:**

That part of Out Lot Number Seventeen (17) in Darling's Survey East of Sycamore Line in the City of Sandusky, Erie County, Ohio, bounded and described as follows:

Beginning at the southeasterly corner of a tract of 0.024 acres conveyed to the Board of Education of Sandusky City Ohio School District as the Third Parcel in a deed dated April 24, 1923, by William F. Seitz, Jr., said deed being Recorded in Volume 121 of Deeds at Pages 47 and 48 Erie County, Ohio Records, said point of beginning being also north  $21^{\circ} 12'$  west, measured in the easterly line, extended northerly, of lot number 237 on Forty-Sixty Street in William F. Seitz's Subdivision as Recorded in Volume 7 of Plats at Page 12, Erie County, Ohio Records, a distance of 4.00 feet from the northeasterly corner of said lot number 237 on Forty-Sixty Street; thence north  $21^{\circ} 12'$  west, in said easterly line, extended northerly, of said lot number 237 on Forty-Sixty Street and in the easterly line of said tract of 0.024 acres so conveyed to said Board of Education of the Sandusky City Ohio School District, a distance of 17.47 feet to the southerly line of lands now or formerly owned by Caroline L. Autner; thence north  $68^{\circ} 27'$  east, in said last mentioned line, a distance of 349.27 feet to the easterly line produced northerly, of lot number 249 on Forty-Sixth Street in said William F. Seitz's Subdivision; thence south  $21^{\circ} 12'$  east, in said last mentioned line, a distance of 17.57 feet to the northerly line of said William F. Seitz's Subdivision; thence south  $68^{\circ} 28'$  west, in said northerly line of William F. Seitz's Subdivision (the same being the northerly line of a utility alley 4 feet in width in said Seitz's Subdivision) a distance of 349.27 feet to the place of beginning; containing 0.14 acres.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only and the courses and distances are taken from plats of surveys heretofore made and from deed records on file in the office of the Recorder of Erie County, Ohio.

**EXCEPTING THEREFROM THE FOLLOWING:**

Situated in the City of Sandusky, Erie County, Ohio, and being part of O.L. 17, East of Sycamore Line, a parcel of land 169.27' in length by 17.45 feet in width more particularly described as follows: Beginning at the intersection of the westerly line of Lot #245 on 46<sup>th</sup> Street extended northerly from the northwest corner of said Lot 4' to the northerly line of a 4' utility alley running easterly and westerly and to the north of Lots 245-249 on 46<sup>th</sup> Street; thence running easterly 169.27' in the northerly line of said utility alley to the easterly line of Lot #249 on 46<sup>th</sup> Street extended northerly; thence running 17.45' northerly in the last mentioned line to the southerly line of land as conveyed to Edward G. Westbrook by deed Recorded in Volume 361 at Page 140 of Erie County, Ohio Records; thence, running westerly along said last mentioned line, 169.27' and parallel with the southerly line of this parcel; thence running 17.45' southerly and parallel with the easterly line of this parcel to the place of beginning. *JB*

END OF SCHEDULE A

# *First American Title Insurance Company*

## **Title Insurance Commitment**

**Commitment No. E-27764(B)**

### **SCHEDULE B-SECTION I**

**The following requirements must be satisfied:**

- 1. Payment of the full consideration to, or for the account of, the grantors or mortgagor:**
- 2. Instrument(s) in insurable form and must be executed, delivered, and duly filed for record, to wit:**

### **SCHEDULE B-SECTION II**

**The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:**

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.**
- 2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.**
- 5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.**
- 6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies or assessments on real property or in the public records.**
- 7. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.**  
(NOTE: This exception is applicable to loan policies only)
- 8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.**
- 9. Taxes: Taxes shown as Parcel No. 57-65002.000 (As to All Parcels)**  
(Tax Legal: Hancock Schl Betwn 42<sup>nd</sup> & 46<sup>th</sup> Strs)

### **Taxes for the YEAR 2016 are Exempt**

The above tax figure reflects gross amounts minus reduction factor and ten percent rollback deduction, also 2.5% Homestead Deduction, if applicable, bringing amounts actually billed as stated above.

Additions of General Taxes or Assessments, if any, which may hereafter be made by legally constituted Authorities.

(See Schedule B Item No. 9 continued)

***First American Title Insurance Company***

**Title Insurance Commitment**

**Commitment No. E-27764(B)**

**SCHEDULE B CONTINUED**

**9. Taxes Continued:**

Taxes and Assessments, if any, for the year 2017 are a lien, but not computed or payable.

We have made no examination for taxes or assessments other than shown on the 2016 tax duplicate.

10. This report was LIMITED to searching title to this property back to May 23, 1923. In addition the search of this property under the "current" owners name time period was specially limited to searching under ONLY the name the Board of Education of the Sandusky City Ohio School District and Board of Education, Sandusky City Ohio School District and was not searched under any other possible name variations. Furthermore this report is subject to any easements, if any, not shown herein as a result of being indexed under a name "variation" of the current owner.
11. This report is limited to record easement research from the deed records of the Erie County Recorder's Office ONLY and does not reflect any conditions, restrictions, liens, mortgages, or other record matters that may exist. No other offices (including the court records) have been utilized or researched under this report. This report shall not be construed as any form of title insurance nor any commitment thereto.
12. Acreage is included for direction and clarity. We do not guaranty/insure exact quantity of premises notwithstanding the acreage shown.
13. Informational Note: "Deleting therefrom any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (C)" (NOTE: This item is applicable to all Schedule B Items shown under this commitment/policy)

**END OF SCHEDULE B**

NOTE: PURSUANT TO ORC 317.114(A): EFFECTIVE JULY 1, 2009 STANDARD FORMAT REQUIREMENTS FOR ALL DOCUMENTS FILED IN THE RECORDER'S OFFICE WILL BE STRICTLY IMPOSED. NON-CONFORMING INSTRUMENTS WILL REQUIRE AN ADDITIONAL \$20.00 RECORDING FEE (PAYABLE TO THE COUNTY RECORDER) PER DOCUMENT FILING. (SHOWN FOR INFORMATION)



**COMMITMENT FOR TITLE INSURANCE  
FIRST AMERICAN TITLE INSURANCE COMPANY**

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

**This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.**

In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

**COMMITMENT CONDITIONS**

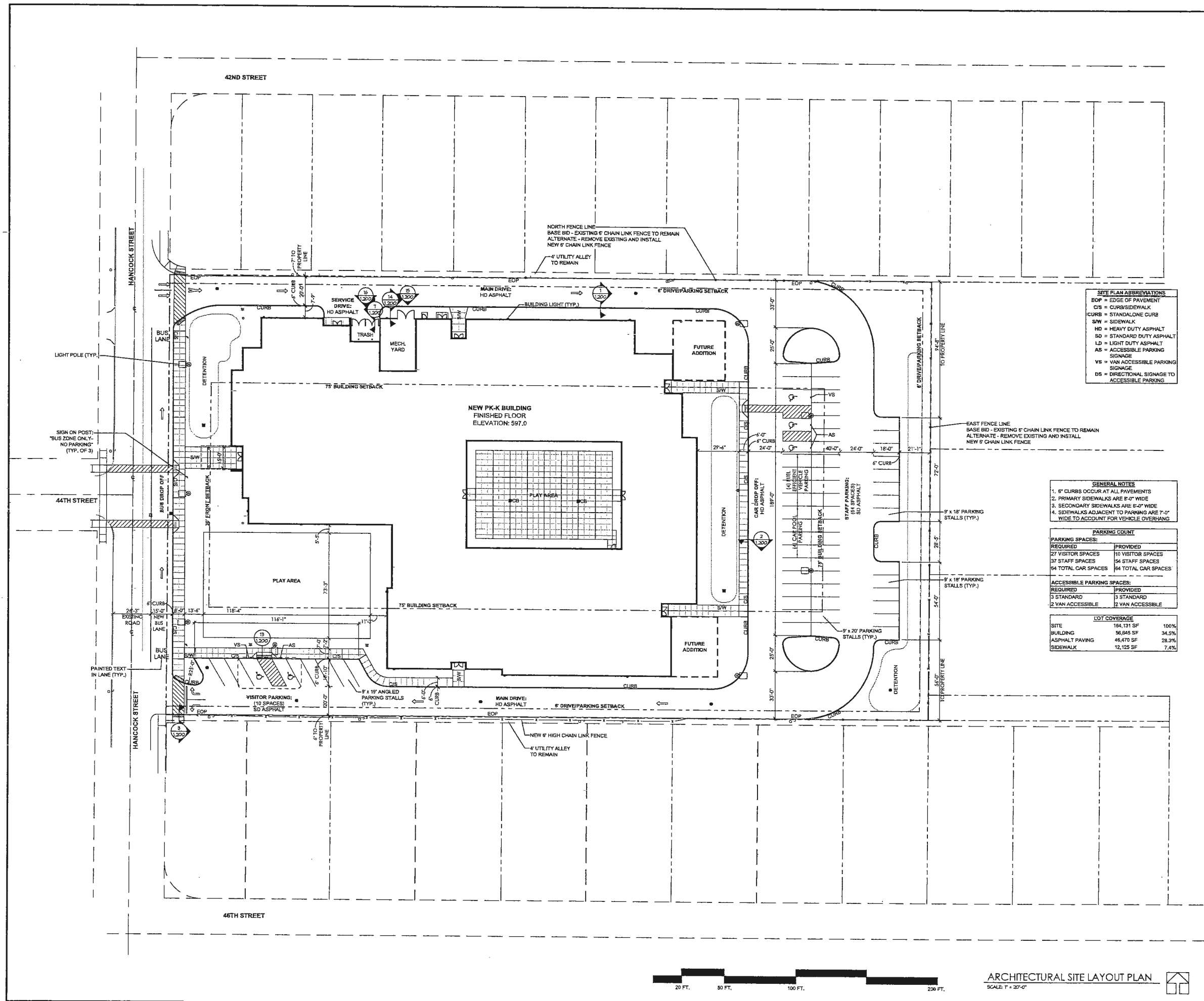
1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/> >.

IN WITNESS WHEREOF, the company has caused its corporate name, by its agent, **HARTUNG TITLE AGENCY, INC.**, to be hereunto affixed by a duly authorized officer.

*First American Title Insurance Company, By its agent  
Hartung Title Agency, Inc.*

By: 

Authorized Signatory



**SITE PLAN ABBREVIATIONS**  
EOP = EDGE OF PAVEMENT  
C/S = CURB/SIDEWALK  
CURB = STANDALONE CURB  
S/W = SIDEWALK  
HD = HEAVY DUTY ASPHALT  
SD = STANDARD DUTY ASPHALT  
LD = LIGHT DUTY ASPHALT  
AS = ACCESSIBLE PARKING SIGNAGE  
VS = VAN ACCESSIBLE PARKING SIGNAGE  
DS = DIRECTIONAL SIGNAGE TO ACCESSIBLE PARKING

**GENERAL NOTES**  
1. 6" CURBS OCCUR AT ALL PAVEMENTS  
2. PRIMARY SIDEWALKS ARE 8'-0" WIDE  
3. SECONDARY SIDEWALKS ARE 6'-0" WIDE  
4. SIDEWALKS ADJACENT TO PARKING ARE 7'-0" WIDE TO ACCOUNT FOR VEHICLE OVERHANG

PARKING COUNT	
REQUIRED	PROVIDED
27 VISITOR SPACES	10 VISITOR SPACES
37 STAFF SPACES	54 STAFF SPACES
64 TOTAL CAR SPACES	64 TOTAL CAR SPACES

ACCESSIBLE PARKING SPACES	
REQUIRED	PROVIDED
3 STANDARD	3 STANDARD
2 VAN ACCESSIBLE	2 VAN ACCESSIBLE

LOT COVERAGE		
SITE	184,131 SF	100%
BUILDING	56,045 SF	34.5%
ASPHALT PAVING	46,470 SF	28.3%
SIDEWALK	12,125 SF	7.4%



ARCHITECTURAL SITE LAYOUT PLAN  
SCALE: 1" = 20'-0"

JOB NO.  
1601-03

REVISIONS  
NO. 1 DATE BY DESCRIPTION

DRAWN BY: CHECKED BY: DATE: SEPTEMBER 22, 2017

NEW PK-K BUILDING AT HANCOCK STREET  
SANDUSKY SCHOOL DISTRICT  
407 DECATUR STREET, SANDUSKY, OHIO 44870  
LESKO ASSOCIATES INC.  
ARCHITECTS PLANNERS  
CLEVELAND, OHIO 44115

DESIGN  
DEVELOPMENT

ARCHITECTURAL  
SITE LAYOUT PLAN

SHEET NO.  
1.002



