



# **Planning Commission**

City Building

City of Sandusky, Ohio 44870

May 23rd, 2018

1ST FLOOR CONFERENCE ROOM

4:00 P.M. Joint session with Bayfront Corridor

4:30 P.M. Regular Scheduled Planning Commission Meeting

## **AGENDA**

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1. Meeting called to order – Roll Call
2. Review minutes from the 4/25/18 meeting
3. Joint session with Bayfront Corridor Committee to review the Sandusky Bay Pathway Update.
4. Swear in audience and staff members that wish to offer testimony on agenda items

### **Public Hearing to review the following:**

5. John Hancock, on behalf of Cedar Point, LLC has applied for a zoning amendment to the following parcels: **57-02669.000, 57-01065.000, 57-01067.000, and 57-04776.000** along Third and Fourth Street; to rezone from "R1-40" Single Family Residential to "CR" Commercial Recreation.

### **Close public hearing**

### **Adjudication Hearing to review the following:**

6. Vimal Kumar has applied for an appeal of the decision of the Noise Control Officer for 1615 First Street.
7. Randy Hartmeyer, on behalf of Verizon Wireless (Lease from Cedar Point Park) has applied for a Conditional Use Permit for the construction of a cell tower on parcel #55-00082.000 located along Cedar Point Drive.
8. Cedar Point Park, LLC has applied for an application for site plan approval for 2064 & 2066 First Street for the construction of an employee dormitory.
9. Classic Investors, LLP has applied for the use of a barbed wire fence at 1001 Fremont Ave.
10. Jacqueline L. Csehi has applied for an application for a waiver to allow a non-impervious surface access drive to service a garage at 1022 Putnam Street.
11. Other Business
12. Meeting Adjourned

**NEXT MEETING: June 27th, 2018**

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

Planning Commission  
April 25, 2018  
Meeting Minutes  
"draft"

The Chairman called the meeting to order at 4:30 PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. Pete McGory, Chairman Mike Zuilhof, Mr. Conor Whelan, Mr. Joe Galea and Mr. David Waddington. Ms. Casey Sparks and Mr. Greg Voltz represented the Planning Department; Mr. Justin Harris represented the Law Department and Ms. Debi Eversole, Clerk from Community Development.

Mr. Galea moved to approve the meeting minutes from the March 21, 2018 meeting as submitted. Mr. Waddington seconded the motion. With no discussion, the motion carried with a unanimous vote.

Chairman Zuilhof swore in audience members and staff who will be offering testimony in either of the Public Hearing agenda items.

Ms. Sparks presented that the City of Sandusky had submitted an application for an amendment to the zone map to create an overlay district within the properties in the Cove District along Meigs Street and a portion of First Street to allow for transient rental. She explained that the existing zoning within the area is both R2F Residential Two- Family and R1-40 Single Family Residential and that the current zoning would not permit transient rental.

Ms. Sparks stated that in 2017, the city implemented additional regulations regarding transient rental. Transient occupancy means to use, occupy or possess, or the use, occupancy, or possession of a dwelling or other living accommodations for a period of 30 consecutive calendar days or less. Per Section 1129.06 a Transient Overlay District shall be created to spur investment in a declining geographic area with the goal of increasing property values and maintenance of homes in areas that are close in proximity to commercial and retail areas. Environmental Rental and Housing Code Section 1341.31 and the transient rental application address many of the parking, safety/ inspection, and violation issues.

Ms. Sparks added that the average total market value of the properties within the overlay district is \$55,818.37. Per the County Auditor's information the average market value for a home in Sandusky is \$125,327.08; the average for the County is \$154,560.00

Planning Staff recommended the adoption of the proposed amendment to the Zone Map to allow for a transient overlay district. If approved, Planning Commission would recommend to City Commission the proposed Zoning Amendment for approval. This will include notifying residents within 300' of the proposed overlay district of a Public Hearing at City Commission.

This initiative was outlined within the Bicentennial/ Comprehensive Plan. Staff believed that allowing for opportunity for transient rental within this area will assist in increasing property values.

Dan McGookey, 225 Meigs Street stated that he thought the proposal was a great idea. He stated that he attended the meeting to request that 3 parcels that he owned be added to the district; 629 and 632 East Washington Street and 225 Meigs Street.

Mr. Jackson asked staff why the overlay map appeared to have ins and outs on the west side of Meigs Street while other boundaries appear to be straight lines. Ms. Sparks stated that the proposed overlay district included properties that front Meigs Street. As a response to Mr. McGookey's request, she added that he could request a variance with the Board of Zoning Appeals to use his properties as transient rental.

Mr. Whelan asked to clarify the process of requesting to be a transient rental property. Ms. Sparks stated that the property owner would submit an application to the Board of Zoning Appeals and from there; staff would notify residents 300' from that address of a Public Hearing during a regular scheduled Board of Zoning Appeals meeting where the members would vote whether or not to grant a use variance. Mr. Harris added that there will always be boundaries which properties will be inside and properties that will be outside. The best way to go about Mr. McGookey's request would be to request a Use Variance. Mr. McGory stated that it would not be unlikely that more overlay districts will be proposed that may include Mr. McGookey's properties.

Michele Gavin, 502 Sycamore Line stated that she owns a home that she annually rents the back portion but liked the idea that she could rent the front portion when she wanted to. She stated that this would bring her added income during the Cedar Point season.

Marybeth Ringholtz, 524 Anderson Street stated that her property value had gone down over the years. She stated that current landlords in the area are not maintaining their properties and is worried that transient rental properties will bring a lot of partying.

Anita Kennedy, 306 Meigs Street stated that she is aware of several properties that surround her that could potentially be used for transient rental and she is worried about the parties and parking. She stated that there are calls to the police every weekend for properties near her that currently rent annually. She wondered if she could rent out rooms of her home. She stated that her home is zoned residential and her yard is zoned commercial residential.

Mr. Harris stated that anyone that wished to use their property as transient rental had to complete a comprehensive application and meet certain requirements including parking, internal and external inspections, number of people using the property; owner is required to be within a 1 hour drive for any complaints. What also comes with the transient rental approval is progressive discipline. If an owner has 3 violations within a 12 month period, their rights will be revoked. Staff believes that with the regulations attached to transient rentals, the property owner will be very careful to whom they rent to and could potentially be better neighbors than traditional renters. Staff also believes that people will bring their properties up to code in order to rent the property; thus improving the property values.

Jase Myers, Anderson Street stated that he had attended the public meetings and spoke with his neighbors and his concern is that he doesn't want partying going on around his home with his children. He wondered if there was no interest in a particular area, could certain streets opt out of the overlay district. Chairman Zuilhof stated that if the overlay district passed and there are several people opposed, they could propose litigation to change. Mr. Harris agreed that you will not get 100% participation but used the example that if 49 residents out of 50 on one street oppose, they could petition that the legislation be changed. Mr. Harris reminded Mr. Myers that even if this were to happen, there will be neighbors to the back of his property that will still be allowed to rent. Ms. Sparks reminded Mr. Myers that any violations including noise violations will count toward the "3 strike" rule. If the owner wanted to keep their transient rental rights, they will make sure that there are no complaints on their property.

Rick Ringholtz, 524 Anderson Street stated that people that rent property don't take the same care that property owners do. He added that his property value had gone down since rentals came into the area.

Lori Arnold, 410 Cove Street stated that she had a duplex on the water that her father bought in 1955. She stated that in the past year, she had received letters from the city. She felt it was unfair and that there were a lot of other homes that need help in the area.

Michele Gavin suggested that owners of rental properties do not have to rent to parties, they can choose who they rent to. They can also post their own house rules that must be followed.

Mr. McGory stated that he still owned a home on Anderson Street so he would abstain from the vote, but he stated that he did understand both sides of the subject. He added that he was unsure that he will participate in renting if the overlay district passed, but he was not fearful of it passing because transient rental properties have more rules at stake. There are several properties within the city that rent to people that do not make the greatest neighbors and there's nothing you can do about it. With transient, the owner has the option to never rent to unruly tenants again.

Mr. Whelan moved to recommend approval to City Commission for the proposed overlay district. Mr. Jackson seconded the motion. With no further discussion, the motion carried with a 6/0 vote; Mr. McGory abstained.

Ms. Sparks presented that Bull Tunnell had applied for site plan approval and a similar main use permit to allow for a storage/shop facility at 2122 Campbell Street. The existing zoning is "LB" Local Business, the applicant is requesting to construct a storage/ shop building on the property. The existing use is a Retail Electrical Shop. The applicant had requested to construct a 5,600 square foot building for indoor storage. The applicant had communicated that business hours would remain the same and that Ohio Edison required that each building will need to have separate services as such this will be located on a separate lot. Section 1109.01 states that the proposed use must be in compliance with the following standards:

1. The uses do not create dangers to health, safety, nor do they create offensive noise, vibration, dust, heat, smoke, odor, glare or other.
  - The storage facility will be utilized for parking
2. The use does not create traffic to a greater extent than other uses listed in the classification to which is added.
  - The storage facility will not create additional traffic; the patrons will utilize the existing facility and parking area
3. In addition to the above general standards, appropriate specific safeguards, applying to a particular application, may also be specified in the permit.
  - The storage facility meets the general standards and safeguards.
4. The Planning Commission may revoke the similar main use permit if the property is not maintained in the manner that would conform to the required standards.

The applicant has also requested site plan approval for the proposed building. All setbacks have been met, however Planning staff would recommend that if the area between the buildings will be utilized for vehicle traffic, staff would recommend paving.

**Front:** The proposed setback is 20' 8"

**Side:** The proposed side yard setback is 21'

**Rear:** The applicant is proposing a 30' 2" rear yard setback

The applicant is utilizing the facility for parking and storage of vehicles so not additional parking is required; however the applicant has indicated a stone parking area with six parking spaces.

Planning Staff recommended approval of both the similar main use permit and the site plan with the following conditions:

1. Understanding the property is adjacent to a residential area; staff would recommend additional screening along the northern and eastern portion of the proposed site. The screening shall be a 5 ½ foot fence or landscaping at a height of 5 ½ feet.
2. Pavement of the area in between the buildings if it is to be utilized for vehicular traffic.
3. All building permits shall be obtained.
4. All state and federal regulations shall be followed.

Bill Tunnell, 2122 Campbell Street stated he was the owner/operator of All Phase Electric and that he would answer any questions the members had. Mr. Whelan asked if he would be ok with the required fence. Mr. Tunnell stated that he had planned to put a fence there anyway. Mr. Miller asked why a lot split was required. Mr. Tunnell stated that Ohio Edison is requiring the lot be split in order to place a second meter. Mr. Tunnell stated that there is already a separate address for the lot split and Ms. Sparks stated that the lot split meets all zoning requirements and can be approved administratively.

Beth Barton, 2137 Campbell Street asked if the building would be on the north side or the south side of the current business. Chairman Zuilhof stated that it would be on the empty lot to the north.

Mr. Miller moved to approve the application subject to staff's conditions. Mr. McGory seconded the motion. With no further discussion, the motion carried with a unanimous vote.

Chairman Zuilhof asked if there was any other business to discuss. Mr. Galea asked if staff could consider a way for residents to "opt in" or "opt out" of a transient rental overlay district if they wish. This including adjacent properties. Mr. Miller stated that going back to Mr. McGookey's request, his properties were not actually adjacent as they do not face Meigs Street, they face Washington Street. Chairman Zuilhof agreed and stated that was the benefit of not making a spur of the moment decision, but rather have the chance to deliberate such requests.

With no further business, the Chairman adjourned the meeting at 5:40PM.

APPROVED:

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Debi Eversole, Clerk

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Michael Zuilhof, Chairman

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR AN AMENDMENT TO  
THE FOLLOWING PARCELS:

57-02669.000, 57-01065.000, 57-01067.000,  
57-04776.000

Reference Number: PC-9-2018

Date of Report: May 14, 2018

Report Author: Casey Sparks, Chief Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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The applicant John Hancock, on behalf of Cedar Point, LLC has applied for a zoning amendment to several parcels along Third, and Fourth Street. The following parcels are proposed to be rezoned: **57-02669.000, 57-01065.000, 57-01067.000, and 57-04776.000.** The following information is relevant to this application:

Applicant: Cedar Point, LLC  
One Cedar Point Drive  
Sandusky, Ohio 44870

Authorized Agent: John Hancock, PE  
326 E. Market Street  
Sandusky, Ohio 44870

Site Location: Parcels along Third and Fourth Street

Zoning: "R1-40" Single Family Residential proposed to "CR" Commercial Recreation

Existing Uses: Vacant Land

Proposed Uses: Two 9,702 sf dormitory buildings

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1113 Amendments  
Chapter 1129 Residential Districts  
Chapter 1137 Commercial Districts

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### SITE DESCRIPTION

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The subject properties are located along Third and Fourth Street adjacent to the parcels currently owned by Cedar Point, LLC. The subject properties are surrounded by several different zoning districts including: "CR" Commercial Recreation, "and "R1-40" Single- Family Residential.

As stated, the subject properties are zoned "R1-40"/ Single- Family Residential District by the Sandusky Zoning Code.



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

### 2066 & 2064 First Street

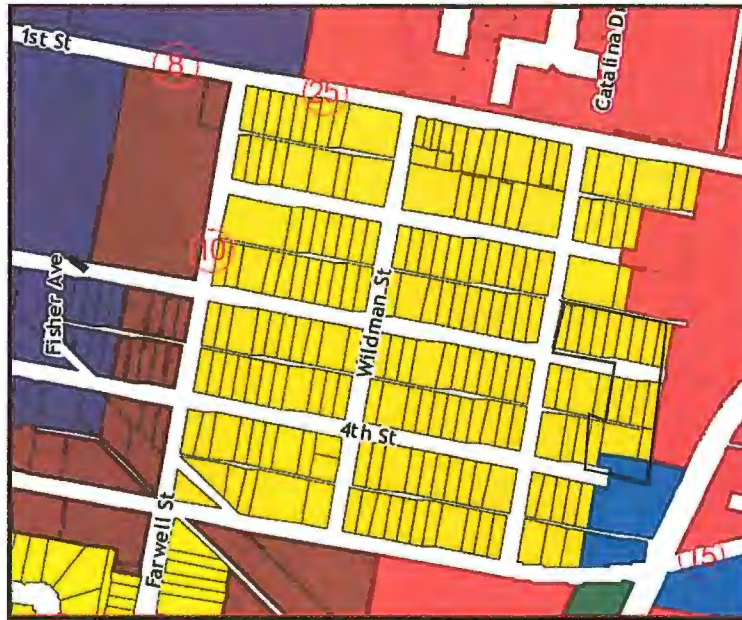
*The parcels highlighted are the ones requested for rezoning*



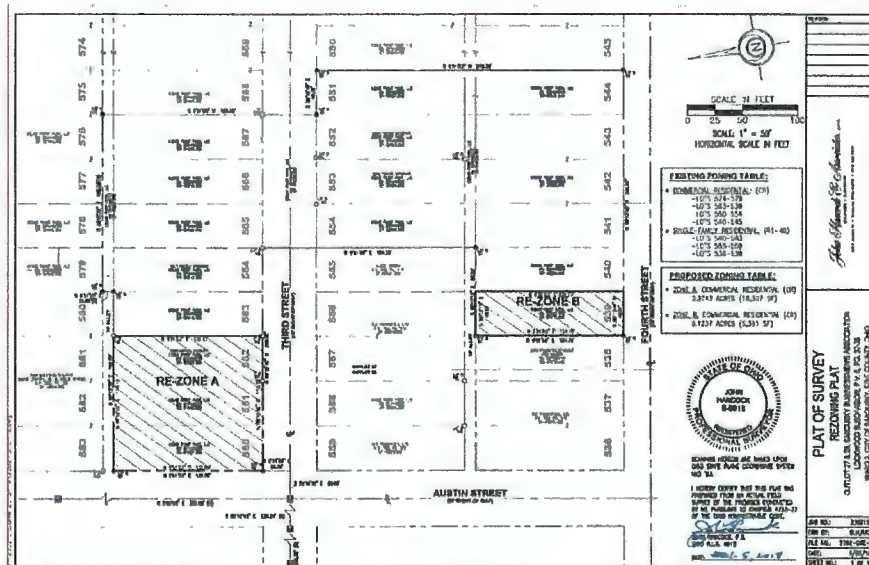


## Zone Map – Parcels

*The zoning map does not represent residential properties previously rezoned from Residential R1-40 to CR Commercial Recreation.*



<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen;"></span> PF PUBLIC FACILITY	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R1-40 SINGLE-FAMILY RESIDENTIAL	<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> LB LOCAL BUSINESS	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> DBD DOWNTOWN BUSINESS
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span> RS RESIDENTIAL SUBURBAN	<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> R2F TWO-FAMILY RESIDENTIAL	<span style="display:inline-block; width:15px; height:15px; background-color:darkblue;"></span> RB ROADSIDE BUSINESS	<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> CS COMMERCIAL SERVICE
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> R1-7S SINGLE-FAMILY RESIDENTIAL	<span style="display:inline-block; width:15px; height:15px; background-color:brown;"></span> RMF MULTI-FAMILY RESIDENTIAL	<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> CB GENERAL BUSINESS	<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> LM LIMITED MANUFACTURING
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R1-60 SINGLE-FAMILY RESIDENTIAL	<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey;"></span> RRB RESIDENTIAL / BUSINESS	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> CA COMMERCIAL AMUSEMENT	<span style="display:inline-block; width:15px; height:15px; background-color:darkblue;"></span> GM GENERAL MANUFACTURING
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R1-50 SINGLE-FAMILY RESIDENTIAL	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span> P AUTO PARKING	<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> CR COMMERCIAL RECREATION	<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> AC AGRICULTURAL		<span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%;"></span> NO REQUIRED SETBACK IN FEET	



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#### DIVISION OF PLANNING COMMENTS

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The applicant is requesting a zoning amendment for the above referenced parcels to "CR"/ Commercial Recreation from "R1-40"/ Residential Single Family. Planning Staff recently approved a lot combination of all the parcels, above is an image of the approved lot. In 2016 Planning Commission approved a zoning amendment for many of the parcels within this area and the vacation of the adjacent alley, the applicant is now requesting the remaining parcels to be rezoned to create a buffer/ screening from the adjacent properties. The applicant currently owns all of the parcels proposed to be rezoned. The applicant has also requested site plan approval for two 9,702 s f. dormitory building within the referenced area.

The Bicentennial Plan calls for Mixed – Use Redevelopment within this area, one of the initiatives for this area is to continue developing along Cedar Point Drive, extending the Cedar Point experience from the peninsula to the mainland; **promote campus atmosphere**, landscaping and parking behind structures.

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.

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#### ENGINEERING STAFF COMMENTS

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The City Engineer has reviewed the proposed zoning amendment and has no objections or concerns regarding the proposed zone map amendment.

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#### BUILDING STAFF COMMENTS

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The City Building Official has reviewed the application and has no concerns regarding the proposed zone map amendment.

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#### POLICE DEPARTMENT COMMENTS

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

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#### **FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed application and has no objections or concerns regarding the proposed zone map amendment.

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#### **CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff recommends approval of the proposed amendment to the Zone Map for the above referenced parcels. The adjacent parcels within the area were rezoned to "CR" Commercial Recreation zoning district and are all currently owned by one property owner. The property owner has added these additional parcels to create additional buffer area and screening for the properties within the area.

The rezoning of these parcels are in line with the comprehensive plans, one of the top priorities for the east side of town includes extending the Cedar Point experience from the peninsula to the mainland and promote a campus atmosphere. In order to accomplish these goals the property must be rezoned to "CR" Commercial Recreation.

CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL



Amendment to the Zone Map/Rezoning

APPLICANT/AGENT INFORMATION:

Property Owner Name: Cedar Point Park, LLC

Property Owner Address: 1 Cedar Point Drive

Sandusky, Ohio 44870

Property Owner Telephone: (419) 609-2032

Authorized Agent Name: John Hancock, PE

Authorized Agent Address: 326 E. Market Street

Sandusky, Ohio 44870

Authorized Agent Telephone: (419) 625-7838

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2064 & 2066 FIRST STREET

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

SEE LEGAL DESCRIPTION ATTACHED

57-02669.000, 57-01065.000,

Parcel Number: 57-01067.000, & 57-04776.000 Zoning District: R1-40

DETAILED SITE INFORMATION:

Land Area of Property: 0.4980 acres (21,698 sq. ft.) (sq. ft. or acres)

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

Building #1: 1,104 (in sq. ft.) *DEMOLISHED*

Building #2: \_\_\_\_\_

Building #3: \_\_\_\_\_

Additional: \_\_\_\_\_

Total Building Coverage (as % of lot area): ~~5.09%~~ 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Building Height (for any new construction):           

Number of Dwelling Units (if applicable): \_\_\_\_\_

Number of Off-Street Parking Spaces Provided: \_\_\_\_\_

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

Landscaped Area: \_\_\_\_\_ (in sq. ft.)

Requested Zoning District Classification: CR

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.

*J. Hancock, Agent*  
Signature of Owner or Agent

4/10/2018  
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of lot 539, 560, 561, 562 (municipal street address of property), I hereby authorize \_\_\_\_\_ to act on my behalf during the Planning Commission approval process.

*E. W. Dangle*  
Signature of Property Owner

4-19-18  
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: \_\_\_\_\_

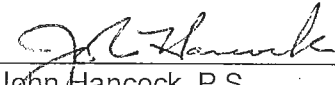
### THIRD STREET RE-ZONING LEGAL DESCRIPTION

Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 2, part of Outlots 27 and 28 as platted and denoted in the plat of the Sandusky Businessmen's Association Lockwood Subdivision, P.V. 6, Pg. 37-38, all references herein to the records of the Erie County Recorder, and being more particularly described as follows:

Being all of Lots 539, 560, 561, and 562 in the plat of Sandusky Businessmen's Association Lockwood Subdivision, P.V. 6, Pg. 37-38.

This description was prepared by John Hancock, P.S. No. 6918 from a survey conducted in April, 2015.

John Hancock & Associates, Inc.

  
\_\_\_\_\_  
John Hancock, P.S.

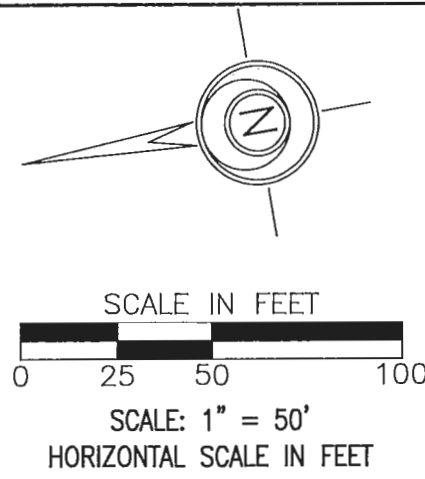
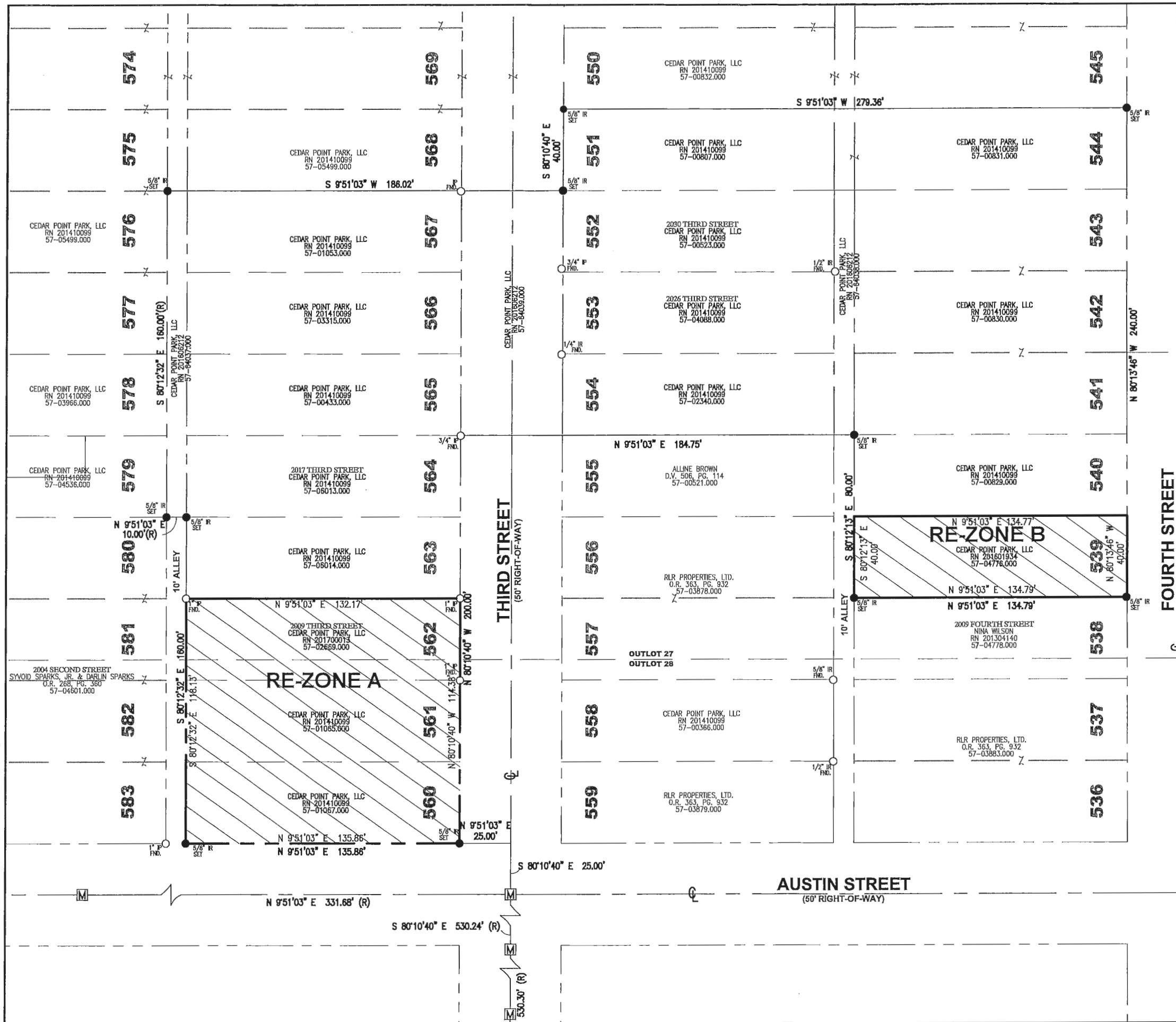


Date: APRIL 4, 2018

File: 230215/DORM 2018-19/2302-Third Street Zoning Legal



X:\230215\DOM 2018-19\2302-SITE-18.dwg



**EXISTING ZONING TABLE:**

- COMMERCIAL RESIDENTIAL: (CR)
  - LOTS 574-579
  - LOTS 563-539
  - LOTS 550-554
  - LOTS 540-545
- SINGLE-FAMILY RESIDENTIAL: (R1-40)
  - LOTS 580-583
  - LOTS 555-559
  - LOTS 536-538

**PROPOSED ZONING TABLE:**

- ZONE A: COMMERCIAL RESIDENTIAL (CR)  
0.3743 ACRES (16,307 SF)
- ZONE B: COMMERCIAL RESIDENTIAL (CR)  
0.1237 ACRES (5,391 SF)



BEARINGS HEREON ARE BASED UPON OHIO STATE PLANE COORDINATE SYSTEM NAD '83.

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.

*John Hancock*  
JOHN HANCOCK, P.S.  
OHIO R.L.S. 6918

DATE: APRIL 5, 2018

REVISID:

*John Hancock & Associates, Inc.*  
ENGINEERS • SURVEYORS  
326 E. Market St. • Sandusky, Ohio 44870 • (419) 625-7838

**PLAT OF SURVEY**  
**REZONING PLAT**  
OUTLOT 27 & 28, SANDUSKY BUSINESSMEN'S ASSOCIATION  
LOCKWOOD SUBDIVISION, P.V. 6, PG. 37-38  
WARD 2, CITY OF SANDUSKY, ERIE COUNTY, OHIO

JOB NO.:	230215
DRN BY:	BLH,NJC
FILE NO.:	2302-SITE-18
DATE:	4/03/18
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 APPEAL OF A DECISION OF THE NOISE CONTROL ADMINISTRATOR

Reference Number: PC-10-2018

Date of Report: May 14, 2018

Report Author: Lt. Danny Lewis



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Vimal Kumar has applied for an appeal of a decision of the Noise Control Officer. In April of this year Lt. Danny Lewis denied the Sound Waiver for Lyman Harbor. The applicant had requested a sound waiver to conduct an outdoor concert series every Saturday night throughout the summer. The requested hours would be from 7pm- 1:30pm. Per Sandusky City Ordinance 519.11 all appeals of the noise control officer to be reviewed by Planning Commission.

The following information is relevant to this application:

Applicant: Vimal Kumar  
1615 First Street  
Sandusky, Ohio 44870

Site Location: 1615 First Street

Zoning: "GM" General Manufacturing

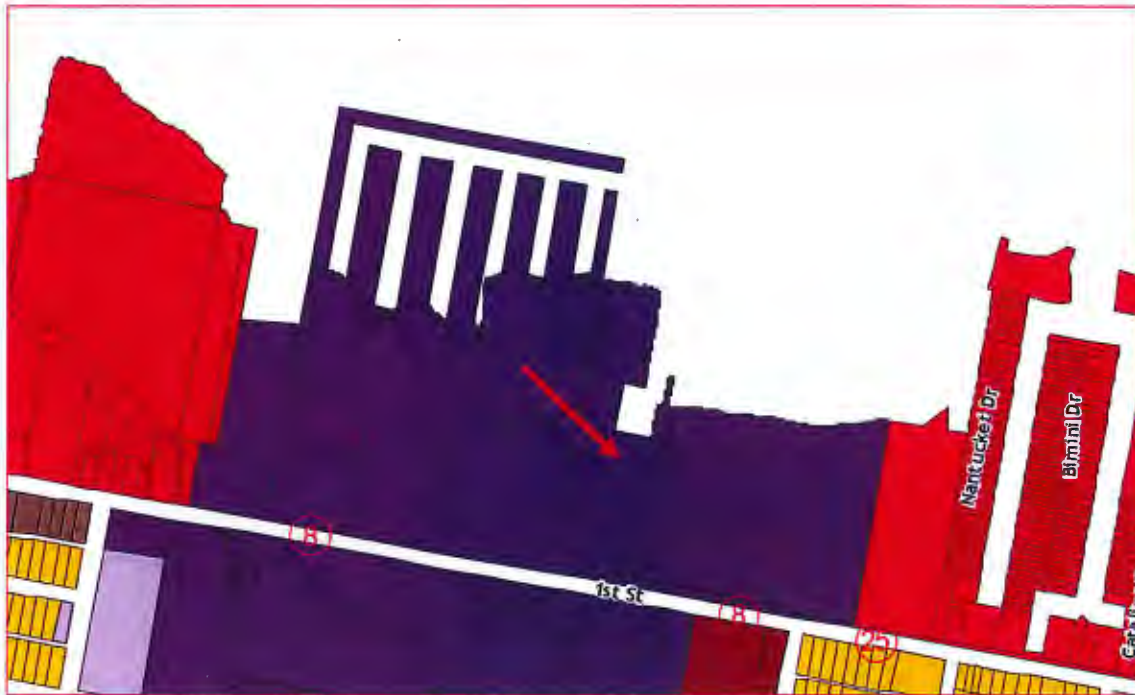
Applicable Plans & Regulations: Sandusky City Ordinance 519.11- Please see attached regulations.

## SITE DESCRIPTION

The subject property is located at 1615 First Street and is currently zoned as "LM" Limited Manufacturing and is adjacent to other properties zoned as Limited Manufacturing. It is important to note that exiting use of the building is permitted from within the zoning district. The surrounding uses include marinas and residential boat houses.

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:

**1615 First Street**



<span style="display: inline-block; width: 15px; height: 10px; background-color: #006400; border: 1px solid black;"></span> PF PUBLIC FACILITY	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> R1-40 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #00BFFF; border: 1px solid black;"></span> LB LOCAL BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black;"></span> DBD DOWNTOWN BUSINESS
<span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black;"></span> RS RESIDENTIAL SUBURBAN	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black;"></span> R2F TWO-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black;"></span> RB ROADSIDE BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> CS COMMERCIAL SERVICE
<span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black;"></span> R1-75 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> RMF MULTI-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #00008B; border: 1px solid black;"></span> GB GENERAL BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> LM LIMITED MANUFACTURING
<span style="display: inline-block; width: 15px; height: 10px; background-color: #9ACD32; border: 1px solid black;"></span> R1-60 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #654321; border: 1px solid black;"></span> RRB RESIDENTIAL / BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black;"></span> CA COMMERCIAL AMUSEMENT	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4B0082; border: 1px solid black;"></span> GM GENERAL MANUFACTURING
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> R1-50 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #B0C4DE; border: 1px solid black;"></span> P AUTO PARKING	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> CR COMMERCIAL RECREATION	<span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></span> AG AGRICULTURAL			<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; border-radius: 50%;"></span> NO. REQUIRED SETBACK IN FEET



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**DIVISION OF POLICE COMMENTS/ RECOMMENDATION**

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I have attached copies of all of the letters and the petitions signed by the residents that live near Lyman Harbor. There is also two police reports from 05/06/2018 and 05/13/2018 involving the Lyman Harbor. I would have to agree with their comments from the neighbors of that area for the reason to deny Lyman Harbor's sound waiver request.



### **519.11 WAIVER.**

(a) The Noise Control Administrator shall have the authority, consistent with this section, to grant a waiver. The waiver provided for in this section shall not apply to the restricted uses and activities contained in Section 519.10(f) and (g).

(b) Any person seeking a waiver pursuant to this section shall file an application in the Department of Community Development on forms provided by the Noise Control Administrator. The application shall contain information, which demonstrates that bringing the source of sound, or activity for which the waiver is sought into compliance with this chapter would constitute an unreasonable hardship on the applicant, on the community, or on other persons. Notice of an application for a waiver shall be given by the Noise Control Administrator by publication in a newspaper of general circulation in the City. The Noise Control Administrator shall not approve an application less than 10 days after the public notice is published. Each application shall be accompanied by a fee as set forth by the City Manager and approved by the City Commission to cover expenses resulting from the publication and administration of the waiver application. Any person who claims to be adversely affected by allowance of the waiver may file a statement with the Noise Control Administrator containing any information to support his/her claim.

(c) In determining whether to grant or deny the application, the Noise Control Administrator shall balance the hardship to the applicant, the community, and other persons of not granting the waiver against the adverse impact on the health, safety and welfare of persons affected, the adverse impact on property affected, and any other adverse impacts of granting the waiver. Applicants for waiver and persons contesting waiver may be required to submit any information the Noise Control Administrator may reasonably require. In granting or denying an application, the Noise Control Administrator shall place for public view in the Department of Community Development a copy of the decision and the reasons for denying or granting the waiver.

(d) A waiver shall be granted by notice to the applicant containing all necessary conditions, including a time limit on the activity. Any regulations of time, place and manner shall be independent of the content of the speech. The waiver shall not become effective until all conditions are agreed to by the applicant. Noncompliance with any conditions of the waiver shall terminate it and subject the person holding it to those provisions of this chapter regulating the source of the sound or activity for which the waiver was granted.

(e) Application for extension of time limits specified in the waiver or for modifications of other substantial conditions shall be treated like applications for an initial waiver.

(f) The Noise Control Administrator may issue guidelines approved by resolution of City Commission defining the procedures to be followed in applying for a waiver and the criteria to be considered in deciding whether to grant a waiver.

(g) The decision of the Noise Control Administrator may be appealed by the person denied the waiver or by any person claiming to be adversely affected by allowance of the waiver. Such appeal shall be made to the Planning Commission, and review by the Planning Commission shall be final. (Ord. 03-089. Passed 4-14-03.)



# CITY OF SANDUSKY

## APPLICATION FOR PLANNING COMMISSION APPROVAL

### TYPE OF APPLICATION:

☐ Conditional Use Permit  
☐ Flood Plain Variance  
☒ Other

☐ Similar Main Use  
☐ Front Yard Fence

### APPLICANT/AGENT INFORMATION:

Property Owner Name: Vimal Kumar

Property Owner Address: 1615 First Street  
Sandusky, OH 44870

Property Owner Telephone: (419) 625-9626

Authorized Agent Name: Brian Bonner

Authorized Agent Address: \_\_\_\_\_

Authorized Agent Telephone: (419) 366-4170

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1615 First Street

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

Parcel Number: 57-02469000 Zoning District: Commercial Rec



**DETAILED SITE INFORMATION:**

**Land Area of Property:** \_\_\_\_\_ (sq. ft. or acres)

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

**Building #1:** \_\_\_\_\_ (in sq. ft.)

**Building #2:** \_\_\_\_\_

**Building #3:** \_\_\_\_\_

**Additional:** \_\_\_\_\_

**Total Building Coverage (as % of lot area):** \_\_\_\_\_

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

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

**Proposed Building Height (for any new construction):** \_\_\_\_\_

**Number of Dwelling Units (if applicable):** \_\_\_\_\_

**Number of Off-Street Parking Spaces Provided:** \_\_\_\_\_

**Parking Area Coverage (including driveways):** \_\_\_\_\_ (in sq. ft.)

**Landscaped Area:** \_\_\_\_\_ (in sq. ft.)

**PROPOSED DEVELOPMENT (check those that apply):**

\_\_\_\_\_ **New Construction (new building(s))**  
 \_\_\_\_\_ **Addition to Existing Building(s)**  
 \_\_\_\_\_ **Change of Use in Existing Building(s)**

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

[illegible]

### REQUIRED SUBMITTALS:

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

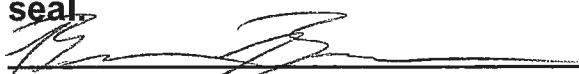
Front Yard Fence: no charge

Other: check with staff for fee

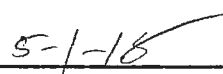
**APPLICATION MUST BE COMPLETELY FILLED OUT!**

### APPLICATION AUTHORIZATION:

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



Signature of Owner or Agent



Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of Vinod S. Kumar 1615 First Street  
(municipal street address of property), I hereby authorize Brian Bonner to act on my behalf during the Planning Commission approval process.



Signature of Property Owner



Date

### STAFF USE ONLY:

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

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

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

## Casey Sparks

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**From:** Emalie <Emalie@lymanharbor.com>  
**Sent:** Friday, May 04, 2018 2:52 PM  
**To:** Casey Sparks  
**Subject:** Re: Lyman Harbor Appeal

Casey,

For the Proposed Development Section:

We are not doing any new developments. Our venue is conducting an outdoor concert series every Saturday night throughout the summer, as well as the 4th of July. Our hours would start at 7:00 p.m. and ending at 1:30 a.m.

Let me know if there is anything else you need.

Thanks,

***Emalie Coe***

*Manager*

*Lyman Harbor Entertainment Complex*

*1615 First Street*

*Sandusky, OH 44870*

*(419) 625-9626*



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**From:** Casey Sparks <csparks@ci.sandusky.oh.us>  
**Sent:** Thursday, May 3, 2018 11:48:12 AM  
**To:** Emalie  
**Subject:** FW: Lyman Harbor Appeal

Emalie,

Thank you for sending the application for Planning Commission, we will still to have the Proposed Development section completed. Please note that you are applying for an appeal of the decision of the Noise Control Administrator denying a sound waiver for 1615 First Street. Section 519.11 states that an appeal of the Noise Control Administrator shall be

made to the Planning Commission. If you want to send this information via email I will add it to the application. Should you have any questions or concerns please feel free to contact our office.

Thanks,

Casey Sparks  
Chief Planner  
City of Sandusky  
222 Meigs Street  
Sandusky, Ohio 44870  
419-627-5715

**From:** Emalie [mailto:Emalie@lymanharbor.com]  
**Sent:** Monday, April 30, 2018 10:18 AM  
**To:** Casey Sparks <csparks@ci.sandusky.oh.us>  
**Subject:** Lyman Harbor Appeal

Good Morning Casey,

I have attached the appeal paperwork, of what I could fill out. The letter that was sent to us by Lt. Lewis did not have any information pertaining to zoning so I was unable to fill out the sections with that information. As soon as the owner returns from vacation I will have him sign and send over our application fee. Please let me know if there is anything else that you need from me. Thank you and have a wonderful day!

Thanks Again,  
Emalie

NOTICE: This electronic message transmission and all attachments transmitted with it are intended for the use of the individual or entity that is the intended recipient and may contain legally privileged, protected, or confidential information. If you are not the designated recipient please be aware that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please notify us by telephone (419.627.5844), collect, or by reply electronic mail and promptly destroy the original transmission and any copies. Delivery of this message and any attachments to any person other than the intended recipient(s) is not intended in any way to waive confidentiality or a privilege. Thank you. Law Department, City of Sandusky, Ohio.

## Petition to oppose noise waiver for Lyman Harbor

Petition summary and background	The loud music from Lyman Harbor goes against the current noise policy of ensuring an environment free from excessive sound; and ensuring every citizen has a right to the peaceable enjoyment of their private property.
Person petitioned for	We, the undersigned, are concerned citizens who urge the City of Sandusky and Noise Control Administrator to deny Lyman Harbor's request for a noise waiver from May 5, 2018 through September 8, 2018 and July 4, 2018. The residences surrounding the area are adversely affected and currently not able to peaceably enjoy their private property due to loud and crowd noise. Allowing this to occur will only compound the issue as well as continue to encourage other objectional influences such as the stabbings and fights that have already taken place in the parking lot. Please deny this waiver.

Petitioner Name	Signature	Address
Charles J. Speer Jr	<i>Charles J. Speer Jr</i>	1901 First St.
Warren G. Opler	<i>Warren G. Opler</i>	1901 1 <sup>st</sup> St
Elda Kramer	<i>Elda Kramer</i>	1903 1 <sup>st</sup> Street
James St. Broughton	<i>James St. Broughton</i>	1907 1 <sup>st</sup> Street

SANDUSKY POLICE DEPT  
**RECEIVED**  
 APR 04 2018

BY: *[Signature]*



## Petition to oppose noise waiver for Lyman Harbor

Petition summary and background	The loud music from Lyman Harbor goes against the current noise policy of ensuring an environment free from excessively sound; and ensuring every citizen has a right to the peaceable enjoyment of their private property.
Person petitioned for	We, the undersigned, are concerned citizens who urge the City of Sandusky and Noise Control Administrator to deny Lyman Harbor's request for a noise waiver from May 5, 2018 through September 8, 2018 and July 4, 2018. The residences surrounding the area are adversely affected and currently not able to peaceably enjoy their private property due to loud and crowd noise. Allowing this to occur will only compound the issue as well as continue to encourage other objectional influences such as the stabbings and fights that have already taken place in the parking lot. Please deny this waiver.

Petitioner Name	Signature	Address
Robert M. Rauscher	Robert M. Rauscher	520 Nantucket Dr. Sandusky
THOMAS A. MYERS	Thomas A. Myers	516 Nantucket Dr. Sandusky
Donica Powers	Donica Powers	530 Nantucket Dr. Sandusky
Michelle Reeder	Michelle Reeder	564 Nantucket Dr. Sandusky
Elizabeth Poggiali	Elizabeth Poggiali	576 Nantucket Dr. Sandusky

SANDUSKY POLICE DEPT

**RECEIVED**  
APR 04 2018

BY: \_\_\_\_\_

[Signature]



John and Maralyn Stavash  
542 Nantucket Drive  
Sandusky, Ohio 44870

March 30, 2018

Noise Control Administrator  
Sandusky Police Department  
222 Meigs Street  
Sandusky, Ohio 44870



RE: **OPPOSITION** to noise ordinance waiver request from  
Vimal Kumar/Clinkers LTD/Lyman Harbor located at 1615 First St., Sandusky, OH.  
We ask that you deny the request from Vimal Kumar/Clinkers LTD/Lyman Harbor for a noise  
waiver from May 5, 2018 through September 8, 2018, and July 4<sup>th</sup>, 2018.

Dear Sirs/Madams,

My name is John Stavash residing at 542 Nantucket Drive in Sandusky Ohio. I bought and built  
this property approximately 18 years ago to have a quiet place to relax and enjoy the beautiful  
view and solitude of Sandusky Bay.

I have recently been informed that Clinkers LTD is now asking for a noise variance for Outdoor  
Music and crowd NOISE on Saturdays this summer UNTILL 1:30 in the MORNING!! That is totally  
unacceptable to our family. Noise travels virtually unimpeded across the open water from that  
location to the residences on Nantucket Drive, especially with the prevailing westerly winds and  
hot rarefied air of the summer. The nuisance it would create would destroy our traditional use  
and enjoyment of our property. My wife is a nurse and frequently must work weekends arising  
at 5:30 a.m. to be at the hospital before 7:00 a.m. on Sunday for a 12 hour Shift. She must retire  
early most Saturdays. Even with windows closed noise emanating from Lyman Harbor is already  
somewhat of a problem but moving their noise outside and to that late hour would essentially  
make our property unusable. I cannot, and should not have to tolerate that type of nuisance or  
be forced to find other accommodations for summer weekends.

Additionally, this nuisance certainly would have a negative effect on property values on  
Nantucket Drive; not only reducing our asset value but also reducing tax revenue to the county.

Thank you for considering the rights of the home owners/residents that live in this area.

Respectfully Submitted,

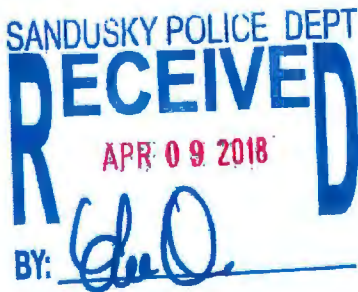
A handwritten signature in blue ink that reads "John Stavash". The signature is written in a cursive, flowing style.

John and Maralyn Stavash

March 29, 2018

Dear Noise Control Administrator

I have a Boat House at  
566 Nantucket in Sandusky, near  
Lapman Harbor. We are against  
allowing a noise waiver for the  
Bar or anyone else in that  
area that will make noise  
louder than normal so we can  
sleep or enjoy our surroundings.



Thank you

Larry and Nancy Halckenborg

The Noise Control Administrator  
c/o The Sandusky Police Dept.  
222 Meigs St.  
Sandusky, Oh.  
44870

# SDS Shimandle's Diesel Service

13335 York Delta Drive - N Sandusky, Ohio 44833



April 1, 2018

Noise Control Administer,

We are happy residents living in Shades of Nantucket, in Sandusky. We work hard. We enjoy our time home on Sandusky Bay. What we do not enjoy is the thumping of our home from the Bass speakers. We keep windows closed and box fans on so our grandchildren do not hear the F-word.

New Years Eve was intended to be a peaceful evening for a few friends. Instead we were serenaded by the bass speakers from Lyman. These went on until early morning.

I want everyone to have fun and enjoy the gorgeous bay. However, I want to enjoy it myself. I find that loud and offensive. Unless they plan on playing music the whole city enjoys....they don't have the right to broadcast it after reasonable hours.

Thank You,

A handwritten signature in blue ink that appears to read "Jim &amp; Sheri Shimandle".

Jim and Sheri Shimandle  
Happy owners of "peace of heaven"  
546 Nantucket Drive

(440) 237-0335 -- Fax (440) 237-0331

March 28, 2018

Noise Control Administrator  
% Sandusky Police Department  
222 Meigs St  
Sandusky, OHio 44857



Re: Noise Waiver for Clinkers LTD, 16515 First Street

To Whom It May Concern,

I am a a property owner on Nantucket Drive and have become aware of a noise waiver application filed by Vimal Kumar for Clinkers LTD located at 1615 First Street in Sandusky.

I respectfully request this waiver to be denied. I believe this establishment should be able to operate their business within the limits set forth within section 519.10 (g) of the City's codified ordinances. This excessive noise from 8pm until 1:30am each Saturday disturbs the peace and serenity of living on Lake Erie. We fell in love and purchased this property on Nantucket Drive due to the closeness of Lake Erie and the tranquility it provides. If this noise waiver is approved, we would no longer have peaceful Lake Erie living. Opening our windows after 8pm on Saturdays, would require us to hear the music from this establishment next door. This is not something we want to hear every Saturday night.

I appreciate your time in considering this matter. I would also like to thank you for your service to this community!

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle Reeder".

Michelle Reeder  
564 Nantucket Drive  
Sandusky, Ohio 44870

March 26, 2018

Noise Control Administrator  
City of Sandusky  
222 Meigs St.  
Sandusky, Ohio 44870



Noise Control Administrator,

We oppose the Lyman Harbor noise waiver from Saturday May 5, 2018 through September 8, 2018, including July 4, 2018. This facility has played loud music disturbing the peace for years. The noise is so loud that we are unable to sleep. This goes past 2:00 in the morning and then when the music stops we have to listen to the noisy crowd while it takes time to disperse them. We are also unable to sit in our living room at times and hear the TV. Closing windows or doors doesn't matter and why should we have to do that.

Your noise control policy states that noise can have adverse physiological, biochemical and psychological impact on humans. We can attest to that from a lack of sleep. Trying to sleep at night while loud base music is playing and all you can hear is constant loud thumping is like being in some kind of a torture chamber. We also have a concern about the objectionable influences this creates in their parking lot such as fights and stabbings.

This facility is too close in proximity to private residences and a marina, to allow this to continue to occur in any capacity, and we request that this waiver be denied.

Sincerely,

A blue ink signature of Robert E. Runner, written in a cursive style.

Robert E. Runner

A blue ink signature of Janet M. Runner, written in a cursive style.  
Janet M. Runner



March 26, 2018

Noise Control Administrator  
Sandusky Police Department  
222 Meigs Street  
Sandusky, Ohio 44870

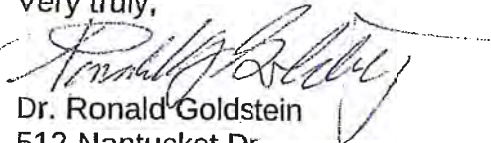


RE: noise ordinance waiver 1615 First St. Sandusky OH 44870, by Clinkers LTD

Dear Administrator,

I live at 512 Nantucket Dr. a short distance from the venue requesting a noise ordinance request. I have lived in this peaceful development for 11 years and I would be appalled if the request is granted. I usually go to sleep around 10:30 to 11:00 pm and my windows are always open as I love the peaceful serenity and cool lake breezes. Please do not allow the noise ordinance waiver as it would ruin my sleep and tranquility and destroy our quiet neighborhood.

Very truly,

  
Dr. Ronald Goldstein  
512 Nantucket Dr.  
Sandusky, Ohio 44870

327-18

To: The noise control administrator:

We own a condo at 536 nantucket  
Sandusky Ohio. We enjoy the quietness  
a peacefulness. We feel 1:30 am  
is very excessive for noise. We do not  
want to have to keep our windows closed  
all summer, because of loud music.  
noise carries & we feel 1:30 am is  
to late.

C. Mustinaudgemott

SANDUSKY POLICE DEPT

**RECEIVED**

MAR 30 2018

BY:

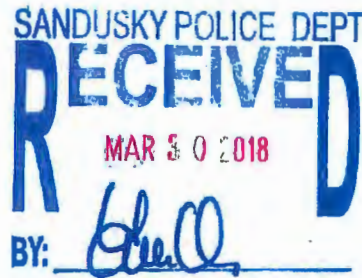




Dennis & Theresa Gold  
540 Nantucket Drive  
Sandusky, Ohio 44870  
Home: 419-609-9211

March 27, 2018

Noise Control Administrator  
Sandusky Police Department  
222 Meigs Street  
Sandusky, Ohio 44870



RE: **OPPOSITION** to noise ordinance waiver request from  
Vimal Kumar/Clinkers LTD/Lyman Harbor located at 1615 First St., Sandusky, OH

Dear Noise Control Administrator,

We ask that you deny the request from Vimal Kumar/Clinkers LTD/Lyman Harbor for a noise waiver from May 5, 2018 through September 8, 2018, and July 4<sup>th</sup>, 2018.

We would be adversely affected by this waiver because we have already experienced the loud noise and music during this time period. We can hear it and feel the constant vibrations (boom, boom, boom...) inside our home from the music delivery systems/equipment. We cannot sleep at night until the noise and music ends.

The loud music and crowd noise from Lyman Harbor already goes against the current noise policy of ensuring an environment free from excessive sound; and ensuring our right to peaceable enjoyment of our private property.

Thank you for considering the rights of the home owners/residents that live in this area.

Sincerely,


A handwritten signature in blue ink that reads "Theresa Gold".

Dennis & Theresa Gold

March 26, 2018

Dear Noise Control Administrator,

I would like to take this opportunity to plead with you to not grant Vimal Kumar and/or Clinkers LTD. a noise ordinance waiver. My Home is less than 1,000 feet from that property and the sound carries very loudly across the unobstructed water, disrupting my peace. I usually go to sleep at 11:30 pm and enjoy the fresh air from the open windows and lake breeze. The allowance of noise until 1:30 am would deprive me of sleep necessary to maintain my health. Once again, I am asking for you to deny the noise ordinance waiver for the property located at 1615 First St., Sandusky Ohio. Thank you,

  
Carol L. Kitzmiller  
512 Nantucket Dr.  
Sandusky, Ohio 44870




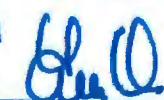
March 26, 2018

 **FILE COPY**

Dear Noise Control Administrator,

I would like to take this opportunity to plead with you to not grant Vimal Kumar and/or Clinkers LTD. a noise ordinance waiver. My Home is less than 1,000 feet from that property and the sound carries very loudly across the unobstructed water, disrupting my peace. I usually go to sleep at 11:30 pm and enjoy the fresh air from the open windows and lake breeze. The allowance of noise until 1:30 am would deprive me of sleep necessary to maintain my health. Once again, I am asking for you to deny the noise ordinance waiver for the property located at 1615 First St., Sandusky Ohio. Thank you,

  
Carol L. Kitzmiller  
512 Nantucket Dr.  
Sandusky, Ohio 44870

SANDUSKY POLICE DEPT  
**RECEIVED**  
MAR 29 2018  
BY: 

Dennis & Theresa Gold  
540 Nantucket Drive  
Sandusky, Ohio 44870  
Home: 419-609-9211

March 27, 2018

Noise Control Administrator  
Sandusky Police Department  
222 Meigs Street  
Sandusky, Ohio 44870



RE: **OPPOSITION** to noise ordinance waiver request from  
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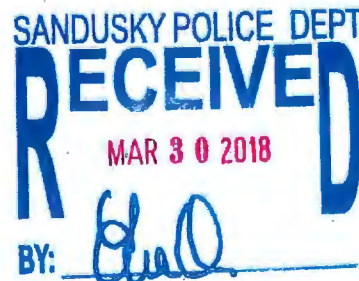
We would be adversely affected by this waiver because we have already experienced the loud noise and music during this time period. We can hear it and feel the constant vibrations (boom, boom, boom...) inside our home from the music delivery systems/equipment. We cannot sleep at night until the noise and music ends.

The loud music and crowd noise from Lyman Harbor already goes against the current noise policy of ensuring an environment free from excessive sound; and ensuring our right to peaceable enjoyment of our private property.

Thank you for considering the rights of the home owners/residents that live in this area.

Sincerely,

Dennis & Theresa Gold





 **FILE COPY**

3-27-18

TO: The noise control administrator:

We own a condo at 536 Nantucket  
Sandusky Ohio. We enjoy the quietness  
& peacefulness. We feel 1:30 am  
is very excessive for noise. We do not  
want to have to keep our windows closed  
all summer, because of loud music.  
noise carries & we feel 1:30 am is  
to late.

Christina M. Gemolt

SANDUSKY POLICE DEPT  
**RECEIVED**  
MAR 30 2018  
BY: 

# SANDUSKY POLICE DEPARTMENT

## Investigation Report

### Summary

SPD-18-007291

DISORD - Disorderly

Printed On: 05/14/2018 9:15 AM



### Incident Location

Location Type: OTHER COMMERCIAL SERVICE LOCATION  
District/Zone: City Of Sandusky  
Beat/Area: Zone 4  
Bus/Common: LYMAN HARBOR  
Address: 1615 FIRST ST  
SANDUSKY, OH 44870

### Report Information

Date: 05/13/2018 At: 00:07:40  
Report Type: Investigation Report

### Incident Date and Time

From: 05/13/2018 At: 00:07:40  
To: 05/13/2018 At: 00:07:40

### Responders and Times

Responder ID	Dispatched	Enroute	At Scene	Cleared	Other	Total	Reporting Officer
BAUR, JUSTIN	00:16:40	00:16:47	00:22:42	00:30:45		14	No
ICSMAN, JACOB	00:16:40	00:16:47	00:22:42	00:30:45		14	No
ROSPERT, LUCAS MICHAEL	00:15:56	00:18:25	00:22:01	00:30:40		12	Yes
WHITE, MICHAEL D	00:15:55	00:18:25	00:22:01	00:30:40		12	No
WILSON, BRADLEY C	00:20:53	00:20:53	00:20:53	00:30:54		10	No

### Offenses

No.	Code	Description	Level	Status
1	2917.11	Disorderly Conduct	Misdemeanor 4	Committed
None			No Bias/Not Applicable	

### Involved Parties

Person Type: **ARRESTED ADULT: 1**

Name: **BONNER, BRIAN J**

Address: 2865 S WATERSIDE CT MARBLEHEAD, OH 43440

SSN/ID: Redacted Phone: 419.366.4170 (M)

University/College Use

☐ Student ☐ Faculty ☐ Staff ☐ Non-Affiliated

Place Of Birth:

☐ Person is a Complainant

☐ Juvenile at time of incident

Resident Status: Resident

Driver Lic. No.: RK666397

State/Prov: Ohio

Expiration Date: 08/2018

Sex Offender: No

Age: 38

Birth Date: 08/02/1979

Deceased Date:

#### Injuries

☒ No Injury ☐ Apparent Broken Bones ☐ Possible Internal ☐ Severe Laceration ☐ Loss Of Teeth  
☐ Unconsciousness ☐ Other Major Injury ☐ Apparent Minor Injury ☐ Unknown

Person Type: **COMPLAINANT: 1**

Name: **BELYUSAR, WILLIAM**

Address: 1535 FIRST ST Suite: 23 SANDUSKY, OH 44870

SSN/ID: Redacted Phone: 330.599.6884 (M)

University/College Use

☐ Student ☐ Faculty ☐ Staff ☐ Non-Affiliated

Place Of Birth:

☐ Person is a Complainant

☐ Juvenile at time of incident

Resident Status: Resident

Driver Lic. No.:

State/Prov:

Expiration Date:

Sex Offender: No

Age: 68

Birth Date: 12/17/1949

Deceased Date:

#### Injuries

☒ No Injury ☐ Apparent Broken Bones ☐ Possible Internal ☐ Severe Laceration ☐ Loss Of Teeth  
☐ Unconsciousness ☐ Other Major Injury ☐ Apparent Minor Injury ☐ Unknown

# SANDUSKY POLICE DEPARTMENT

## Investigation Report

Summary

**SPD-18-007291**

**DISORD - Disorderly**

Printed On: 05/14/2018 9:15 AM



Person Type: **VICTIM: 1**

Name: **SOCIETY OF SANDUSKY,**

Address: **222 MEIGS ST SANDUSKY, OH 44870**

SSN/ID: **Redacted** Phone:

University/College Use

☐ Student ☐ Faculty ☐ Staff ☐ Non-Affiliated

Place Of Birth:

☐ Person is a Complainant

☐ Juvenile at time of incident

Resident Status: Resident

Driver Lic. No.:

State/Prov:

Expiration Date:

Sex Offender: No

Age: 117

Birth Date: 01/01/1901

Deceased Date:

Injuries

<input checked="" type="checkbox"/> No Injury	<input type="checkbox"/> Apparent Broken Bones	<input type="checkbox"/> Possible Internal	<input type="checkbox"/> Severe Laceration	<input type="checkbox"/> Loss Of Teeth
<input type="checkbox"/> Unconsciousness	<input type="checkbox"/> Other Major Injury	<input type="checkbox"/> Apparent Minor Injury	<input type="checkbox"/> Unknown	

# **SANDUSKY POLICE DEPARTMENT**

## **Investigation Report**

*Summary*

**SPD-18-007291**

**DISORD - Disorderly**

Printed On: 05/14/2018 9:15 AM



### **Narratives**

#### **Subject:**

**Type**

**Initial Narrative**

**Date Time Author**

**05/13/2018 0007 ROSPERT, LUCAS MICHAEL**

**Approving Officer**

**NEWELL, DANA E**



# **SANDUSKY POLICE DEPARTMENT**

## **Investigation Report**

Summary

**SPD-18-007291**

**DISORD - Disorderly**

Printed On: 05/14/2018 9:15 AM



### **Narratives**

Subject: DISORDERLY

Type

Date Time Author

Approving Officer

Initial Report

05/13/2018 0059 WHITE, MICHAEL D

NEWELL, DANA E

5/13/2018 DISORDERLY 2162, 1561

Officers were dispatched to the listed address in reference to a loud music complaint. I spoke with William Belyusar, the complainant, via telephone. William said he was staying at dock 23 at the Sunrise Marina and could here the bass resonating from Lymann Harbor. Officers went to the Sunrise Marina lot prior to responding to Lymann Harbor. While officers were stationary over 500 feet away from the Lymann Harbor entrance, they could here the bass resonating from that distance. The distance was measured using the Alert mapping system.

Officers responded to Lymann Harbor and made contact with the bar manager, Brian Bonner. Brian was advised of the complaint, and he stated he did not think the music was that loud. It should be noted officers have recently responded to the listed location several times for similar complaints. Also, Brian has recently been cited for disorderly conduct due to loud music complaints. Due to the level of complaints received, Brian was issued another citation for persistent disorderly conduct. Brian stated he would turn the music down for the night to avoid any further issues. Officers advised Brian if another incident should occur, further action could be taken.

\*\*\*Arrested Adult\*\*\*

\*Brian Bonner\* Persitent Disorderly Conduct\* 2917.11(M4)\* Summons

Issued\*

Rospert/2162



## **SANDUSKY POLICE DEPARTMENT**

**JOHN ORZECZ, POLICE CHIEF**

**222 MEIGS STREET  
SANDUSKY, OH 44870  
Phone: 419.627.5869  
FAX: 419.627.5862**

[www.ci.sandusky.oh.us](http://www.ci.sandusky.oh.us)

**04/13/2018**

**This is notification that the Sound Waivers for The Original Margaritaville and Lyman Harbor have been denied. After posting a Legal Notice in the Sandusky Register on March 26, 2018, Pursuant to Sandusky City Ordinance 519.11.**

**The reason for denying the applications are the Noise Control Administrator received numerous letters and petitions from adjacent property owners of both businesses. Both the letters and the petitions cited that by allowing the Sound Waiver for these businesses, it would impact the residents of the adjacent properties health, safety and welfare of the persons affected by granting the Sound Waiver.**

**The decision made by the Noise Control Administrator may be appealed by the person denied the waiver or by any person claiming to be adversely affected by allowance of the waiver. Such appeal shall be made to the Planning Commission, and review by the Planning Commission shall be final.**

**This notice of denial will be placed in a public viewing area at the Sandusky City Building, 222 Meigs St., Sandusky, OH 44870. Copies of this notice will also be mailed to The Original Margaritaville and Lyman Harbor.**

**Lt. Danny Lewis  
419-627-5798  
[dlewis@ci.sandusky.oh.us](mailto:dlewis@ci.sandusky.oh.us)**

***SANDUSKY, OHIO – HOME OF 'AMERICA'S ROLLER COAST'®***

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR A CONDITIONAL USE  
PERMIT FOR PARCELS 55-00082.000, 55-  
00067.000, 55-00069.000, 55-00073.000, 55-  
00074.000, 55-00080.000, 55-00081.000 ON  
CEDAR POINT DRIVE

Reference Number: PC-12-2018

Date of Report: May 15, 2018

Report Author: Greg Voltz, Assistant Planner



## City of Sandusky, Ohio Planning Commission Report

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### BACKGROUND INFORMATION

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Cedar Point Park, LLC has submitted an application for a Conditional Use permit for the property located at One Cedar Point Drive to allow for a 'monopine' telecommunications tower installation.

The following information is relevant to this application:

Owner: Cedar Point Park LLC  
One Cedar Point Drive  
Sandusky, Ohio 44870

Agent: Randy Hartmeyer  
301 Main Street  
Suite A  
Zanesville, OH 43701

Site Location: Cedar Point Drive/Parcel #'s 55-00082.000, 55-00067.000, 55-00069.000,  
55-00073.000, 55-00074.000, 55-00080.000, 55-00081.000

Zoning: "P" Auto Parking

Existing Uses: Vacant/Temporary Cell Phone

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 921  
Chapter 1109.10

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### SITE DESCRIPTION

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The subject property is located at One Cedar Point Drive and is zoned as "P" Auto Parking. Permitted use within this area include parking areas and access ways for passenger automobiles, and storage garages. The subject property is surrounded by "P" Auto Parking and "R1-75" Single-Family Residential.

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

### 1 Cedar Point Drive



### Zone Map – Parcels



	R-1 SINGLE-FAMILY		R-1-40 SINGLE-FAMILY SUBSIDIARY		B LOCAL BUSINESS		DB DOWNTOWN BUSINESS
	R-2 MEDIUM-DENSITY RESIDENTIAL		R-2F TWO-FAMILY RESIDENTIAL		MB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R-3 SINGLE-FAMILY RESIDENTIAL		R-3F TWO-FAMILY RESIDENTIAL		GB GENERAL BUSINESS		IM LIMITED MANUFACTURING
	R-4 SINGLE-FAMILY RESIDENTIAL		R-4B RESIDENTIAL / BUSINESS		CA COMMERCIAL AND INDUSTRIAL		CM CENTRAL MANUFACTURING
	R-5 SINGLE-FAMILY RESIDENTIAL		R-5B RESIDENTIAL / BUSINESS		CR COMMERCIAL RECREATION		PD PLANNED DEVELOPMENT
	A AGRICULTURE		AP AUTO PARKING				RS RESERVED SETBACK IN FEET

#### DIVISION OF PLANNING COMMENTS

The applicant is requesting a Conditional Use permit for parcels 55-00082.000, 55-00067.000, 55-00069.000, 55-00073.000, 55-00074.000, 55-00080.000, 55-00081.000 on Cedar Point Drive to allow for a new 'monopine' telecommunications tower. The applicant is installing a 85' tall telecommunications tower that replicates the look of a coniferous tree as a replacement of an existing temporary telecommunication system.

Section 921.06 requires a Conditional Use permit for any new towers. Chapter 921.03 defines wireless telecommunication towers as a structure intended to support equipment used to transmit and/or receive telecommunications signals, including but not limited to: rooftop mounted antennas, monopole towers, lattice towers, etc. The 'monopine' structure operates wireless telecommunication equipment, as such the regulations within Chapter 921 require a Conditional Use permit.

Section 921.04 states general requirements for wireless telecommunication facilities, which include the following:



1. The City's intent is to provide incentives for wireless telecommunications service providers that seek to further the City's following priorities:
  - a. Co-locate on with other existing towers/ structures/ facilities or locate on existing structures (public or private)
  - b. Design new towers for multiple users, wherever possible
  - c. Locate towers in the least obstructive manner given present and evolving technology.

The proposed new pole and antenna will be an estimated 85' in height, but as shown through the information provided, will be constructed to simulate a tree and reduce obtrusiveness. The applicant has indicated that the final design for these poles have not been determined but will be similar to the information provided within the packet.

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#### **ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed Conditional Use Permit and has no comment at time of report.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the application and stated that all permits shall be taken out before construction.

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#### **POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the application and has no issues with the proposed Conditional Use Permit.

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#### **FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed application and has no issues with the proposed Conditional Use Permit.

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#### **CONCLUSION/RECOMMENDATION**

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Planning Staff recommends approval of the proposed Conditional Use, as they meet the requirements as set forth in section 921.04. The applicant has made an effort to assure that these are aesthetically pleasing.





# CITY OF SANDUSKY

## APPLICATION FOR PLANNING COMMISSION APPROVAL

### TYPE OF APPLICATION:

  X    
          

**Conditional Use Permit  
Flood Plain Variance  
Other**

**Similar Main Use  
Front Yard Fence**

### APPLICANT/AGENT INFORMATION:

**Property Owner Name:** Verizon Wireless (Lease from Cedar Point Park)

**Property Owner Address:** 7575 Commerce Court

Lewis Center, OH 43035

**Property Owner Telephone:** 740-879-5286

**Authorized Agent Name:** Randy Hartmeyer , SBA Network Services

**Authorized Agent Address:** 301 Main Street, Suite A, Zanesville, OH 43701

**Authorized Agent Telephone:** 740-624-2740

Jhartmeyer@sbsite.com

### LOCATION AND DESCRIPTION OF PROPERTY:

**Municipal Street Address:** Cedar Point Road, Cedar Point, OH 44870

**Legal Description of Property (check property deed for description):**  
part of the First Ward of the City of Sandusky, Erie County, Ohio

**Parcel Number:** 55-00100.000 **Zoning District:** Auto parking

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 1280 square feet (sq. ft. or acres)

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

**Building #1:** \_\_\_\_\_ (in sq. ft.)

**Building #2:** \_\_\_\_\_

**Building #3:** \_\_\_\_\_

**Additional:** \_\_\_\_\_

**Total Building Coverage (as % of lot area):** N/A

**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:** N/A

Stealth design (monopine) telecommunications tower with a 40'x32' lease area for equipment.

**Proposed Building Height (for any new construction):** 73'

**Number of Dwelling Units (if applicable):** None

**Number of Off-Street Parking Spaces Provided:** 2

**Parking Area Coverage (including driveways):** 221,666 (in sq. ft.)

**Landscaped Area:** See attached plan (in sq. ft.)

**PROPOSED DEVELOPMENT (check those that apply):**

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

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

Proposed telecommunications tower to be located within a 40'x32' lease area. The tower will be 68' tall

monopine design with "branches" extending to 73'. The tower is designed for two carriers. A board fence and

landscaping are proposed to shield the ground equipment from view.

**REQUIRED SUBMITTALS:**

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

<b>Application Fee:</b>	<b>Conditional Use Permit: \$100.00</b>
<b>Similar Main Use: \$100.00</b>	<b>Flood Plan Variance: \$100.00</b>
<b>Front Yard Fence: no charge</b>	<b>Other: check with staff for fee</b>

**APPLICATION MUST BE COMPLETELY FILLED OUT!**

**APPLICATION AUTHORIZATION:**

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

	<u>4/26/2018</u>
<b>Signature of Owner or Agent</b>	<b>Date</b>

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

Lessee

**As owner of** Cedar Point Road Property **(municipal street address of property), I hereby authorize** Randy Hartmeyer, SBA Network Services **to act on my behalf during the Planning Commission approval process.**

_____	_____
<b>Signature of Property Owner</b>	<b>Date</b>

**STAFF USE ONLY:**

**Date Application Accepted:** \_\_\_\_\_ **Permit Number:** \_\_\_\_\_  
**Date of Planning Commission Meeting:** \_\_\_\_\_  
**Planning Commission File Number:** \_\_\_\_\_



April 25, 2018

City of Sandusky Zoning  
222 Meigs Street  
Sandusky, OH 44870-

Phone: (419) 627-5715

Fax: (419) 627-5825

Attention: To Whom It May Concern

**Reference Project Update - FCC/NEPA Public Involvement - Addendum 1**

Site Name: Cedar Point Park Entrance - A

Site Address: 1 Cedar Point Drive; Sandusky, OH 44870 (Erie Co.)

CTL Engineering Project No. 17510192COLc

To Whom It May Concern:

Since its initial submittal, due to changes in the proposed tower project information, the following is being submitted for your records, review, and comments.

**Background:**

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) was initially proposing to construct a monopole communications tower of an overall height of 85 feet (i.e., 80' tower + 5' of lightning rod) and a concrete pad with a canopy for the installation of equipment cabinets within a 2,040 sq. ft. area (Site Coordinates: N41-28-24.02 and W82-40-22.39), as well as an access path. The proposed tower site is part of the property referenced above. No comments and/or objections were received in response to our previous notice, dated August 24, 2017.

**New Information:**


In a correspondence received from the client on April 18, 2018, some of the site design information has changed since the previous report submission; consequently, a FCC/NEPA addendum was requested for this site and includes the following changes: The tower type has been changed from a simple monopole to monopine (stealth design), the overall height has been reduced from 85 feet (i.e., 80' tower + 5' of lightning rod) to 73 feet (i.e., 68' tower + 4' of lightning rod + 1' stealth tree branches), the size of the lease area has been reduced from 2,040 sq. ft. to 1,280 sq. ft., and the tower location is moved within the lease area approximately 8 ft to the southwest. Please note; the tower has not yet been constructed.

**CTL's Recommendation and Requested Action:**

The Section 106 review process requires an evaluation as to whether or not historic properties (if any) in the area will be affected by the proposed project. Please note that although FCC is the lead agency in making a decision and granting a permit to Verizon Wireless, the licensee, as a part of Section 106 of the National Historic Preservation Act {36 CFR Part 800.2(c3),(c5)d}, i.e., public involvement process, we would like to include your comments, if any, for this project. We greatly appreciate the time taken by you in completing the bottom portion of this letter and sending the entire letter back via facsimile to 614-276-6377 or email [FMohammadshirazi@ctleng.com](mailto:FMohammadshirazi@ctleng.com) within 30 days of the date of this letter.

Respectfully Submitted

**CTL ENGINEERING OF OHIO, INC**

  
Fatemeh Mohammadshirazi  
Environmental Scientist

1) Please state your comments due to the changes in the construction of the communications tower at the proposed location as these relate to its affect on historic properties in the area, if any.

Comments: \_\_\_\_\_

2) Would you encourage and approve the construction of the cellular communications tower, which would provide telecommunication coverage in your community? Please circle one:

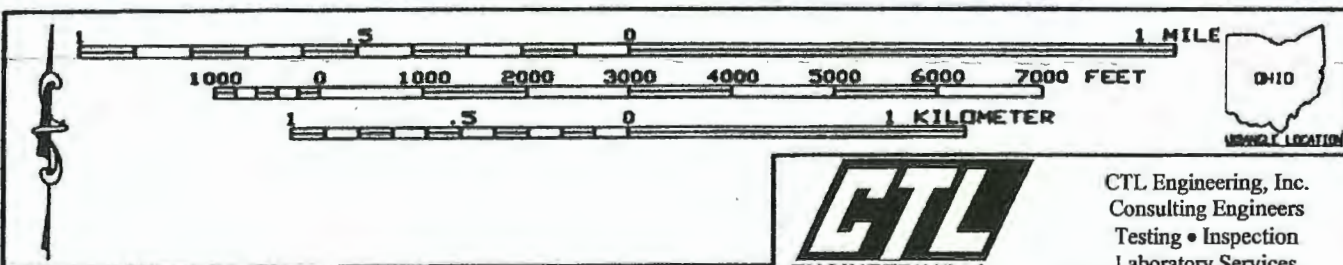
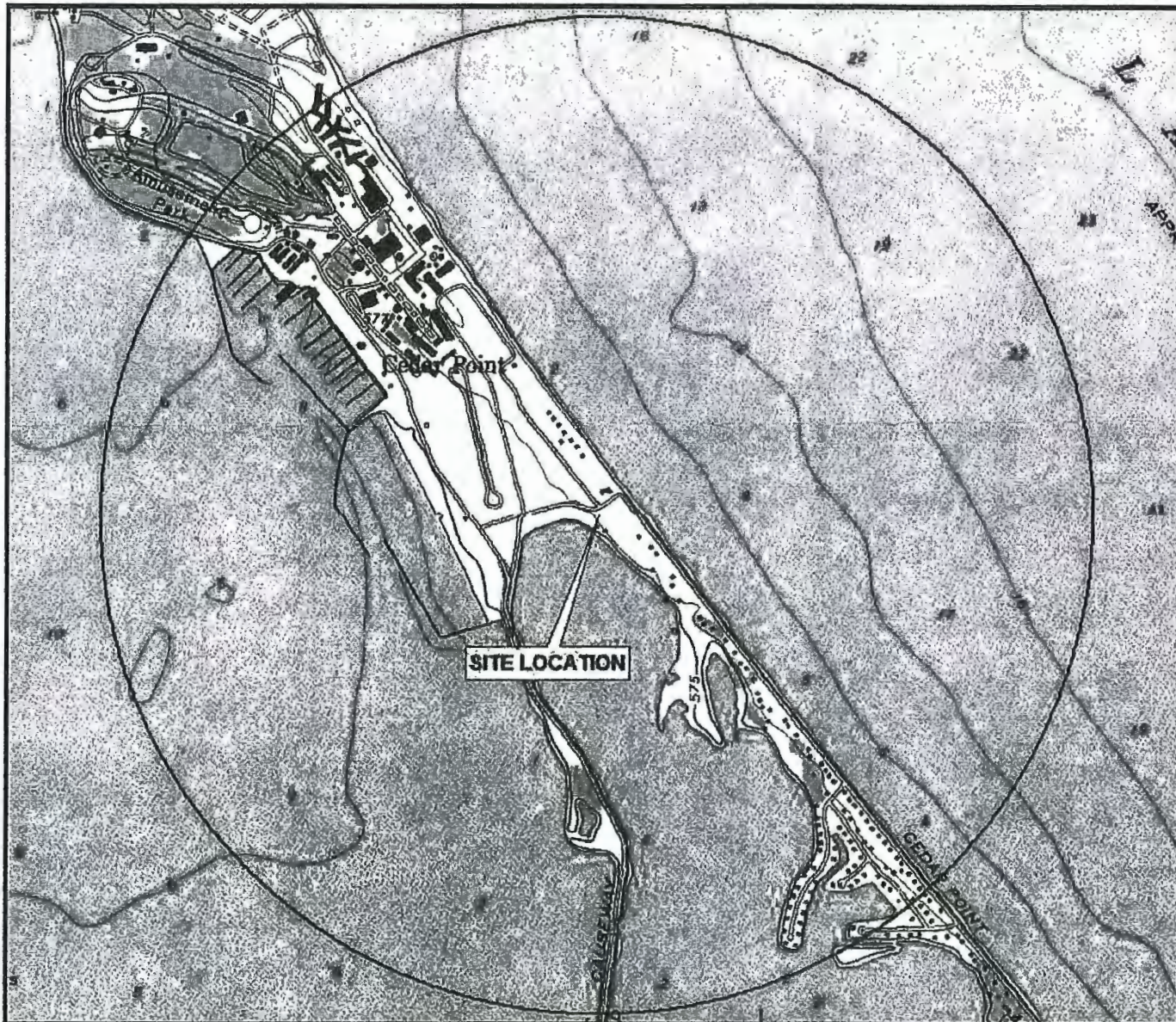
Yes:- I encourage the proposed construction: No:- I disapprove of the proposed construction (If no please explain why below.)

Comments: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Signature & Date \_\_\_\_\_

Title: \_\_\_\_\_ Email \_\_\_\_\_

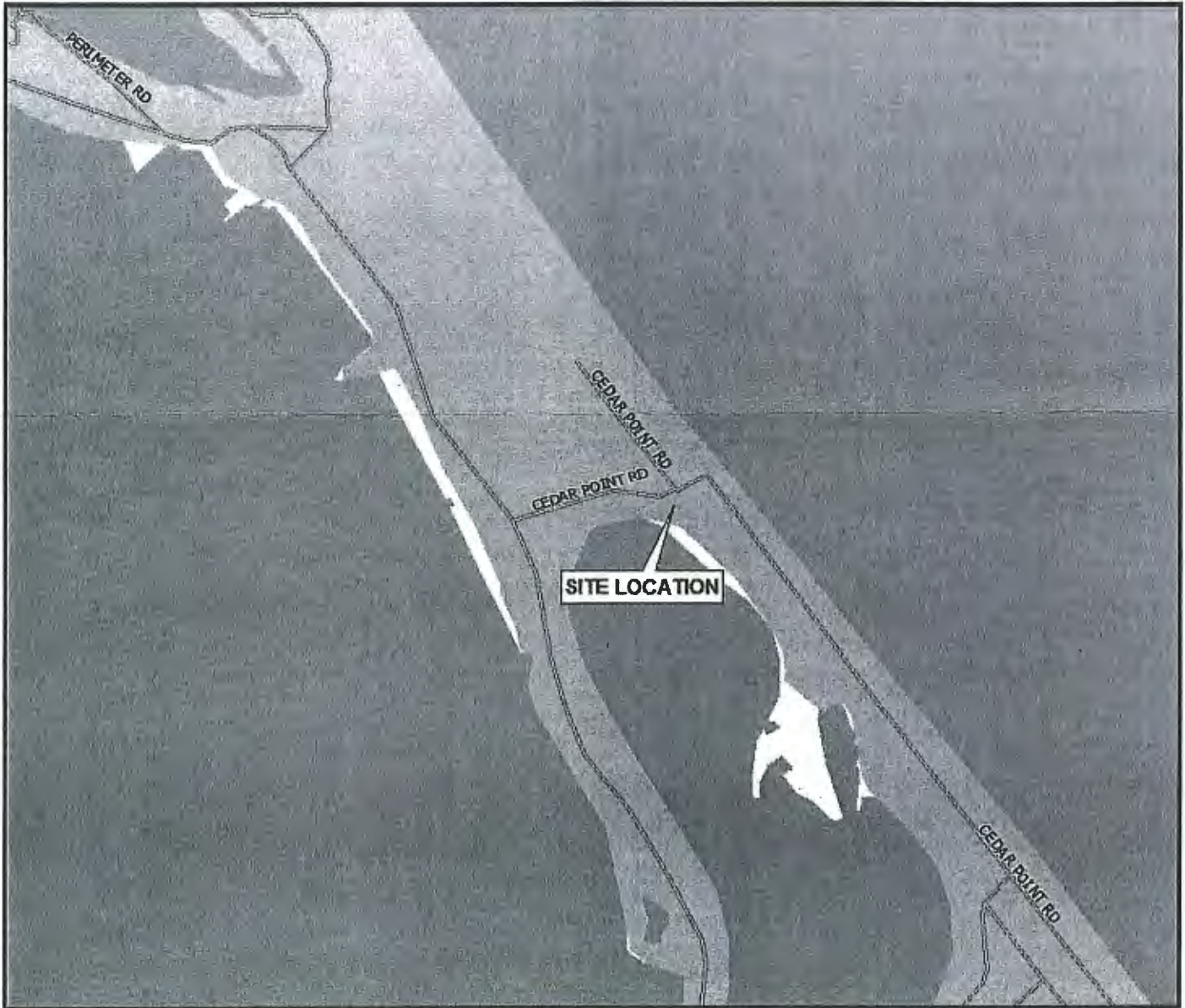




CTL Engineering, Inc.  
Consulting Engineers  
Testing • Inspection  
Laboratory Services

<p>GENERAL LOCATION</p> <p><b>SANDUSKY, OH QUADRANGLE</b></p> <p>1979</p> <p>7.5 MINUTE SERIES (TOPOGRAPHIC)</p>	<p>DATE</p> <p>08/23/17</p>	<p>VERIZON WIRELESS</p> <p>FCC/NEPA</p> <p>Cedar Point Park Entrance - A</p> <p>1 Cedar Point Drive</p> <p>Sandusky, Ohio 44870</p>	
	<p>SCALE</p> <p>As Shown</p>		
	<p>DRAWN BY</p> <p>Dept. 51-abm</p>	<p>Figure No.</p> <p>1</p>	<p>Project No.</p> <p>17510192COLa</p>





CTL Engineering, Inc.  
Consulting Engineers  
Testing • Inspection  
Laboratory Services

GENERAL LOCATION  STREET ATLAS	DATE 08/23/17	VERIZON WIRELESS FCC/NEPA Cedar Point Park Entrance - A 1 Cedar Point Drive Sandusky, Ohio 44870	
	SCALE ---		
	DRAWN BY Dept. 51-abm	Figure No. 2	Project No. 17510192COLa

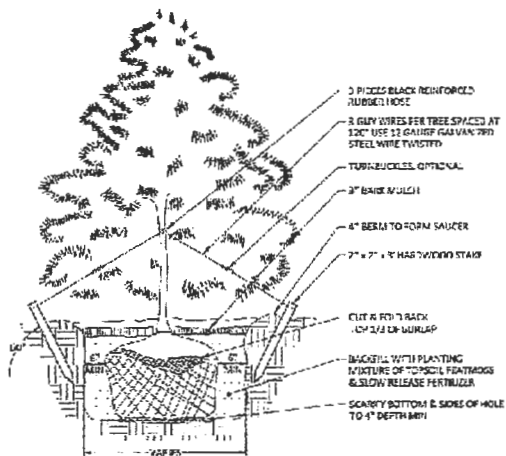
# GENERAL NOTES

1. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES.
2. PLANT MATERIALS MUST BE SPECIALLY HANDLED FOR PROTECTION OF THE PLANT MATERIALS AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROVIDE MAINTENANCE REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEED PERIOD (AS FOR DIRECTION OF THE OWNER).
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING MATERIALS, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AND ANY AND ALL WORK REQUIRED TO MAINTAIN PLANTING MATERIALS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE ADJUTANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. ALL DISTURBED AREAS AND ISLANDS SHALL BE RESTORED TO ORIGINAL CONDITION OF THE OWNER.
7. A "MINIMUM" OF ONE (1) YEAR GUARANTEE SHALL BE REQUIRED BY THE OWNER. ON THE NEXT PLANTING PERIOD, WHICH IS IN GENERAL 15% TO 20% OF THE PLANTING MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE MONTHS.
8. ALL PLANTING ISLANDS SHALL BE COVERED IN A 3" THICK LAYER OF DARK MULCH.

## PLANT MATERIALS LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NOTES
6	Thuja occidentalis	Eastern Arborvitae	Min 2' x 1/2"	ESB	5' High, 6" x 12" OC
4	Buxus	Green Boxwood	ESB	12" High, 6" x 12" OC	

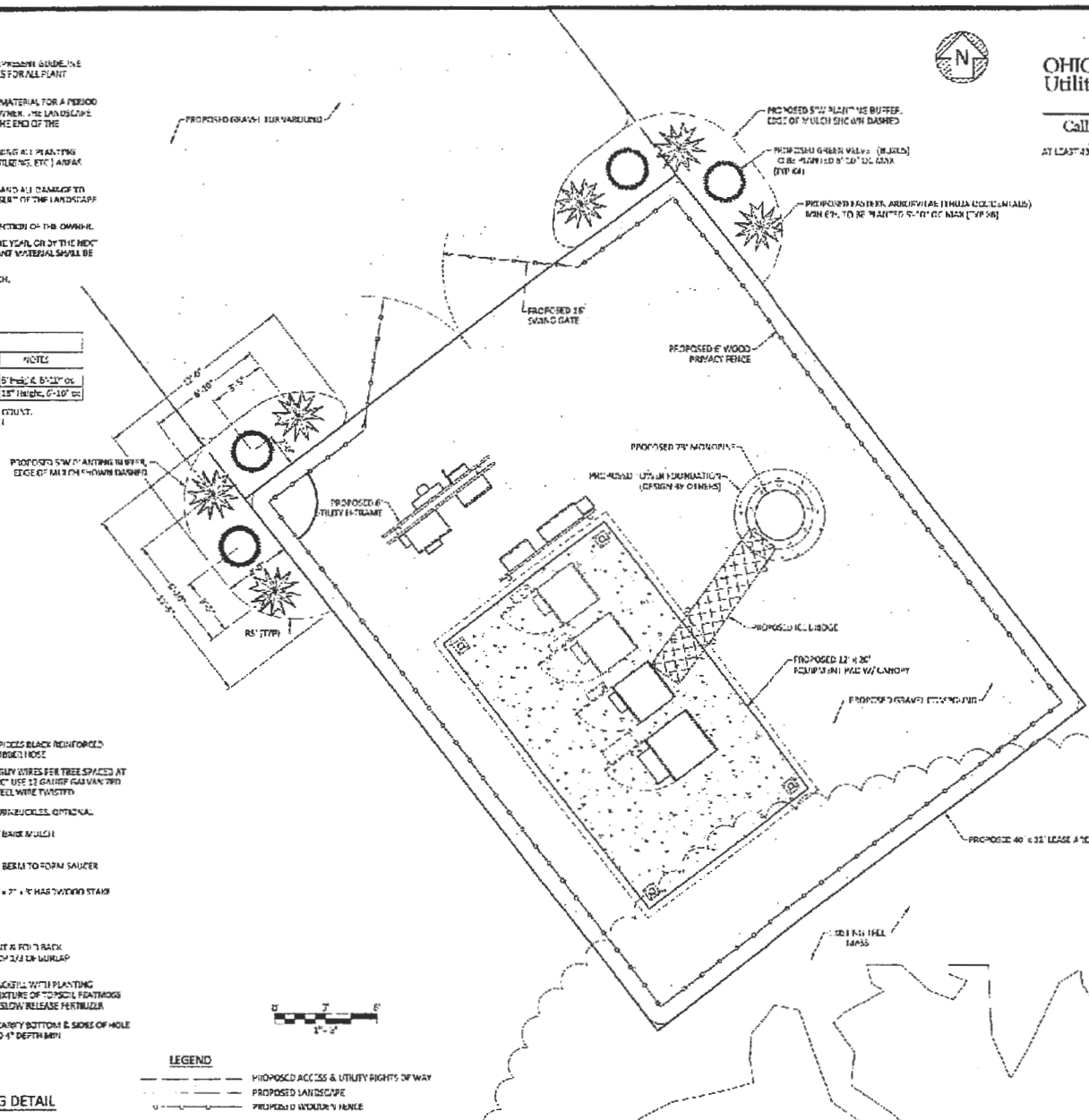
QUANTITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR THE FINAL COUNT. IF THERE ARE ANY DISCREPANCIES IN THE QUANTITIES, THE CONTRACTOR SHALL CONSULT THE LANDSCAPE ARCHITECT.



TYPICAL CONIFEROUS TREE PLANTING DETAIL  
NOT TO SCALE

## LEGEND

- PROPOSED ACCESS & UTILITY RIGHTS OF WAY
- PROPOSED LANDSCAPE
- PROPOSED UTILITY FENCE



**OHIO**  
Utilities Protection  
SERVICE

Call Before You Dig  
1-800-362-2766  
AT LEAST 48 HOURS PRIOR TO EXCAVATING

**POD**  
PUBLIC UTILITY DESIGN  
10000 N. 100th Ave.  
Suite 100  
Eden Prairie, MN 55324

NEW PAR  
DATA  
**verizon**



FILE SCALE PRINT IS  
UNITS: 1" = 40' N.P.D.

## ZONING DRAWINGS

REV.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY
2	11/11/11	REVISED SET

## DESCRIPTION

### CEDAR POINT PARK ENTRANCE

10000 N. 100th Ave.  
Suite 100  
Eden Prairie, MN 55324

STATE OF OHIO

VERIZON WIRELESS OF OHIO, INC.

SN125-086

1/11/11

1/11/11

DATE

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

[illegible]

FULLSCALE PRINT IS  
36" x 26" MEDIA

[illegible]

**CEDAR POINT  
PARK ENTRANCE**  
ONE CLEVELAND DRIVE  
SANDUSKY, OHIO 44870  
ONE SQUARE

5% DIS-CBG

TYPE OF CASE:	IL-2112
REASON FOR:	7803
CHIEF COMPLAINT:	NOT P
DATE:	2-14-86

מחיר: ₪ 19.90

TOWER  
ELEVATION

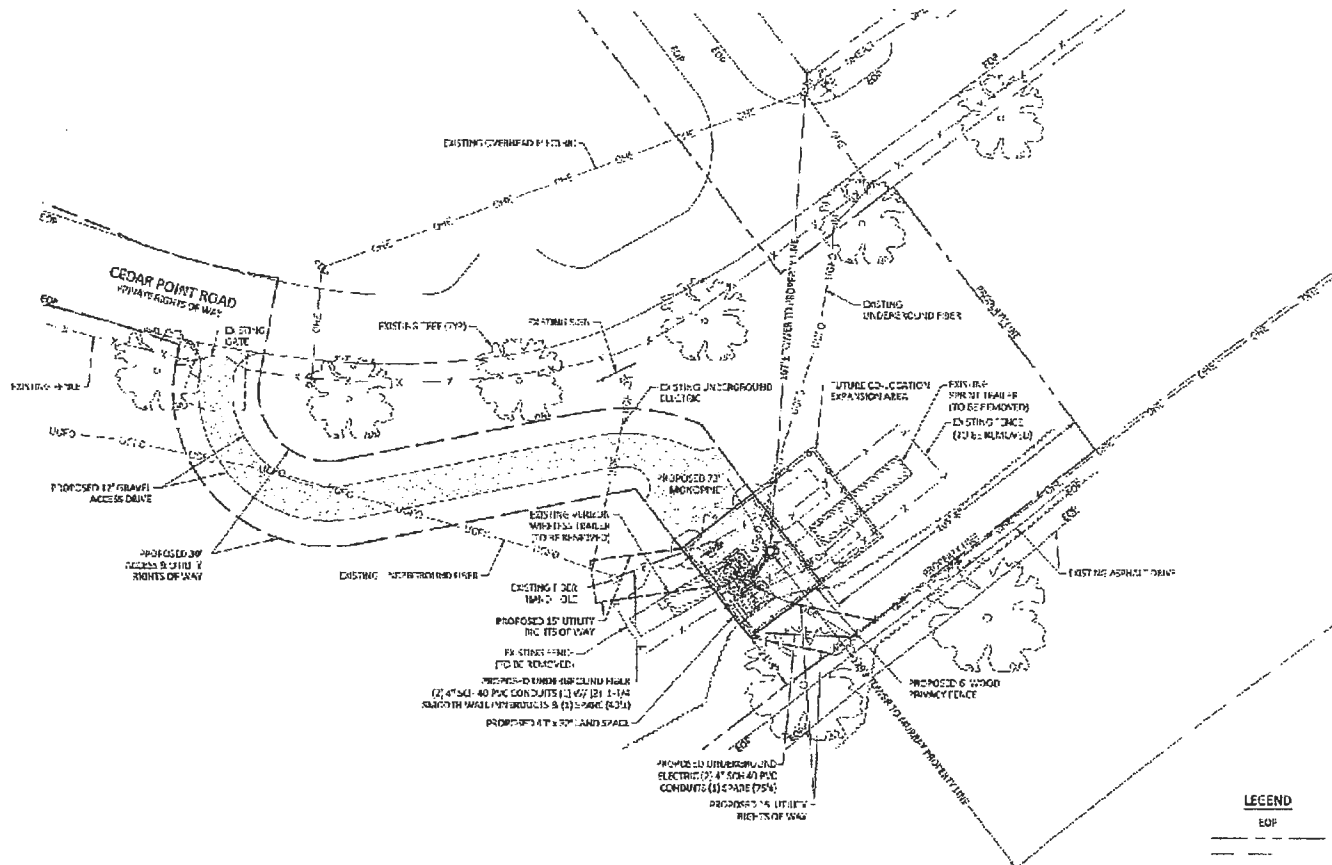
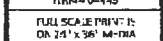
C-3







21 12-051 48 POUNDS FORCE 10 220VAT.MC

[illegible][illegible]

UNCLASSIFIED SITE NUMBER  
SND5-086

5-102-7.1E

OVERALL  
SITE LAYOUT

REF ID: A66542



February 28, 2018

Angela Byington  
Planning Director  
City of Sandusky  
222 Meigs Street  
Sandusky, OH 44870

Re: Radio Frequency Justification for New Communications Facility  
Applicant: New Par, d/b/a Verizon Wireless  
Site Location: 1 Cedar Point Drive (Cedar Point Park Entrance),  
Sandusky, OH 44870  
Verizon Wireless Site Name: Cedar Point Park Entrance

Dear Ms. Byington:

Verizon Wireless appreciates this opportunity to elaborate on the need for a wireless communications facility at the entrance of Cedar Point Park and explain why the proposed site was chosen to remedy a significant service capacity gap in this part of the City.

Verizon Wireless was issued a Certificate of Public Convenience and Necessity from the Public Utilities Commission of Ohio on December 31, 1996. As a public utility, Verizon Wireless provides an essential service to individuals and businesses, subject to the jurisdiction of the Federal Communications Commission (FCC). Verizon Wireless is licensed by the FCC to build and operate a wireless communications network. Our licenses include, among others, the 700/850MHz band (low band), and the 1900/2100 MHz or PCS/AWS band (high band). The different performance characteristics of these two frequency bands are important to an understanding of what it is that Verizon Wireless is seeking to accomplish with this site, and are discussed below.

**Background.** The Verizon Wireless' communication system - and indeed all carriers' wireless communications systems - rely on an overlapping and interconnected network of individual antenna sites. Individual sites, like the one under consideration here, consist of antennas mounted on a support structure. The radios and other electronic equipment that are needed to make wireless communications work are typically located at the base of the antenna support

structure. These antenna sites transmit and receive wireless communications signals to and from mobile wireless handsets or similar data devices.

Individually, these communications facilities have a limited coverage area. The extent of the coverage depends on several factors, including antenna height, local topography, proximity and height of other adjacent antenna installations, and localized customer usage demands. When linked electronically to form a network however, individual antenna sites operate to deliver a seamless wireless communications service to individuals, businesses, and government. The “seamless” part is important, even crucial, to understanding the need for this new proposed site. Without overlapping coverage and capacity reserve calls can’t be completed. The locations of antenna sites are therefore carefully thought out, and selected to be located as far apart as is consistent with the number of customers in the service area, while still being close enough to “hand off” a call or data session from one tower to the next, without dropping the call.

To be effective, any new antenna facility must first be integrated into the existing network, so that it can transmit, receive, and offload traffic to and from its surrounding sites without interference. The requirement that any new site must be able to perform a call “handoff”, as when a motorist drives from one coverage area into another, is absolutely essential. If a call or data session cannot be handed off, the site is useless as a network component.<sup>1</sup>

This brings us to consideration of the new proposed site. This facility is intended to address two pressing service problems, problems that cannot be solved merely by re-engineering our existing antenna sites: the 700 capacity problem and the 2100 AWS coverage problem.

**700 MHz Capacity Problem.** The first problem is one of capacity. Briefly put, although other existing antenna sites were in the past able to serve this area, they can no longer do so efficiently because the number of customers has grown enormously over the past few years. As problems go, a large and growing customer base is a good one to have, but it also means that local demand for wireless services is starting to exceed the capacity of Verizon’s existing sites in this area. Verizon monitors all cell site traffic daily and designs new cell sites to eliminate capacity saturation.

At Verizon, we constantly monitor all of our cell sites in our network for any capacity issues that may arise. We have advanced analytical tools and reports that help engineers stay on top of any areas that are “hot spots”. These Hot Spots can be locations such as shopping malls, highways, sporting venues, high density residential areas, and college campuses to mention a few. In addition to always monitoring our current capacity needs, we are always forecasting when we expect cells sites to become “exhausted”. Exhausted cell sites can mean

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<sup>1</sup> The requirement that local government affirmatively consider the wireless communications needs of all persons in its jurisdiction, including motorists, is found in the 1996 amendments to the Telecommunications Act (47 USC §332).

connection issues, slow download speeds, and even poor quality voice calling for our customers.

As part of Verizon Planning Instruments, The Antenna Planning Tool is used to estimate future data usage by calculating values using the least-squared linear regression (LSLR) algorithm. Other capacity measures used for LTE forecasts include Physical Resource Block Utilization (PRBU), Average Eligible User per TTI (ASEU), Forward Data Volume (FDV), Average Active Connections (AvgAC), Max Active Connections (MaxAC) and Forward Data Throughput (FwdTP). Verizon always aims to stay ahead of the capacity curve so our customers can continue to be on the best wireless network. With the growing demand for our services, we are always forced to add additional capacity to our existing network via building new cell sites to offload existing exhausted sites.

*Call Blocking.* When a wireless network reaches the maximum number of connections it can handle at one time, the service area is saturated, and new calls or data sessions can't get through. This is known as "Call Blocking". Call blocking most often occurs during high demand periods, such as emergencies, snow storms and social events, but as the customer base in a given area grows, call blocking starts to occur more often. The logical solution to cure call blocking is to add capacity by adding more carriers or call channels. In this case, the existing cells surrounding this area have already had the maximum number of radios added; however this has not kept up with demand. The demand for wireless service continues to increase, and adding more radios is no longer possible. Simply put, the cell sites surrounding this area have become saturated. Adding capacity to relieve call blocking in areas where the existing cell sites are at their maximum capacity requires more extensive measures, such as cell splitting, or band hopping.

*Cell Split.* A cell split does exactly what the phrase implies: it splits an existing coverage area so that the network can redirect calls away from existing, overloaded sites, to the new cell site instead. By dividing the call volume among a larger number of sites, the call volume processed by each individual site is reduced to a level that the equipment can effectively manage during peak call periods, thereby enabling everyone's calls and data sessions to be completed, without blocking or interruption.

*Band Hopping.* The second capacity enhancement measure is band hopping. When a site reaches its capacity limit on an existing frequency band, the mobile device will scan other frequency bands and initiate the call or data session on a less congested band.

**2100 MHz AWS Coverage Problem.** The huge increase in demand for wireless services, in particular the exponential increase in demand for mobile data services, requires the use of all of the applicant's licensed frequencies in this area, which in this instance means both the 700/850 MHz (low band) and

1900/2100 MHz frequency bands (high band). The problem is that the high band has less "propagation power" compared to the low band. The 2100 MHz wavelength is physically shorter than the 700 MHz wavelength. In practice, shorter wavelength high band frequencies provide much less coverage distance compared to the lower frequency bands. In many cases, the 2100 MHz band is so limited in terms of propagation power that only persons who are in a direct line-of-sight to the antennas will be able to connect to the national telephone system. In order to create a network using the 2100 MHz frequency band, the antenna sites must therefore be physically closer to each other than sites in the 700 MHz network in order to perform call handoffs between cells. Because this frequency band has to be able to "see" its service area, the coverage area for each 2100 MHz cell must be physically smaller for the network to interconnect, and to provide the same level of reliability that lower frequency bands provide.

The 2100 MHz frequencies also have a significant performance disadvantage, in that these frequencies have a limited ability to provide in-building penetration. Depending on building construction (whether wood, or brick, or steel), 2100 MHz frequencies experience substantial progressive signal degradation compared to in-building penetration by 700 MHz frequencies. The in-building penetration problem is a critical design and performance issue.

In the case of the proposed new cell site, the existing Verizon Wireless network was originally designed for 700/850 MHz (low band) since Verizon did not initially own the high frequency bands, and the cell sites in this area are therefore spaced too far away from one another to implement an effective 2100 MHz network by just adding 2100 MHz frequencies to the existing sites. Not just the downlink (cell site to mobile device), but even more critical is the uplink (mobile device to cell site) that is limited by cell site distances due to the high bands signal propagation characteristics and the limited uplink power a phone or data device can transmit. In this case, overlaying 2100 MHz to allow "band hopping" poses serious design problems.

The inherent limitations in the physics of electromagnetic signal propagation and absorption in these frequency bands are unalterable facts. In this case these limitations and the implementation of the technical solutions discussed above will require construction of a new antenna site. To accomplish this, Verizon Wireless is proposing a new cell site at the location previously mentioned. This new site is critical to our efforts to relieve call blocking by closing the growing service capacity gap in this part of the city, and to restoring reliable wireless communication service to the people living, working, and traveling through this area.

**The Proposed Cedar Point Park Entrance Site.** A significant wireless network service gap exists at the entrance of the Park (around parking lots), which negatively affects substantial numbers of wireless users throughout the area. Verizon Wireless has attached Plot #1 as an exhibit, to show the existing Verizon cell towers in this area within 2 mi from the proposed location as well as the location of the proposed new cell site (red circle). Verizon Wireless radio



frequency engineers have worked hard to identify the optimum location and height at which antennas should be placed to connect with the existing network in order to accommodate growing customer demand, to avoid interference with other wireless communications sites, and to close this growing service capacity gap.

*The Search for Existing Wireless Towers.* Before proposing this new tower site, Verizon Wireless first evaluated whether any existing towers or other tall structures might be technically feasible for coverage purposes, and suitable for collocation.<sup>2</sup> We found no existing telecommunications towers in the area of need.

*Plot #2.* Verizon has enclosed an exhibit identified as Plot #2 that shows the existing coverage prior to the proposed new site. Yellow denotes good coverage, green marginal coverage. Your attention is invited to the poor coverage (no color-coded area) and marginal coverage areas (green areas) around parking lots and roads towards Cedar Point Park entrance, and the surrounding areas to the southeast. Anyone in the service need area are in need of coverage.

*Plot #3.* Verizon has enclosed an exhibit identified as Plot #3 that shows the new coverage after the proposed new site. Your attention is invited to the improved coverage around Cedar Point Park entrance, parking lots, and the surrounding area. All business, residences, and streets in the service area will benefit from improved coverage. Capacity offload of the Sandusky North site located on 760 E. Washington, Sandusky, is another performance concern. Data analysis and traffic statistics show the area surrounding the Park as a source of high traffic density.

*Optimum Location.* The proposed antenna site at 1 Cedar Point Drive is the optimum location to close the service capacity gap in this area. The attached exhibits shows why. This location offers sufficient geographic separation from existing cellular towers for the effective handoff of wireless traffic to and from existing sites, and to close the service capacity gap in the surrounding area. Changing the proposed site's location will alter the signal propagation path, and will materially compromise the coverage area needed to provide wireless service

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<sup>2</sup> Verizon Wireless is committed to collocation and regularly locates its equipment on existing towers and buildings. Collocation on existing tall structures saves time and money compared to building a new tower. Reciprocally, Verizon Wireless encourages in-bound collocation on its towers by third-party applicants, offering tower space on a first come, first served basis, at competitive, non-discriminatory rents, so long as such shared use does not interfere with any other tower tenant's equipment or operations, and provided the applicant's equipment is installed in accordance with the requirements of the Ohio Building Code, and maintained in accordance with the requirements of the Federal Communications Commission.

to the residences and motorists in the surrounding area, and to close the service capacity gap.

Verizon Wireless therefore respectfully submits that the optimum location for the proposed new tower is at 1 Cedar Point Drive (Cedar Point Park Entrance). The proposed site is at the optimum location, balancing the need for a new site against the minimum height needed to close the service capacity gap. The proposed tower will allow the applicant to close the service capacity gap around parking lot areas, roads that lead to Cedar Point Park and the surrounding area. This location uses an antenna height that is the minimum height required (despite Verizon's preference for a greater height) and will provide the best solution to serve the requirements of the area. Without the proposed site, people in this area will continue to experience call blocking and poor signal coverage, preventing them from wirelessly connecting to the national telephone system, as well as enhanced 911 emergency services.

**Confirmation of Continued Regulatory Compliance.** The applicant affirms that the wireless communications facility proposed at this site has been designed and will be constructed and operated in accordance with all federal, state and local regulations applicable to such facilities. Verizon Wireless affirms it and its licensed operating units will operate exclusively within the frequencies and service areas licensed to it by the Federal Communications Commission. Verizon Wireless further affirms that it will operate its facility in conformance with all applicable federal requirements for controlling public and worker exposure to radiofrequency energy.

Sincerely,

*VADIM TORBIN*

Vadim Torbin  
Radio Frequency Engineer  
Verizon Wireless

Plot #1



### Plot #2



Plot #3



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL  
FOR 2064 & 2066 FIRST STREET

Reference Number: PC-08-2018

Date of Report: May 14, 2018

Report Author: Casey Sparks, Chief Planner





# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Cedar Point Park, LLC has submitted an application for site plan approval for 2064 & 2066 First Street for the construction of two new dorms adjacent to Third and Fourth Street. These addresses were given along First Street as all of the dorms are currently addressed off First Street.

The following information is relevant to this application:

Owner: Cedar Point Park LLC  
One Cedar Point Drive  
Sandusky, Ohio 44870

Agent: John Hancock Associates, Inc.  
326 E. Market Street  
Sandusky, Ohio 44870

Site Location: 2064 & 2066 First Street

Zoning: Currently: "CR" Commercial Recreation & "R1-40" Residential Single Family  
North: R1-40- Single Residential Family  
South: CR- Commercial Recreation  
East: R1-40 Single Family Residential  
West: R1-40 Single Family Residential

Existing Uses: Vacant Property

Proposed Use: Two 9,702 sf dormitory buildings

Proposed Parking: The applicant proposed to use the existing off-street parking spaces in its parking lots adjacent to the dormitory complex and across Cedar Point Drive to accommodate the parking for the proposed dormitory building. There are approximately 861 parking spaces in the lots adjacent lots.

Applicable Plans & Regulations: Sandusky Zoning Code:  
Section 1137.08  
Chapter 1149

## SITE DESCRIPTION

The subject property is adjacent to Third and Fourth Street. Planning Staff recently approved a lot combination of all the parcels, as stated the Engineering Department has issued an address along First Street. In 2016 several parcels were rezoned from "R1-40" Single Family Residential to "CR" Commercial Recreation. The applicant is proposing a zoning amendment through Planning Commission for the remaining parcels within the proposed area that are not currently zoned as CR Commercial Recreation.

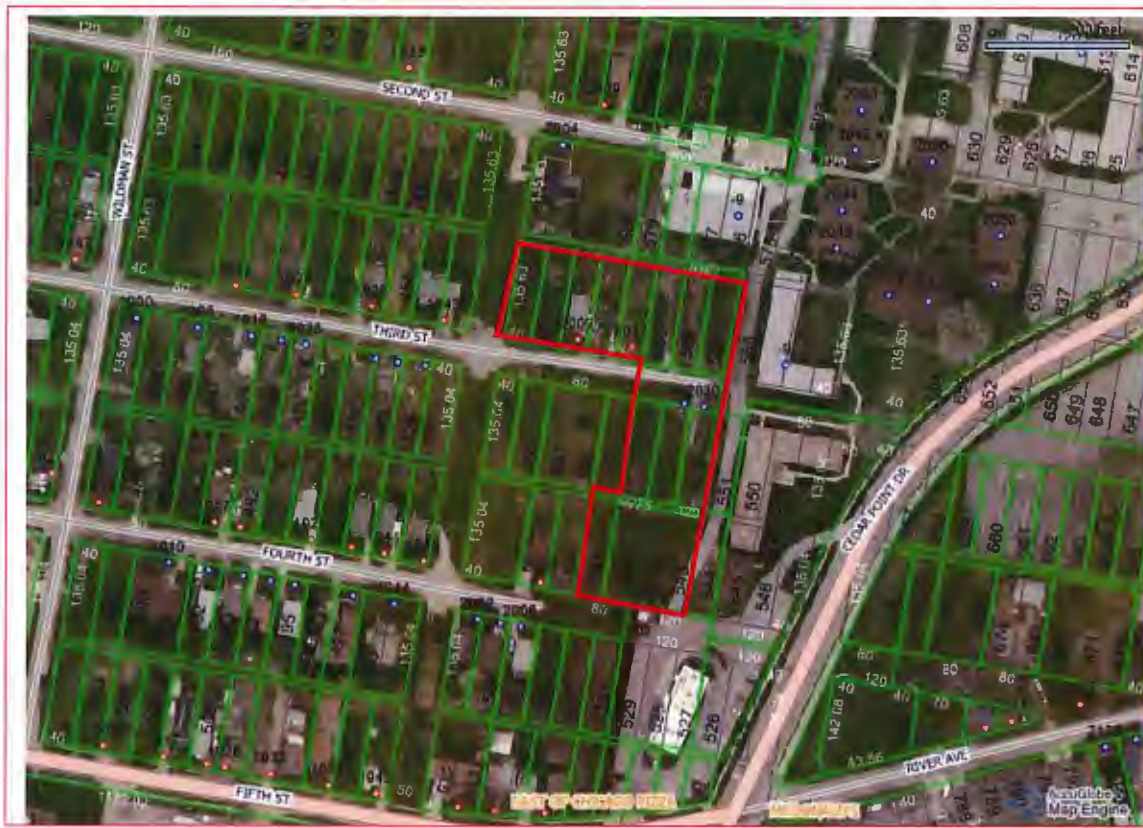
Below is the zoning map and aerial image of the subject property. Additional images are provided to indicate the newly created lot and the proposed site plan.

### 2066 & 2064 First Street

- *The zoning map does not represent residential properties previously rezoned from Residential R1-40 to CR Commercial Recreation.*



<span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> PF PUBLIC FACILITY	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> R1-40 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black;"></span> LB LOCAL BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; border: 1px solid black;"></span> DBD DOWNTOWN BUSINESS
<span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> RS RESIDENTIAL SUBURBAN	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black;"></span> R2F TWO-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black;"></span> RB ROADSIDE BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> CS COMMERCIAL SERVICE
<span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> R1-75 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #A0522D; border: 1px solid black;"></span> RMF MULTI-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #000080; border: 1px solid black;"></span> GB GENERAL BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> LM LIMITED MANUFACTURING
<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> R1-60 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #654321; border: 1px solid black;"></span> RRB RESIDENTIAL / BUSINESS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black;"></span> CA COMMERCIAL AMUSEMENT	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4B0082; border: 1px solid black;"></span> GM GENERAL MANUFACTURING
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> R1-50 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> P AUTO PARKING	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> CR COMMERCIAL RECREATION	<span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> AG AGRICULTURAL			<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; border-radius: 50%; text-align: center; line-height: 10px;">NO.</span> REQUIRED SETBACK IN FEET



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#### DIVISION OF PLANNING COMMENTS

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The applicant has proposed to construct two 9702 sf buildings for dorms to house Cedar Point employees. As stated, planning staff recently approved a lot combination for the parcels involved. The applicant has proposed the two buildings on the newly formed lot. The lots frontage is located along Fourth Street, the proposed structures do not meet the required side and rear yard setbacks. Section 1137.08 of the Planning & Zoning Code requires a 40' side and rear yard setback when adjacent to residential, the applicant is proposing a 10' rear yard setback adjacent to parcel # 57-04601.000 and a 20' side yard setback adjacent to parcel # 57-00521.000. The applicant has submitted a request for a side and rear yard variance through the Board of Zoning Appeals. The Board of Zoning Appeals meeting is scheduled for May 17<sup>th</sup>, 2018. The applicant is also seeking a request for a zoning amendment for the remaining four parcels that are not currently zoned as "CR" Commercial Recreation. The applicant has proposed an 80' 1" front yard setback which meets zoning code requirements of Section 1137.08.

The applicant has proposed a total of 178 rooms, between the two buildings. Section 1149.05 addresses hotels, motels, and tourist homes and requires one space per room. The last dormitory building that received site plan approval was in February 2013, planning staff at that time referenced one space per room. Understanding that these proposed buildings are a continuation of the existing dormitory campus planning staff has asked the applicant to provide the existing number of dorms within the area. To date we have not received this information.

Staff recognizes that many of the individuals occupying these dorms do not come with cars, as such we believe the existing parking is sufficient. Section 1149.06 states that Planning Commission can approve a modification from the requirements set forth in Section 1149.05 by approving the use of private or public parking lots within adequate walking distance.

The site plan provided did not indicate any landscaping for the site. Section 1149.09 references landscaping along surface area parking lots, however this site is utilizing an adjacent parking area for the site as such no landscaping would be required.

Section 1149.10 states that parking areas shall be adequately illuminated whenever necessary to protect the public safety. Illumination shall also be designed and located that light sources are shielded from adjoining residential districts and streets. There appears to be exterior lighting around the perimeter of the two proposed buildings. Understanding that most of the directly adjacent exterior lots are vacant staff believes that the proposed exterior illumination should not be an issue.

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#### **ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the site plan application and has no issues with the proposed site plan.

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#### **BUILDING STAFF COMMENTS**

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

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#### **POLICE DEPARTMENT COMMENTS**

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

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#### **FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed application and has no issues with the proposed site plan.

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#### **CONCLUSION/RECOMMENDATION**

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Planning Staff recommends approval of the proposed site plan for two 9,702 sf buildings with the following conditions:

1. All variances shall be approved through the Board of Zoning Appeals.

2. Planning Commission approve the use of the adjacent private parking area to meet the parking requirements set forth in Section 1149.05
3. All building and zoning permits are to be obtained.
4. All state and federal laws shall be observed.

CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL

  X   Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: Cedar Point Park. LLC

Property Owner Address: 1 Cedar Point Drive

Sandusky, OH 44870

Property Owner Telephone: (419)609-2032

Authorized Agent Name: John Hancock, PE

Authorized Agent Address: 326 E. Market St.

Sandusky, OH 44870

Authorized Agent Telephone: (419)625-7838

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: ~~2064~~ 2064 & 2066 FIRST STREET

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

See attached legal description

Parcel Number: See attached list      Zoning District: R1-40



DETAILED SITE INFORMATION:

Land Area of Property: 2.4194 acres (sq. ft. or acres)

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

Building #1: 1104 sf (in sq. ft.) DEMOLISHED

Building #2: \_\_\_\_\_

Building #3: \_\_\_\_\_

Additional: \_\_\_\_\_

Total Building Coverage (as % of lot area): 1.05% existing; 18.41% proposed

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: 19404 sf housing

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

Proposed Building Height (for any new construction): 32'

Number of Dwelling Units (if applicable): 178 rooms

Number of Off-Street Parking Spaces Provided: none

Parking Area Coverage (including driveways): none (in sq. ft.)

Landscaped Area: 85985 sf (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

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

Two additional dormitory buildings on Cedar Point Dr. west of the existing dorms.

Employee housing operating 24/7

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.

*J. L. Hancock Agent*  
Signature of Owner or Agent

4/10/2018

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2064 1/2000 First St. (municipal street address of property), I hereby authorize JOHN HANCOCK to act on my behalf during the Planning Commission approval process.

*E. W. Dangler*  
Signature of Property Owner

4-19-18  
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: \_\_\_\_\_

**Location and Description of Property Attachment**

Lots of Sandusky Businessmen's Association Lockwood Subdivision, P.V. 6, Pg. 37-38:

Lot 539 – Parcel # 57-04776.000

Lot 540 – Parcel # 57-00829.000

Lots 541, 542, & 543 – Parcel # 57-00830.000

Lot 544 – Parcel # 57-00831.000

Lot 551 – Parcel # 57-00807.000

Lot 552 – Parcel # 57-00523.000

Lot 553 – Parcel # 57-04088.000

Lot 554 – Parcel # 57-02340.000

Lot 560 – Parcel # 57-01067.000

Lot 561 – Parcel # 57-01065.000

Lot 562 – Parcel # 57-02669.000

Lot 563 – Parcel # 57-06014.000

Lot 564 – Parcel # 57-06013.000

Lot 565 – Parcel # 57-00433.000

Lot 566 – Parcel # 57-03315.000

Lot 567 – Parcel # 57-01053.000

Vacation Parcels:

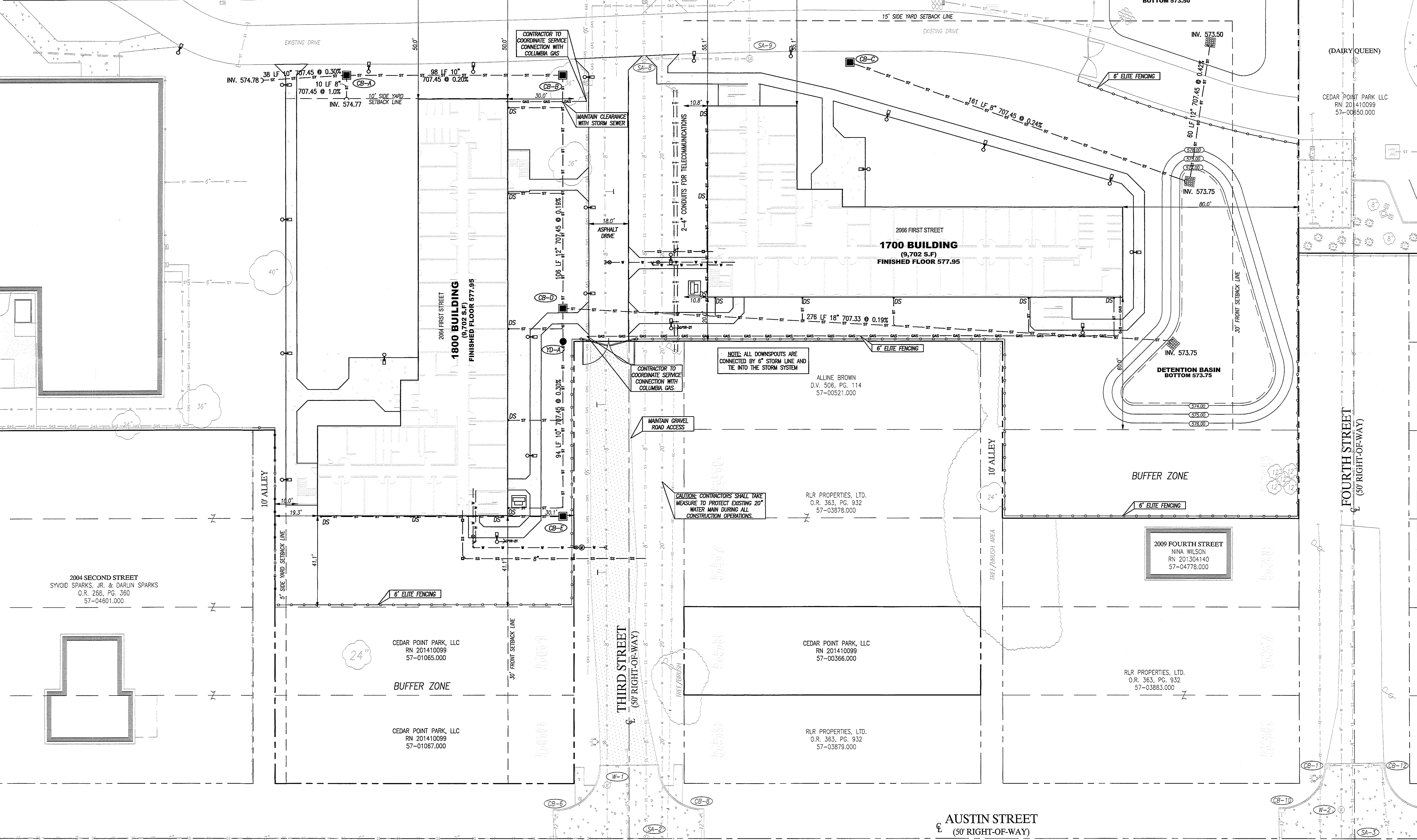
Parcel # 57-64037.000

Parcel # 57-64038.000

Parcel # 57-64039.000

# PROPOSED STORM SEWER CATCH BASIN TABLE

REFERENCE NO.	CASTING ELEVATION	PIPE SIZE	DIRECTION	PIPE ELEVATION
CB-A	576.00	8"	NORTHWEST	574.67
		10"	NORTH	574.67
		10"	SOUTH	574.67
CB-B	576.07	10"	NORTH	574.47
		12"	WEST	574.47
		8"	SOUTHWEST	574.13
CB-C	575.50	8"	WEST	574.39
CB-D	576.00	10"	EAST	574.27
CB-E	576.50	18"	SOUTH	574.27
		10"	EAST	574.67
YD-A	576.00	10"	THRU	574.44



EXISTING CB  
T.C. 575.14  
INV. 573.50 - 4"

NOTE: EXISTING CATCHBASIN IS TO  
BE MODIFIED TO ACCOUNT FOR  
FUTURE PROPOSED WORK

SCALE: 1" = 20'  
HORIZONTAL SCALE IN FEET

REVISIONS:

NO.	DATE	DESCRIPTION

**John Hancock & Associates, Inc.**  
ENGINEERS • SURVEYORS  
326 E. Market St. • Sandusky, Ohio 44870 • (419) 625-7938

**Cedar Fair**  
Entertainment Company  
2019 COMMONS DORMITORIES  
SITE DIMENSION & UTILITY PLAN  
WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

STATE OF OHIO  
JOHN HANCOCK  
E-39214  
REGISTERED PROFESSIONAL ENGINEER

JOB NO.: 230215  
DRN BY: BLH  
FILE NO.: 2302-DORM-18  
DATE: 4/12/18  
SHEET NO.: C.2



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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## APPLICATION FOR APPROVAL OF BARBED WIRE FENCING AT 1001 FREMONT AVE.

Reference Number: PC-07-2018

Date of Report: May 14<sup>th</sup>, 2018

Report Author: Greg Voltz, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Classic Investors LLP has submitted an application for approval of the use of barbed wire at 1001 Fremont Avenue. The following information is relevant to this application:

Property Owner: Classic Investors LLP  
P.O. Box 870  
Tiffin, OH 44883

Site Location: 1001 Fremont Ave.

Zoning: "CS" Commercial Service

Existing Uses: Storage

Proposed Uses: Storage

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1137- Business District

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### SITE DESCRIPTION

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The property is located along Fremont Ave, the property is zoned CS Commercial Service and is surrounded by CS Commercial Service Zoning District

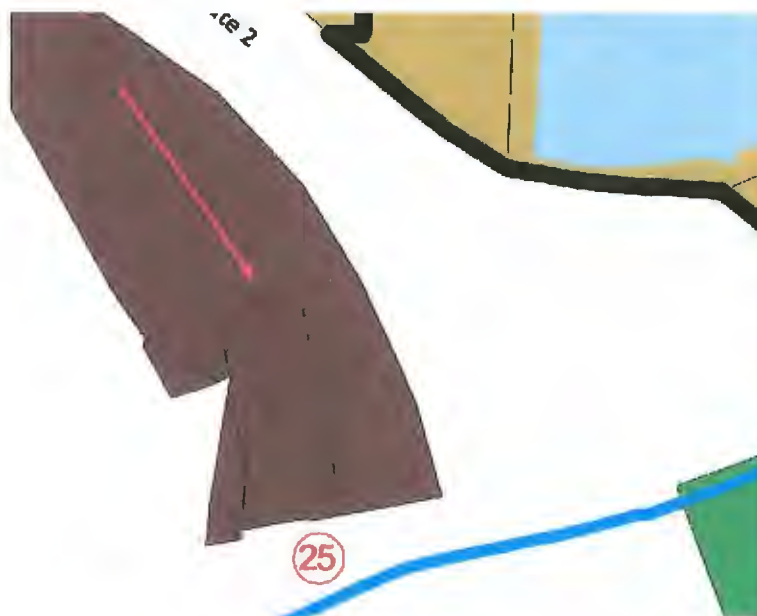
A picture of the property along with a location map are found below.

























**1001 Fremont Ave.**



**\*Note that a lot split has occurred since zoning map was last updated**

**Zone Map – Parcels**



	P-1000 - AGRICULTURE		R1-10 SINGLE-FAMILY RESIDENTIAL		R LOCAL BUSINESS		DBD DOWNTOWN BUSINESS
	P-1000 - AGRICULTURE		R2-10 TWO-FAMILY RESIDENTIAL		R2 ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	S-1000 - SINGLE-FAMILY RESIDENTIAL		R3-10 THREE-FAMILY RESIDENTIAL		R3 GENERAL BUSINESS		LM LIMITED MANUFACTURING
	S-1000 - SINGLE-FAMILY RESIDENTIAL		R4-10 FOUR-FAMILY RESIDENTIAL		R4 GENERAL BUSINESS		GM GENERAL MANUFACTURING
	S-1000 - SINGLE-FAMILY RESIDENTIAL		R5-10 FIVE-FAMILY RESIDENTIAL		R5 COMMERCIAL MANUFACTURING		PD PLANNED DEVELOPMENT
	A-10 AGRICULTURE		P PARKING		R6 COMMERCIAL MANUFACTURING		NO NOT PERMITTED

View from Fremont Avenue





**Proposed Location of Barbed Wire**





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#### **DIVISION OF PLANNING COMMENTS**

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Section 1137.06 permits fences within the commercial service district to be a maximum height of six feet, however the use of barbed wire on the fences shall only be approved by the Commission. Staff has received a fence application to construct a 6 foot high fence on the property on 4/13/2018. The applicant would like to add barbed wire to the fencing. Recently the applicant has indicated that they will be expanding the self-storage facility currently on site and would like additional security.

The fence will be located behind another structure on Fremont Avenue, which currently holds Fox Cycle Works, and is also behind a newly created vacant lot.

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#### **ENGINEERING STAFF COMMENTS**

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

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#### **BUILDING STAFF COMMENTS**

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

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**POLICE DEPARTMENT COMMENTS**

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

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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, Planning Staff recommends approval of the use of barbed wire at 1001 Fremont Avenue, as stated this site sits far back from Fremont Avenue and is behind a current structure, as well as behind a newly created parcel. The approval would be recommended upon the following conditions:

1. The barbed wire is faced in towards the storage facility.
2. All local, state and federal laws are followed.



# CITY OF SANDUSKY APPLICATION FOR PLANNING COMMISSION APPROVAL

## TYPE OF APPLICATION:

☐ Conditional Use Permit  
☐ Flood Plain Variance  
☒ Other - Approval

☐ Similar Main Use  
☐ Front Yard Fence

## APPLICANT/AGENT INFORMATION:

Property Owner Name: Classic Investors ELP

Property Owner Address: P.O. Box 870  
Tiffin, OH 44883

Property Owner Telephone: 419-975-2076

Authorized Agent Name: Mike Steyer

Authorized Agent Address: 3752 S CR#19 Tiffin, OH  
44883

Authorized Agent Telephone: 419-937-4250

## LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1001 Fremont Ave

Legal Description of Property (check property deed for description):  
A 64, 65, 67 N. Side Fremont Ave 9.3817

Parcel Number: 60-00421.000 Zoning District: CS

**DETAILED SITE INFORMATION:**

Land Area of Property: 9,3817 (sq. ft. or acres)

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

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

Building #2: 4500

Building #3: 3000

Additional: 4: 3000

5: 6000

Total Building Coverage (as % of lot area): 5.5%

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: 22500 ft<sup>2</sup> is self storage

Proposed Building Height (for any new construction): N/A

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

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

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

Landscaped Area: N/A (in sq. ft.)



**PROPOSED DEVELOPMENT (check those that apply):**

- ☒ New Construction (new building(s)) - *Fence*  
☐ 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.):**

*Requesting approval for barbed wire  
to be placed at the top of 6'  
security fence to be installed as per  
zoning permit application.*



**REQUIRED SUBMITTALS:**

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00


Front Yard Fence: no charge

Other: check with staff for fee

**APPLICATION MUST BE COMPLETELY FILLED OUT!**

**APPLICATION AUTHORIZATION:**

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

  
Signature of Owner or Agent

4-13-18  
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

**STAFF USE ONLY:**

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

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

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



**PROPOSED FENCE SHOWN IN RED**

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR A WAIVER TO ALLOW A  
NON- PERVIOUS DRIVE TO A GARAGE  
WIHTIN THE REAR YARD AT 1022 PUTNAM  
STREET

Reference Number: PC-11-2018

Date of Report: May 14, 2018

Report Author: Casey Sparks, Chief Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Jacqueline L. Csehi has submitted an application for a waiver to allow a non- impervious surface for an access drive to service a garage within the rear yard at 1022 Putnam Street. The following information is relevant to this application:

Owner: Jacqueline L. Csehi  
1022 Putnam Street  
Sandusky, Ohio 44870

Site Location: 1022 Putnam Street

Zoning: Currently: "R2F" Residential Two- Family  
North: R2F- Residential Two Family/ Vacant lot  
South: R1-40 Residential Single Family  
East: R2F- Residential Two Family  
West: R1-40 Residential Single Family

Existing Uses: Single Family Residential

Applicable Plans & Regulations: Sandusky Zoning Code:  
Section 1149.09

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### SITE DESCRIPTION

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The subject property is located along Putnam Street adjacent to residential two family and single family zoned properties. Below is the zoning map and aerial image of the subject property.



# 1022 Putnam Street



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





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#### **DIVISION OF PLANNING COMMENTS**

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The applicant applied for and constructed an accessory building within the rear yard at 1022 Putnam Street. The applicant did receive zoning and building permit approval, the application had indicated a garage. Planning staff mistakenly overlooked the need for a driveway at the site during the site plan approval process. The applicant has indicated that he utilizes the building to store his classic cars and lawn equipment. In February of this year, a complaint was received by the Code Enforcement Department indicating that the property did not have a paved driveway to service the garage. A violation was issued and the applicant began working with Planning Commission to receive a waiver through Planning Commission. The applicant has also indicated that the cars are only utilized once or twice a year, further the garage is approximately 150' from the street, making for a long expanded driveway. As such, placing a solid surface driveway and the cost associated with this would be quite burdensome.

Section 1149.09 states that all parking areas and access driveways shall be a paved surface unless otherwise approved by Planning Commission. Staff recognizes that all driveways should be paved, however the property owner utilizes this building for mainly storage of classic vehicles as they only remove them once or twice a year.

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#### **ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the application and has no issues with the proposed waiver.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the application and stated that there are no issues with the proposed waiver.

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#### **POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the application and has no issues with the proposed waiver.

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#### **FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed application and has no issues with the proposed waiver.

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## CONCLUSION/RECOMMENDATION

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Planning Staff recognizes the infrequent use of this building as a garage, however we also recognize that if the property ever changes hands the next owner may utilize this as a garage as such we would recommend approval of the waiver with the following conditions:

1. If the property changes ownership and the building is utilized as a garage a driveway will required to be installed.
2. If the current property owner begins utilizing the building as a garage, staff shall determine if a driveway is required at that time.
3. All state and federal laws shall be observed.



# CITY OF SANDUSKY APPLICATION FOR PLANNING COMMISSION APPROVAL

## TYPE OF APPLICATION:

☐ Conditional Use Permit  
☐ Flood Plain Variance  
☐ Other

☐ Similar Main Use  
☐ Front Yard Fence

## APPLICANT/AGENT INFORMATION:

Property Owner Name: Jacqueline L. Csehi

Property Owner Address: 1022 Putnam Street

Sandusky OH 44870-3041

Property Owner Telephone: 419.625.3164

Authorized Agent Name: owner

Authorized Agent Address: owner

Authorized Agent Telephone: owner

## LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1022 Putnam St. Sandusky, OH 44870

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

7 Putnam St. W 44' x 169' (Parcel # 58-00839.000)

8 Putnam St. W 44' x 168' (Parcel # 58-00840.000)

Parcel Number: both as above Zoning District: 5055814

**DETAILED SITE INFORMATION:**

**Land Area of Property:** \_\_\_\_\_ (sq. ft. or acres)

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

**Building #1:** \_\_\_\_\_ (in sq. ft.)

**Building #2:** \_\_\_\_\_

**Building #3:** \_\_\_\_\_

**Additional:** \_\_\_\_\_

**Total Building Coverage (as % of lot area):** \_\_\_\_\_

**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:** \_\_\_\_\_

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**Proposed Building Height (for any new construction):** \_\_\_\_\_

**Number of Dwelling Units (if applicable):** \_\_\_\_\_

**Number of Off-Street Parking Spaces Provided:** \_\_\_\_\_

**Parking Area Coverage (including driveways):** \_\_\_\_\_ (in sq. ft.)

**Landscaped Area:** \_\_\_\_\_ (in sq. ft.)

**PROPOSED DEVELOPMENT (check those that apply):**

\_\_\_\_\_ **New Construction (new building(s))**  
 \_\_\_\_\_ **Addition to Existing Building(s)**  
 \_\_\_\_\_ **Change of Use in Existing Building(s)**

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**REQUIRED SUBMITTALS:**

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

**Application Fee:**

**Similar Main Use: \$100.00**

**Front Yard Fence: no charge**

**Conditional Use Permit: \$100.00**

**Flood Plan Variance: \$100.00**

**Other: check with staff for fee**

**APPLICATION MUST BE COMPLETELY FILLED OUT!**

**APPLICATION AUTHORIZATION:**

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

Jacqueline L. Caehi  
Signature of Owner or Agent

4.23.2018

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

**STAFF USE ONLY:**

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

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

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

April 9, 2018

City Of Sandusky  
Dept. of Planning and Development  
Angela Byington, Planning Director  
222 Meigs Street  
Sandusky, OH 44870

RE: Violation of Code 1145.17 (e) at 1022 Putnam Street, Sandusky

Dear Ms. Byington,

This letter is in reply to the undated letter of the aforementioned code violation received March 2018 and the subsequent public information request. The following information that was requested but not received is as follows:

Permit approval (item 1)

Initial, interim and final inspection paperwork (item 2)

\*An inspector was on-site on the day of construction to measure the depth of the anchors as witnessed by five individuals.

Method used to determine that the structure is a garage and not an accessory building as noted (item 3)

Initial and final inspection paperwork for gutter determination. Is the structure in or out of compliance? (item 4)

At this time, I find it non-productive to proceed further to reach a resolution of this complaint without additional information.

The crux of the violation seems to rest on the opinion of the structure erected April 26, 2017. The information provided to the building division on April 21st states that no driveway will be installed as it will be used for storing 2 classic cars and yard tools. The absence of a driveway was noticed (complaint filed) February 27, 2018. Paperwork on the complaint is not complete on the copy I received (text is missing). From the time of construction (April 2017) until present (March 2018), no additional communication from the City has been received.

The structure in question is not used for daily use. Two historical cars (with limited-use historical plates) are stored in addition to a riding lawnmower, snow blower, rototiller and other yard and garden maintenance tools. Again, this information was provided to the City April 21, 2017. No deception or non-disclosure of information has been done or intended on my part.

It should be noted that my husband and Mr. Mullins discussed the use of the side yard for auto repairs, washing and temporary unloading which we do and it was confirmed verbally that this is permitted. I would like to also note that we also move both of our daily use vehicles into the side yard to accommodate the City for such things as tree trimming and snow plowing.

I find it disheartening and disappointing as a long term tax paying resident of the city to find that I am being intimidated with threats of criminal charges for attempting to improve my property. To the best of my knowledge, I had followed all necessary procedures and met the necessary requirements for installing a storage/accessory building on my property. My husband and I have found the lack of communication between City departments to be frustrating to say the least. I would like to find a timely resolution to this matter in written format, complete with a final building inspection, so that this matter may be finalized.

Your assistance is appreciated,



Jacqueline L. Csehi

## Casey Sparks

**From:** Scott Thom  
**Sent:** Tuesday, April 10, 2018 11:22 AM  
**To:** Casey Sparks; Angela Byington; Amanda McClain; Earl Mullins  
**Cc:** Debi Eversole  
**Subject:** RE: 1022 Putnam Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All,

1. The plan approval is the license to construct which essentially is the permit approval. Every document was provided that was in the properties file record.
2. We have no inspection documents on the foundation, framing or final inspections in Zone-Pro. In fact we only need to retain certain documents, the construction documents can be destroyed after 180 days. Obviously we retained more than the minimum required by code by supplying the plans for the structure. Inspector would have been checking for compliance with RCO Section 324 – Post Frame Accessory Structures, due to the construction type submitted (post frame) in construction documents.
3. RCO definition: Accessory Structure. A building, the use of which is incidental to that of the dwelling(s) and which is located on the same lot. Case could be made for both garage or accessory structure.
4. RCO has no requirement for downspouts. RCO Section 401.3 Drainage: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). It is understandable that they should be installed in many areas of the City where the structures are in extremely close proximity to each other to control roof water.

Hopefully this clears things up from the Building Divisions perspective. I am able to meet on this issue and hopefully come to an acceptable solution for all.

Respectfully,

Scott T. Thom | *Chief Building Official*  
**Community Development – Building Division**  
222 Meigs Street | Sandusky, OH 44870  
T: 419.627.5555 | F: 419.627.5555  
O: 419.627.5989 | M. 419.515.1141

**From:** Casey Sparks  
**Sent:** Tuesday, April 10, 2018 9:52 AM  
**To:** Scott Thom <sthom@ci.sandusky.oh.us>; Angela Byington <abyington@ci.sandusky.oh.us>; Amanda McClain <amcclain@ci.sandusky.oh.us>; Earl Mullins <emullins@ci.sandusky.oh.us>  
**Cc:** Debi Eversole <deversole@ci.sandusky.oh.us>  
**Subject:** 1022 Putnam Street

All,

April 23, 2018

City Of Sandusky  
Dept. of Planning and Development  
Angela Byington, Planning Director  
222 Meigs Street  
Sandusky, OH 44870

RE: Violation of Code 1145.17 (e) at 1022 Putnam Street, Sandusky

Dear Ms. Byington,

Attached please find the necessary paperwork to apply for a waiver of Code 1145.17 (e) as we discussed. The building in question was erected April 26, 2017; paperwork clearly states April 21, 2017 that no driveway was requested or planned. It would not be economically feasible to install a driveway.

We ask for a waiver due to the economic cost of proposed driveway. We would not have proceeded with the project if it had been clearly stated that a driveway was required not permitted. No deception or non-disclosure of information has been done or intended on my part.

Please let me know if you need any further information.

Your assistance is appreciated,

A handwritten signature in black ink, reading "Jacqueline L. Csehi". The signature is written in a cursive, flowing style.

Jacqueline L. Csehi