



# **Planning Commission**

City Building

City of Sandusky, Ohio 44870

**August 2<sup>nd</sup>, 2018**

**1ST FLOOR CONFERENCE ROOM**

**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 6/27/18 meeting
3. Swear in audience and staff members that wish to offer testimony on agenda items

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

4. Larry & Angel Cunningham have applied for a zoning amendment to parcel 58-00236.000 located on Putnam Street. The applicant is requesting to rezone the property from R1-40 Single Family Residential to RB Roadside Business.

### **Close public hearing**

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

5. Vimal Kumar has applied for an appeal of the decision of the Noise Control Officer for 1615 First Street.
6. 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.
7. Other Business
8. Meeting Adjourned

**NEXT MEETING: August 22<sup>nd</sup>, 2018**

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

Planning Commission  
June 27<sup>th</sup>, 2018  
Meeting Minutes  
"draft"

The Chairman the meeting at 4:30 PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. McGory, Mr. Zuilhof, Mr. Galea, Mr. Waddington, and Mr. Whelan. Ms. Angie Byington and Mr. Greg Voltz represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Mr. Waddington moved to approve the minutes from the May 23<sup>rd</sup>, 2018 meeting; Mr. Whelan seconded the motion.

Mr. Zuilhof stated that the public hearing to review the Conditional Use permit at 315 Wayne Street.

Mr. Hayberger swore in those giving testimony.

### **Public Hearing**

Mr. Voltz presented that the applicant Jan Smith Wood, on behalf of Grace Episcopal Church has applied for a Conditional Use permit for a digital message board sign at 315 Wayne Street. The property is currently zoned "DBD" Downtown Business and adjacent to property also zoned as "DBD" Downtown Business District and "GB" General Business. Section 1143.06 states that electronic message board signs are prohibited unless approved through a conditional use permit. The applicant is looking to replace the current message board sign, but maintain the surrounding free standing posts and upper portion. The property is individually listed on the National Register of Historic Places. The property is located just outside of the downtown review district which does not permit the use of internally lit signs.

Mr. Voltz stated that staff does recognize that the sign does not fit into the historic character of the building and the surrounding area, however it is important to note that it would be free standing and would not be placed directly on the historic building, it would also not be larger than the existing sign.

Mr. Voltz stated that staff recommends denial of the conditional use permit understanding the sign would not be appropriate due to the historic nature of the building, adjacent buildings, and parks. If the Commission were to approve the sign staff would recommend the following conditions be implemented:

1. The minimum display time shall be 10 seconds
2. Brightness shall not impose hazard to pedestrian or vehicular traffic, nor a nuisance to surrounding properties.
3. No white, ivory, or yellow backgrounds.
4. Flashing, animations and videos are prohibited.
5. Display shall be limited to static displays.

Mr. Zuilhof stated that the application will also be reviewed by the Landmark Commission but this evening the Commission will need to remain focused on Planning Commission issues.

Mr. Galea ask if the sign faces Wayne Street.

Mr. Voltz confirmed that this sign does in fact face Wayne Street.

Mr. McGory stated he will need to recuse himself as he is a member of the church, however he did remind the Commission of a Conditional Use permit that was granted for a church on Columbus Ave.

Mr. Waddington stated he has no issues with the proposed sign, less than 3' x 4' sign in size. The church is currently doing outreach to the community and helping many individuals in need.

Jan Smith Wood, 315 Wayne Street, stated that they do not anticipate a moving sign. The church has a lot of programs going on, they have programs for vouchers, free meals, etc. The sign will assist the church in letting the community know all of what is occurring at this facility. The sign frame is not changing, it is in keeping with the rest of the building, and however they would like to have a sign that changes the message to better serve the public.

Bob Schafer, 315 Wayne Street, stated that the church respects the integrity of the historic guidelines and the board. They are not changing the overall shape or design of the frame of the sign, they are only installing a new message board. The church is expanding its outreach in the community and needs to be more than the existing sign to help advertise upcoming events. Mr. Schafer discussed the proposed digital message board sign they have chosen and stated that he believes that this will enhance the attractiveness of the sign. Mr. Schafer reviewed the support of the church has regarding changing the sign. If not approved they would have to make several banners and signs to advertise the upcoming events.

Mr. Waddington moved to approve the conditional use permit for the digital message board sign with the conditions as indicated by staff; Mr. Miller seconded the motion.

Mr. Jackson stated that the Commission has approved digital signs for different churches in the past. Understands that this is a historic building, however he understands that buildings change and in support of granting the Conditional Use permit.

Mr. Miller stated that the sign at Daily's is digital and ask if the City funded this sign. He would like to assure that they are being consistent.

Mr. Zuilhof stated that there is a difference between neon lighted signs and electronic message board signs that are animated.

Mr. Byington stated that the application being reviewed by the Commission is a conditional use permit for an electronic message board, staff is unaware of the approval process for the internally illuminated sign at Dalys. Mr. Galea stated that there are several internally illuminated signs within the downtown area. The applicant is not proposing to increase the size of the sign, the existing measurements of the digital message board sign are smaller than a regular television that you would find in your home. Mr. Galea stated that he does not believe the sign is obtrusive and believes the Commission should review these on a case by case basis. The sign will provide a great outreach value to the community.

With no further discussion, the motion passed with a 6/0 vote. Mr. McGory abstained.

Ms. Byington presented that the applicant Cedar Point LLC has applied for site plan approval for Cedar Point Sports Center Indoor facility. The building will be a multi- purpose indoor recreation facility. The existing zoning is "CR" Commercial Recreation, the applicant is requesting for site plan approval for a multi- use indoor sports facility. The existing property is vacant land. The proposed project is adjacent to Sports Force Park at Cedar Point. The property is split between Perkins Township and the City of Sandusky. The total square footage of the facility will be 233, 680 square feet. The sports venue will be 166, 583 square feet, the medical offices will be 45,097 square feet, and the health club will be 28,000.

Ms. Byington stated that the applicant was granted a 10' variance by the Board of Zoning Appeals on 6/ 21/2018. The proposed height of the building is 50'. The proposal does meet the required setbacks, appropriate zoning use, and required parking spaces.

Ms. Byington discussed the parking requirements for Perkins Township and the City of Sandusky. The applicant has proposed 871 spaces and 22 handicap van accessible spaces. Phase 1 of the project provided 458 spaces and has experienced quite a bit of overflow parking issues. A portion of Phase 2 parking is currently designated as Phase 1 overflow parking.

Ms. Byington stated that the applicant has indicated that the development will be utilized 7 days a week with the peak activity occurring during tournament events January- May.

The sports facility will primarily be open in the afternoon and evening during week days and all day on weekends. The medical offices will primarily be occupied 8-5 M-F. There will be overlap between indoor and outdoor sport tournaments for a portion of the year. The applicant has indicated that they would be willing to indicate R/V trailer parking on overflow lots, but the current plan does not show this. The applicant has indicated a temporary overflow gravel parking area which staff believes will be needed. Staff would encourage the applicant to review the overflow parking be located to the east. Staff would recommend Planning Commission waive the requirement for temporary parking, but require this parking be relocated and if warranted, made permanent at the time the path is constructed. Planning Commission recommends approval of the site plan with the following conditions:

1. ODOT approves the traffic study and all ODOT conditions are met.
2. Staff strongly recommends that overflow parking be relocated when the path connector is constructed and work with staff to determine this location. Staff also recommends the applicant look to provide permanent pocket parking around the existing fields of Phase 1.
3. The designated trailer parking area shall not be permitted within the permanent parking areas. They shall only be permitted in the overflow parking areas of off- site.
4. Eastern drive shall be signed right in right out only.
5. The site shall be revised, for staff approval, to show the traffic flow for transit stop.

Mr. Zuilhof stated in regards to the engineering comments, the wetland setback was indicated to be 15' the setback is set to be 75' setback.

Mr. Keefe stated that the applicant has cleared that up, there are differences on the site plan and the swpp drawings.

Mr. Zuilhof stated that the number of parking spaces is a business decision, matters of safety are a concern but the demand will be a business decision. The proposed specs for the lighting does not appear to be on the plan, Mr. Zuilhof would like to know if the full cut off shielded light is proposed.

Geoff Aiken, 1100 Superior Ave, stated that the proposed lighting will be full cut off and they will be doing a photometric plan within the near future.

Mr. Miller asked the applicant if patrons will be able to travel from one parking lot to the other.

Mr. Aiken stated that patrons will be able to freely flow in and out within the parking lot, it is part of the site strategy. Mr. Aiken has indicated that the sports facilities will overlap for two months of the year this will allow that the cars will conform to the parking lot.

Mr. Whelan ask the applicant their feelings on how the overflow parking will affect the proposed bike path.

Mr. Aiken stated that they will be sliding the detention over to the east, keeping the utility corridor, but this will allow the overflow parking to be reoriented.

Mr. Zuilhof ask if the applicant would be proposing a lot combination if the future, concerned that shared parking will be lost in the future if properties are sold.

Ms. Byington stated that the parking for each phase satisfies zoning needs on each side, so need for a combination.

Mr. Zuilhof moved to approve the applicant subject to conditions one, two, and five, and only recommend conditions three and four. Mr. Waddington seconded the motion.

Mr. McGory ask if Firelands Regional Medical Center will be a part of this facility.

Mr. Aiken stated that the medical offices will have opportunities for physical therapy and onsite injuries.

Mr. McGory asked about the proposed shell space.

Mr. Aiken stated that the shell space are set to be a fitness space, the current use is to be determined.

Mr. Galea moved to amend the pending motion to include staff's recommendation regarding the eastern drive be signed right in and right out only; Dave seconded the motion.

Mr. Aiken stated that eastern access point referred in the report and the condition is in fact the central access point.

Mr. Galea confirmed that the referenced access point in the condition is the middle access point.

The Commission approved amending the motion to include condition number 4.

Mr. Miller asked what the reason was to exclude the third condition.

Mr. Zuilhof stated the parking needs are better understood by the applicant and business. The applicant may not want to have bus parking designated, the solution will need to be dynamic based on safety issues.

Ms. Byington stated the condition was placed because the recreational vehicles will be placed in regular parking spaces this would reduce the availability for spaces as required by the code.

Mr. Aiken stated that it is the intent of the applicant to provide a separate parking area for recreational vehicle parking and overflow parking.

Ms. Byington stated that if the Commission is inclined they would need to make a motion for a waiver for the gravel parking lot.



Mr. Miller moved to amend the motion to include the third condition and allow the overflow parking area to be pervious.

The Commission approved to amend the motion.

With no further discussion the Commission voted on the motion; the motion passed with a unanimous vote.

Mr. Voltz stated that applicant, Verizon Wireless, is intending to provide a revised drawing for the Conditional User permit for the construction of a cell tower on the parcel #55-00082.00.

Mr. Whelan make a motion to take the application regarding the cell tower at Cedar Point Drive off the table and review at the next meeting; Mr. Waddington seconded the motion. The motion passes with unanimous vote

With no further business, the Chairman adjourned the meeting at 5:30 PM.

APPROVED:

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Casey Sparks, 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 ZONE MAP FOR  
PARCEL 58-00236.000 LOCATED ON PUTNAM  
STREET

Reference Number: PC-15-2018

Date of Report: July 23, 2018

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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The applicant Larry and Angel Cunningham has applied for a zoning amendment to parcel 58-00236.000 located on Putnam Street. The following information is relevant to this application:

Applicant:	Larry & Angel Cunningham 811 Force Ave. Sandusky, Ohio 44870
Site Location:	Vacant lot west of Putnam Street, south of Railroad
Zoning:	“R1-40” Single Family Residential proposed to “RB” Roadside Business
Existing Uses:	Vacant Land
Proposed Uses:	Automotive Repair/Fruit Trees
Applicable Plans & Regulations:	City of Sandusky Comprehensive Plan Sandusky Zoning Code Chapter Chapter 1113 Amendments Chapter 1129 Residential Districts Chapter 1133 Business Districts

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### SITE DESCRIPTION

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The subject property is located on the west side of Putnam Street, and is currently owned by Larry and Angel Cunningham. The subject properties are surrounded by several different zoning districts including: “R1-60” Single-Family Residential, “R2F” Two-Family Residential and “R1-40” Single-Family Residential.

As stated, the subject property is zoned “R1-40”/ Single- Family Residential District by the Sandusky Zoning Code. The “proposed “RB” Roadside Business zoning districts permits the following:

- (a) Main Buildings and Uses.
  - (1) All stores, services, dwellings, and other uses permitted in Local Business Districts;

(2) Additional retail business stores and services conducted wholly within enclosed buildings, or adjoining and operated in connection with an establishment in an enclosed building to the following extent:

A. The sale and serving of all beverages, and eating places of all types permitting dancing and live entertainment. Conditional use permits shall be obtained by places selling or serving alcoholic beverages, and by all drive-in establishments;

B. Motels, hotels; fraternal and social clubs, and labor union halls;

C. Automotive services, repair or service garages, and buildings for the sale of new and second-hand motor vehicles. The parking of vehicles with or without a fee, the sale of gasoline and oil, and the sale of motor vehicles may be permitted on an open lot, providing all requirements for front yards in the Business District as set forth in the Zoning Code are met;

D. The sale of boats and other marine supplies; motorcycles, bicycle shops; sports and athletic equipment; pet shops;

E. Amusement and recreational services, such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, skating rinks, and other social, sports, or recreation establishments, provided the services are conducted within a building, sufficiently sound-insulated to confine the noise to the premises;

F. Nursery stock, monuments, garden equipment, supplies, and garden furniture may be sold on an open lot, provided the operation is in connection with an established related business conducted within a building not more than 150 feet therefrom, and provided goods are not sold, displayed, or stored in a required yard;

(3) Microbrewery.

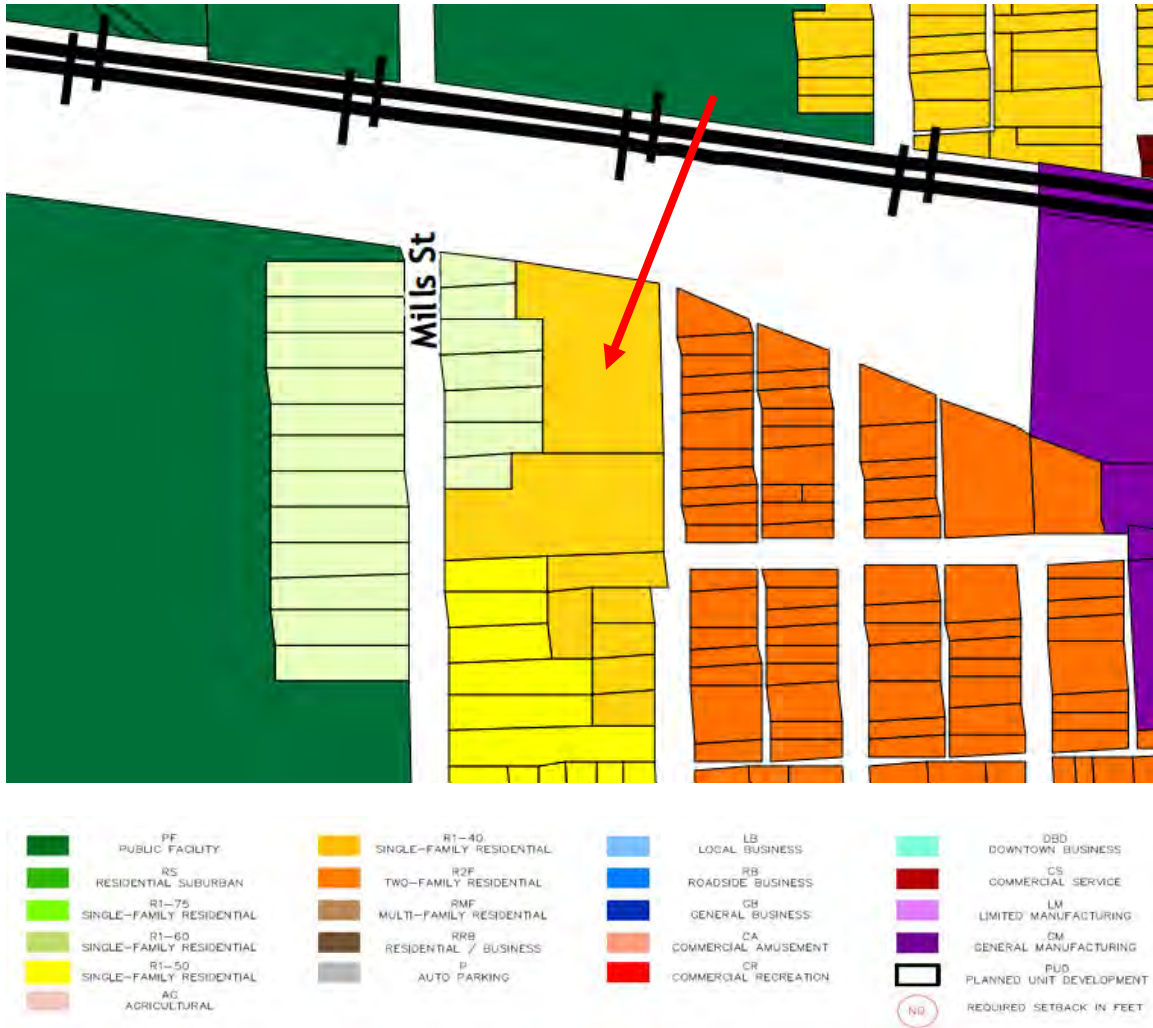
(4) Transient Occupancy.

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

58-00236.000 Putnam Street



## Zone Map – Parcels



### DIVISION OF PLANNING COMMENTS

The applicant is requesting a zoning amendment for the parcel to “RB”/ Roadside Business from “R1-40”/ Single-Family Residential. The applicant has indicated that they would like to rezone the property to continue to use the site for growing fruit trees, which is an allowable accessory use in the R1-40 district. They have also indicated that they would like to use the property in the future for automotive repair and storage.

The Sandusky 2018 Bicentennial Vision Master Plan calls for residential stabilization and infill for this section of the Southside Neighborhood.

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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 denial of the proposed amendment to the Zone Map for the above referenced parcel. The rezoning of this parcel is not in line with the comprehensive plans. Further, approval of the rezoning would allow the parcel to be utilized for any of the permitted uses in the RB district. Staff believes that infill housing on this site is a more appropriate use and could still allow the applicant to continue growing fruit trees, as an accessory use should the applicant construct a permitted primary use on the property.

CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL



Amendment to the Zone Map/Rezoning

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Larry & Angel Cunningham

Property Owner Address:

811 Force Ave

Sandusky, OH 44870

Property Owner Telephone:

419-621-1191

Authorized Agent Name:

\_\_\_\_\_

Authorized Agent Address:

\_\_\_\_\_

\_\_\_\_\_

Authorized Agent Telephone:

\_\_\_\_\_

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: Putnam St.

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

0L57 Beechers Surv W Side Putnam St S of RR 1.2741A

Parcel Number: 58-00236.000

Zoning District: R140



DETAILED SITE INFORMATION:

Land Area of Property: 1.2741 (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.)

Requested Zoning District Classification: RB

APPLICATION AUTHORIZATION:

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

  
Signature of Owner or Agent

5-30-2018  
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

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: \_\_\_\_\_

# Erie County, Ohio - Property Record Card

Parcel: 58-00236.000

## GENERAL PARCEL INFORMATION

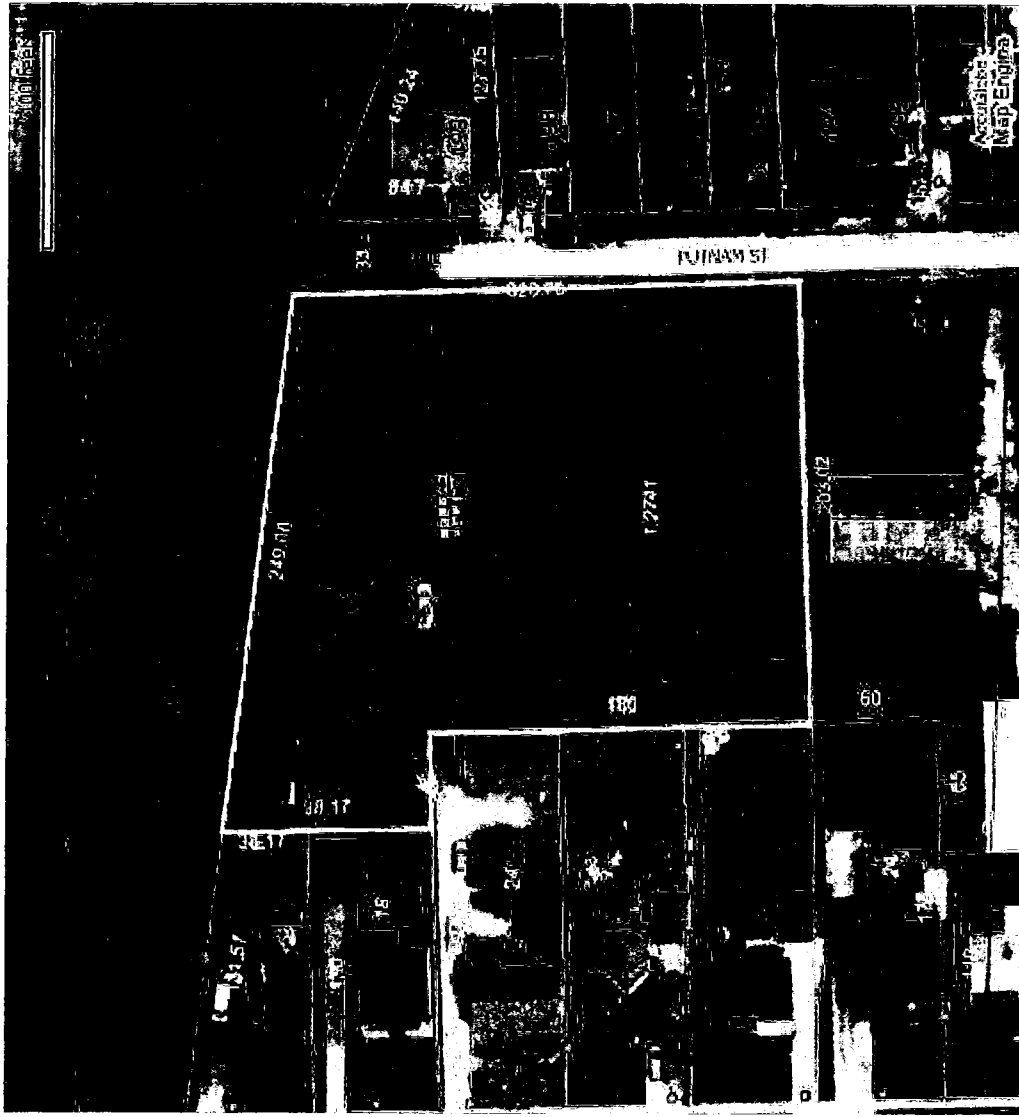
Owner CUNNINGHAM LARRY L SR & ANGEL A  
 Property Address PUTNAM SANDUSKY OH 44870  
 Mailing Address 811 FORCE AVE  
 Land Use 500 - RESIDENTIAL VACANT LAND  
 Legal Description OL57 BEECHERS SURV W SIDE PUTMAN ST  
 S OF RR 1,2741A  
 Neighborhood 5855810 -  
 School District SANDUSKY SD  
 MAP NUMBER: 21

## VALUATION

	Appraised	Assessed
Land Value	\$6,370.00	\$2,230.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Total Value	\$6,370.00	\$2,230.00

## LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
S - SMALL	1.2741	0	0	0	\$6,370.00



## AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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## SALES

Date	Buyer	Seller	Price
9/28/2016	CUNNINGHAM LARRY L SR	HOLSTON JERRY & MARY	\$7,000
1/19/2016	HOLSTON JERRY & MARY	BODI VIRGINIA D	\$6,500
3/13/2015	BODI VIRGINIA D	BODI VIRGINIA D	\$0
3/13/2015	BODI VIRGINIA D	BODI VIRGINIA D	\$0
9/25/2014	BODI VIRGINIA D	BODI LLOYD D & VIRGINIA	\$0
1/1/1987	BODI LLOYD D & VIRGINIA	Unknown	\$0

COMMERCIAL

Description  
Year Built  
Year Remodeled  
Unit Count  
Section Number  
Section Area  
Wall Height  
Section Story Count

A sketch is unavailable for this parcel.

ADDITIONS

Description                      Area      Year Built      Value

IMPROVEMENTS

Description                      Year Built      Dimension      Area      Value

TAX

	1st Half	2nd Half	Total
Charge:	\$112.52	\$112.52	
Credit:	(\$42.35)	(\$42.35)	
Rollback:	(\$6.09)	(\$6.09)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$64.08	\$64.08	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$64.08	\$64.08	\$128.16
Net Paid:	(\$64.08)	(\$64.08)	(\$128.16)
Net Due:	\$0.00	\$0.00	\$0.00

### EXHIBIT "A"

Situated in the City of Sandusky, County of Erie and State of Ohio: Situated in part of Outlot Number 57 in Beeches Survey as per plat recorded in Volume 1 Page 3 of the Erie County Records, Ward 3, City of Sandusky, Erie County, Ohio and being more particularly described as follows: Commencing at a point at the intersection of the easterly right of way line of Mills Street with the southerly right of way line of the Norfolk and Western Railroad; thence South 85 deg. 23'00" east along the southerly right of way line of the Norfolk and Western Railroad also being the northerly line of a parcel of land now or formerly owned by Kim Schaffter as per deed recorded in RN200204921 of the Erie county Records, a distance of 131.57 feet to a point at the northeasterly corner of said Smith parcel, said parcel being the principal place of beginning for this description;

1. Thence South 04 deg. 15'00" east along the easterly line of said Schaffter parcel and the easterly line of a parcel of land now or formerly owned by Jeffrey Griffith as per deed recorded in RN200909230 of the Erie County Records, a distance of 98.17 feet to a point on the northerly line of a parcel of land now or formerly owned by Gerald and Ruby Batesole as per deed recorded in Volume 491 Page 224 of the Erie County Records;
2. Thence North 85 deg. 04'00" east along the northerly line of said Batesole parcel, a distance of 45.00 feet to a point at the northeasterly corner of said Batesole parcel;
3. Thence South 04 deg. 15'00" east along the easterly line of said Batesole parcel and the easterly line of a parcel of land now or formerly owned by Glen Long as per deed recorded in RN200011084 of the Erie County Records and the easterly line of a parcel of land now or formerly owned by Darrell James as per deed recorded in RN201301718 of the Erie County Records, a distance of 180.00 feet to an iron pin found at the southeasterly corner of said James parcel;
4. Thence North 85 deg. 04'00" east, a distance of 203.02 feet to a point on the centerline of Putnam Street;
5. Thence North 04 deg. 42'30" west along the centerline of Putnam Street, a distance of 236.83 feet to a point on the southerly right of way line of the Norfolk and Western Railroad;
6. Thence North 85 deg. 23'00" west along the southerly right of way of the Norfolk and Western Railroad, a distance of 249.08 feet to the place of beginning

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-16-2018

Date of Report: July 23, 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 June 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- 12am. 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

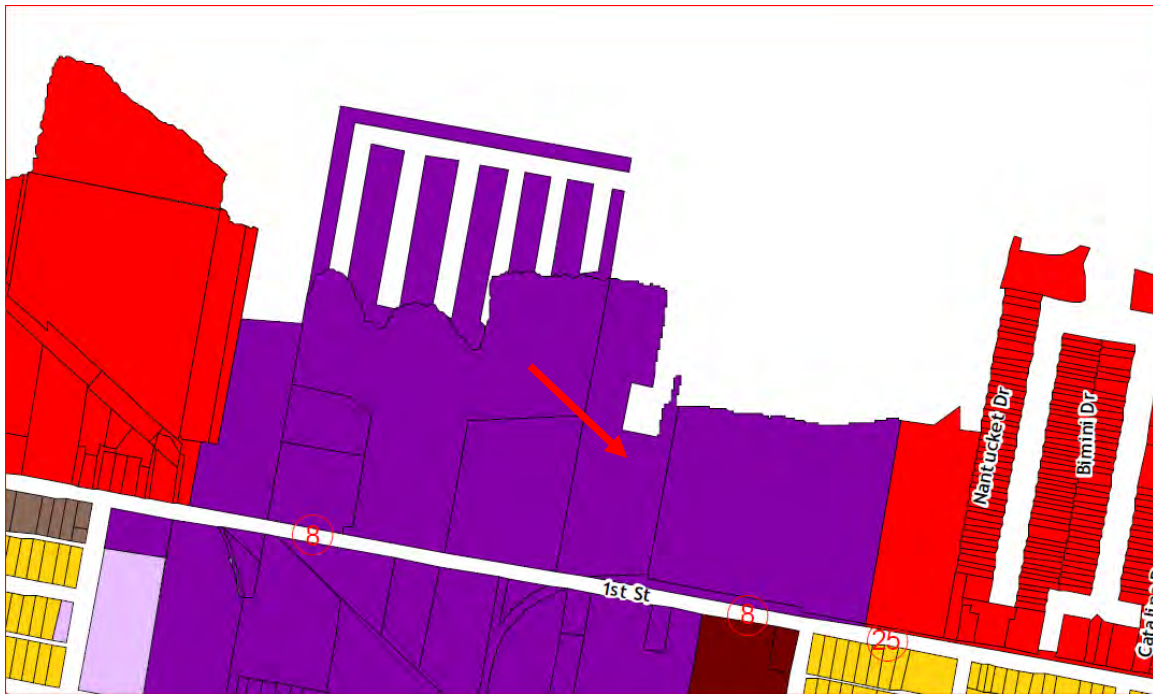
Applicable Plans & Regulations: Sandusky City Ordinance 519.11- Please see attached regulations.

## SITE DESCRIPTION

The subject property is located at 1615 First Street and is currently zoned as “GM” General Manufacturing and is adjacent to other properties zoned as General 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: 15px; background-color: green; border: 1px solid black;"></span> PF PUBLIC FACILITY	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> R1-40 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> LB LOCAL BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> DBD DOWNTOWN BUSINESS
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> RS RESIDENTIAL SUBURBAN	<span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> R2F TWO-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> RB ROADSIDE BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> CS COMMERCIAL SERVICE
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> R1-75 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span> RMP MULTI-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> GB GENERAL BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> LM LIMITED MANUFACTURING
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow; border: 1px solid black;"></span> R1-60 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: darkbrown; border: 1px solid black;"></span> RRB RESIDENTIAL / BUSINESS	<span style="display: inline-block; width: 15px; height: 15px; background-color: peachpuff; border: 1px solid black;"></span> CA COMMERCIAL AMUSEMENT	<span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> GM GENERAL MANUFACTURING
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> R1-50 SINGLE-FAMILY RESIDENTIAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> P AUTO PARKING	<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> CR COMMERCIAL RECREATION	<span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> AG AGRICULTURAL			<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></span> (8) REQUIRED SETBACK IN FEET





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#### **DIVISION OF POLICE COMMENTS/ RECOMMENDATION**

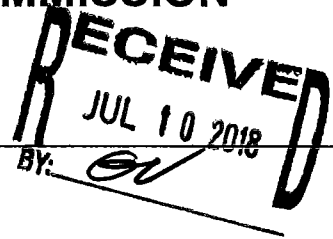
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Since May of 2018, Officers from the Sandusky Police Department have responded at least 7 times for noise complaints at this establishment. We have charged the Bar Manager on Duty 7 times for Disorderly Conduct. These arrests have been made after complaints were received of the excessive noise (music) coming from that establishment. Each time an officer responded there, it was determined that the noise (music) level was excessive. Several times the music could be heard in excessive of 1000 feet from where it was being played.

My understanding of the noise waiver is not give a blanket exemption to the law. This waiver is for special events and not meant to exempt everyday business. I am asking that the waiver be denied if this is just an exemption for them to operate their regular business.



**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: Lyman Harbor

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.):**

Our venue is conducting an outdoor  
Concert Series every Saturday night  
throughout the summer. Our hours  
would start at 7:00 p.m. and end at  
12:00 a.m. (Midnight)

**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

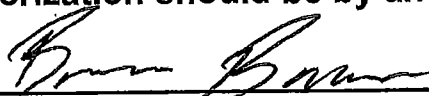
Front Yard Fence: no charge

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

7/10/18

\_\_\_\_\_  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 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

7/10/18  
\_\_\_\_\_  
Date

**STAFF USE ONLY:**

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

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

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

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, 55-00072.000, 55-  
00074.000, 55-00080.000, 55-00081.000 ON  
CEDAR POINT DRIVE

Reference Number: PC-12-2018

Date of Report: July 23, 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 a revised application for a Conditional Use permit for the property located at One Cedar Point Drive to allow for a 'monopine' telecommunications tower installation. The application was revised to allow for a relocation of the proposed tower location to allow for a great distance between the tower and residentially zoned properties.

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,  
55-00072.000, 55-00074.000, 55-00080.000, 55-00081.000

Zoning: "P" Auto Parking

Existing Uses: Vacant/Temporary Cellular Facility

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







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

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The applicant is requesting a Conditional Use permit for parcels 55-00082.000, 55-00067.000, 55-00069.000, 55-00072.000, 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 72' 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 72' 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. The revised location increased the distance from residentially zoned property significantly, with the nearest residentially zoned parcel being 370' away.

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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, and located in a suitable location to better serve the peninsula while being less obtrusive.



July 11, 2018

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

**Note:** New candidate location is roughly 450' West of original location. The LTE RSRP coverage plots showing -100 and -110 dBm will remain the same due to close proximity to original location as well as similarities in surrounding peninsula topography. Justification reasoning based on nearby land contours and terrain saturation will also stay the same for this adjusted location.

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

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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).

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

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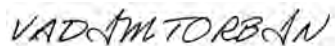
<sup>2</sup> Verizon Wireless is committed to collocation and regularly locates its equipment on existing towers and buildings. Collocation on existing tall structures saves time and money compared to building a new tower. Reciprocally, Verizon Wireless encourages in-bound collocation on its towers by 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.



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,

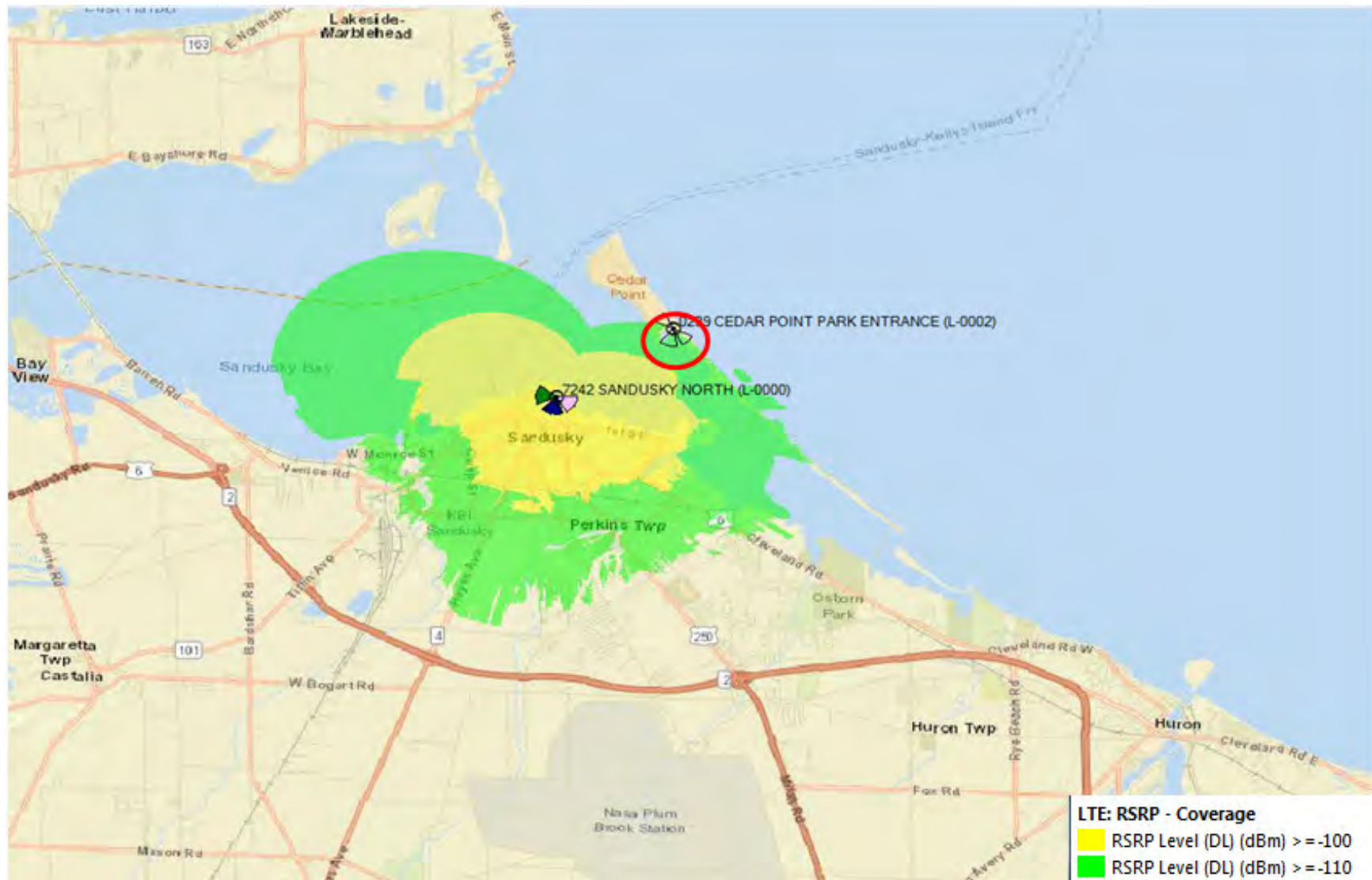
A handwritten signature in dark ink that reads "VADIM TORBIN". The signature is written in a cursive, slightly slanted style.

Vadim Torbin  
Radio Frequency Engineer  
Verizon Wireless

Plot #1



Plot #2



Plot #3





# Cedar Point Park Entrance

Verizon Wireless Monopine

Relocated Site

COW

St Rd

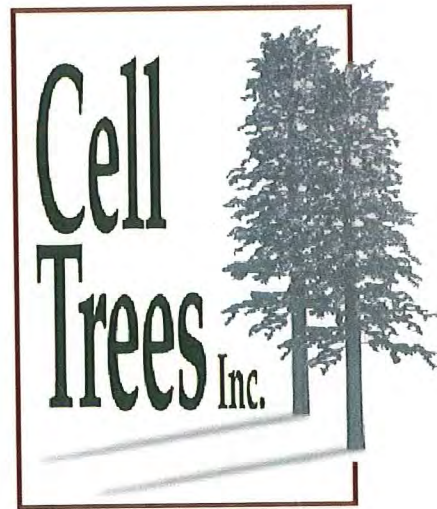
Google Earth

© 2018 Google

400 ft







5401 S. CANADA PLACE  
TUCSON, AZ 85706  
PH: (520) 663-1330

DATE: 3/6/18 DESIGNED: MEG DRAFTER: MEG

REVISIONS	
DATE	DESCRIPTION

VERIZON

# CEDAR POINT PARK ENTRANCE

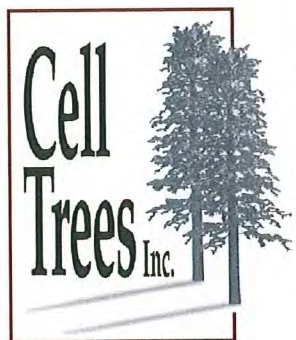
## 73'-0" MONOPINE

CELL TREES, INC. JOB #:  
18-021

LOCATION:  
ONE CEDAR POINT DR.  
SANDUSKY, OH 44820  
ERIE COUNTY

### DRAWING INDEX

MP-1	TITLE SHEET
MP-2	ELEVATION VIEW & NOTES
MP-3	DETAILS
MP-4	NOT USED
MP-5	FOUNDATION
MP-6	SPECIAL INSPECTION & BRANCH TABLES



5401 S. CANADA PLACE  
TUCSON AZ 85706  
PH: 520-663-1330  
JOB #: 18-021

TITLE SHEET

CEDAR POINT PARK ENTRANCE

73'-0" MONOPINE  
ONE CEDAR POINT DR.  
SANDUSKY, OH 44820

### DISCLAIMERS

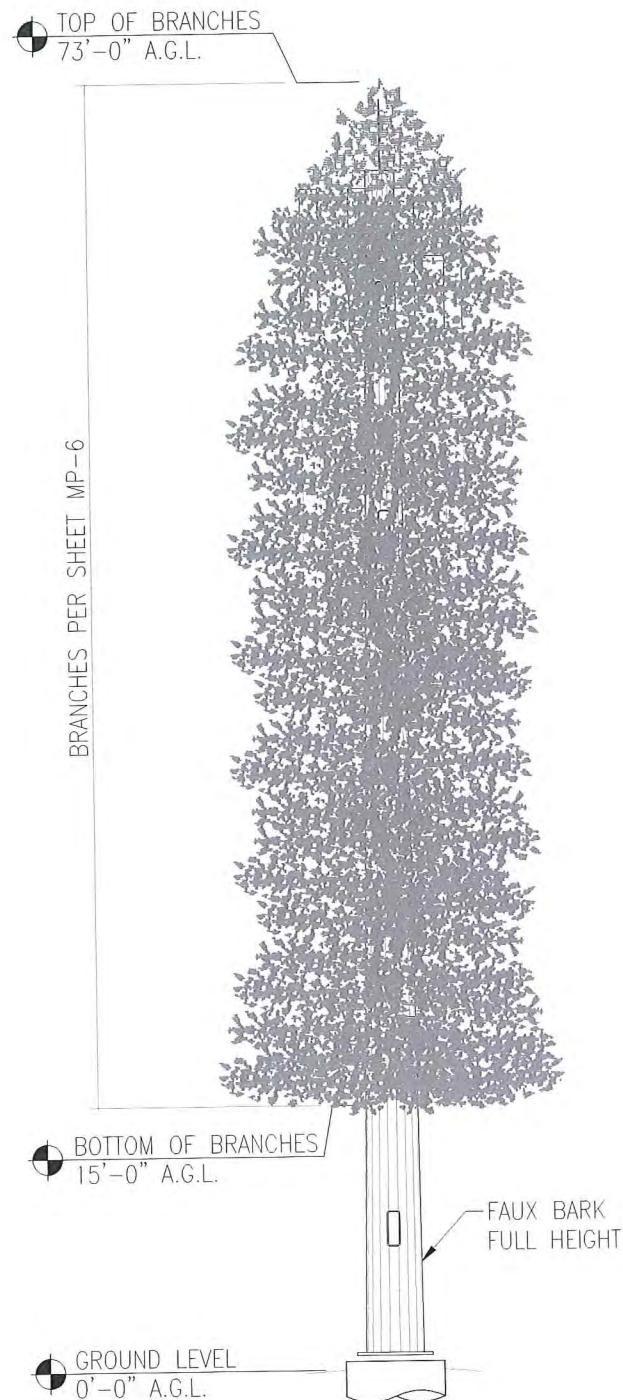
- 1) ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

A1212-0151-181

MP-1

REV  
0

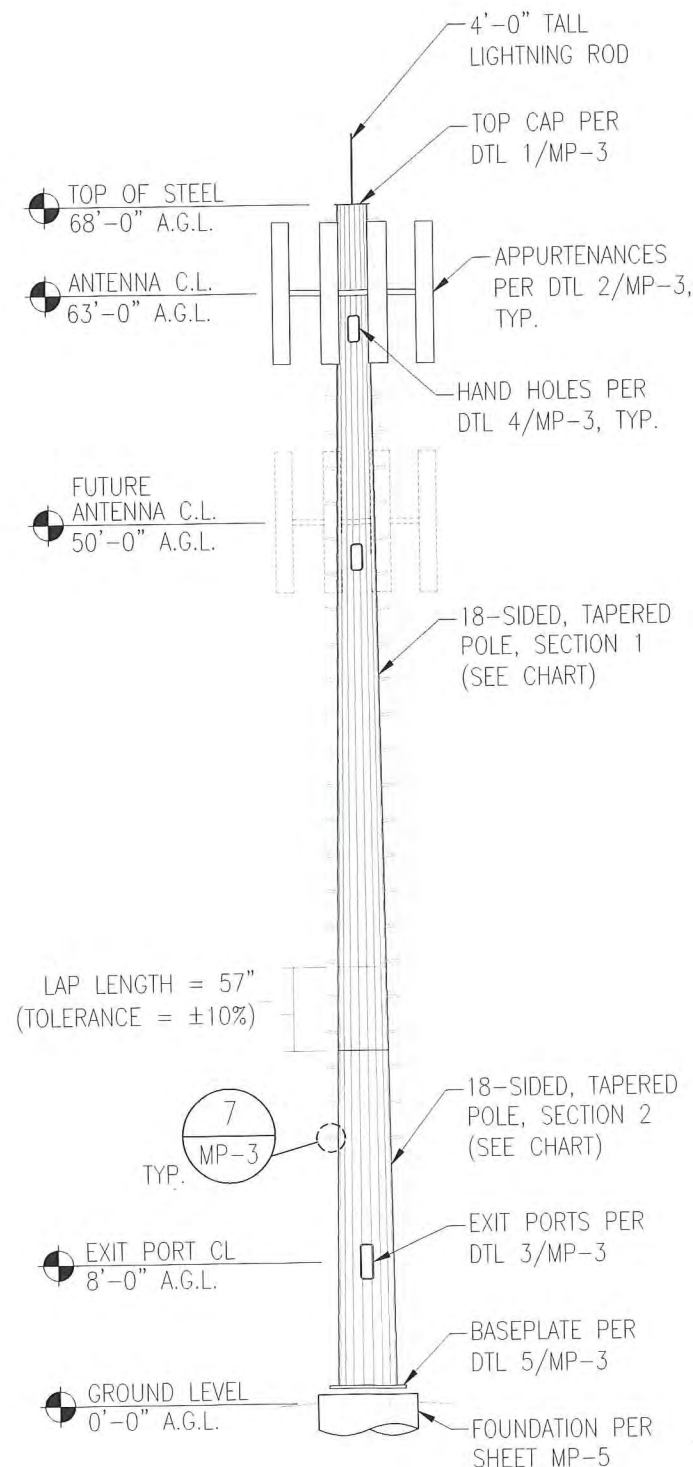




NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT SHOWN TO SCALE.

MONOPOLE SECTION CHART					
SECTION	LENGTH	TOP Ø*	BOTTOM Ø*	THICKNESS	WEIGHT**
1	48'-0"	20.00"	34.16"	1/4"	3.7 K
2	23'-9"	32.26"	39.27"	5/16"	3.9 K

POLE TAPER = 0.295 IN/FT  
 \*DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS  
 \*\*WEIGHT LISTED INCLUDES TOP CAP, PORT, AND BASE PLATE WEIGHT, BUT EXCLUDES WEIGHT OF GALVANIZING OR OTHER COATINGS AND MISC. ATTACHMENTS.



ELEVATIONS

# GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE OHIO BUILDING CODE, 2017 EDITION (2015 IBC) AND THE TIA-222-G STANDARD

## DESIGN LOADS:

### WIND:

BASIC WIND SPEED: 115 MPH (3-SEC GUST) PER ASCE 7-10  
 RISK CATEGORY / STRUCTURE CLASS: II  
 EXPOSURE: D  
 TOPOGRAPHIC CATEGORY: 1  
 CREST HEIGHT: 0 FT

ICE: 0.75" RADIAL ICE THICKNESS @ 40 MPH (3-SEC GUST)

### SEISMIC:

IMPORTANCE FACTOR: 1.00  
 MAPPED SPECTRAL RESPONSE ACCELERATIONS:  
 $S_s = 0.119g$ ,  $S_1 = 0.053g$   
 SITE CLASS: C  
 SPECTRAL RESPONSE COEFFICIENTS:  
 $S_{DS} = 0.095g$ ,  $S_{D1} = 0.060g$   
 SEISMIC DESIGN CATEGORY: A  
 BASIC SEISMIC-FORCE-RESISTING-SYSTEM:  
 TELECOMMUNICATION TOWER: STEEL POLE  
 SEISMIC BASE SHEAR, V: 1.3 K  
 SEISMIC RESPONSE COEFFICIENT,  $C_s$ : 0.064  
 RESPONSE MODIFICATION FACTOR, R: 1.5  
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

## MATERIAL NOTES:

- 18-SIDED MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- BASE PLATE STEEL TO BE PER ASTM A572, GR. 50, U.N.O.
- PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- ALL STEEL PIPE TO BE PER ASTM A53 GR. B (35 KSI), U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM w/ A615 GR. 75, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.
- SUBMIT FABRICATION DRAWINGS FOR ALL STEEL PARTS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

## BASE DESIGN REACTIONS:

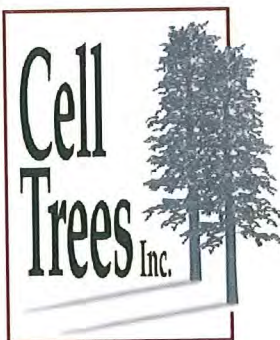
MOMENT, M = 2,057 K-FT (1.0 WIND)  
 SHEAR, V = 44.1 K (1.0 WIND)  
 AXIAL, P = 43.1 K (1.2 DEAD + 1.0 ICE)

OH FIRM LICENSE NUMBER: 3392

DATE: 3/6/18 DESIGNED: MEG DRAFTER: MEG

REVISIONS	
DATE	DESCRIPTION

VERIZON



5401 S. CANADA PLACE  
 TUCSON AZ 85706  
 PH: 520-663-1330

JOB #: 18-021

ELEVATION VIEW & NOTES

CEDAR POINT PARK ENTRANCE

73'-0" MONOPINE  
 ONE CEDAR POINT DR.  
 SANDUSKY, OH 44820

A1212-0151-181

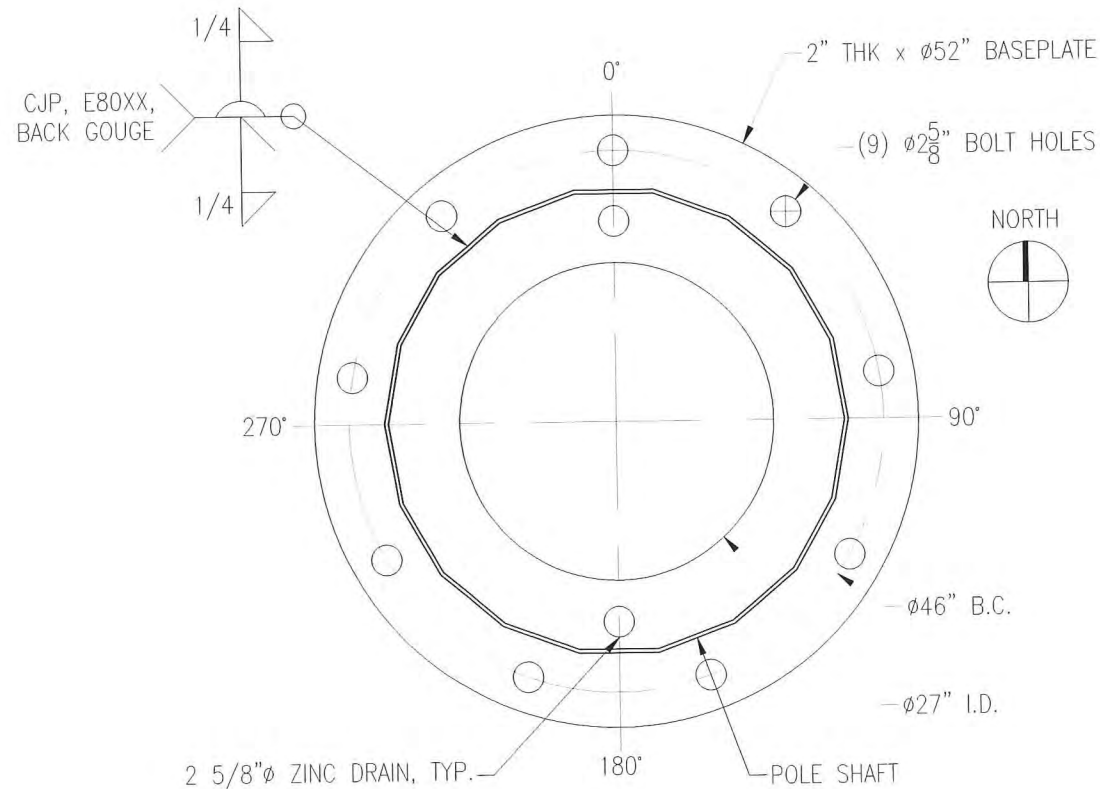
MP-2

REV 0

N.T.S.

1



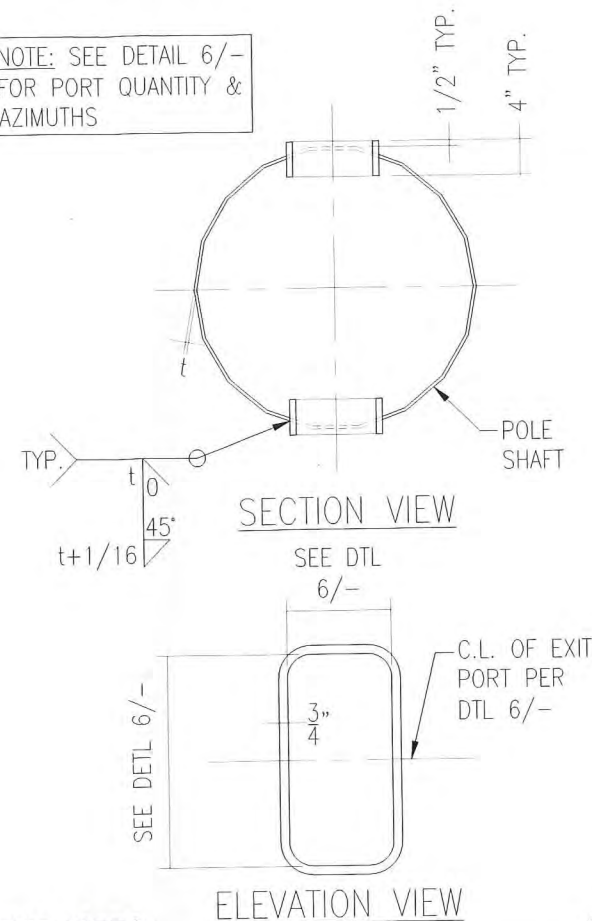


**BASEPLATE**

N.T.S.

**5**

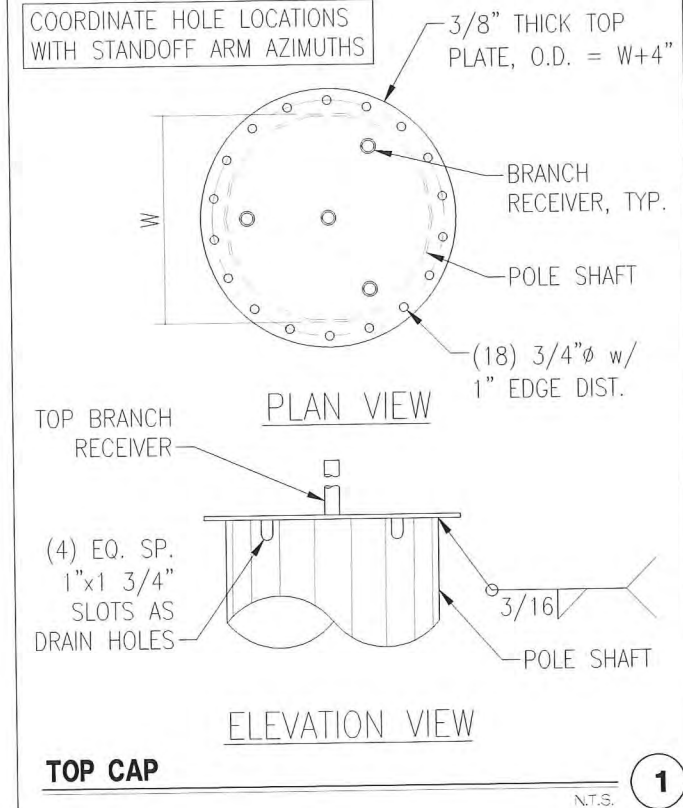
NOTE: SEE DETAIL 6/- FOR PORT QUANTITY & AZIMUTHS



**EXIT PORTS**

N.T.S.

**3**



**TOP CAP**

N.T.S.

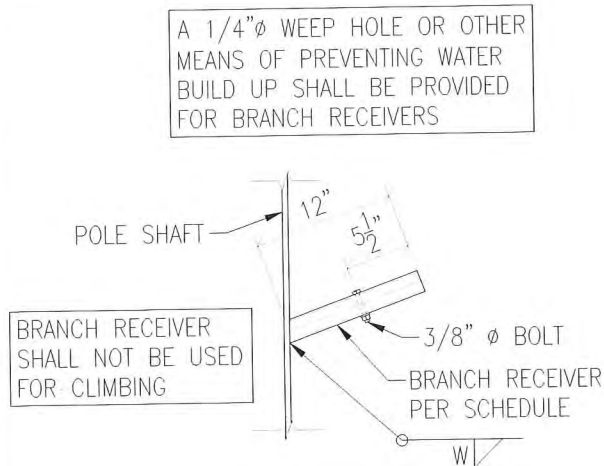
**1**

DESIGN LOADING:  
ANTENNA C.L. @ 63'-0" A.G.L.:  
(12) 96"x18"x7" PANEL ANTENNAS  
(12) 28"x19"x11" RRU/H UNITS  
(3) 22.98"x15.73"x10.25" RAYCAPS  
(3) 7'-6" SECTOR MOUNTS BY OTHERS  
FUTURE ANTENNA C.L. @ 50'-0" A.G.L.:  
SAME AS DESIGN LOADING @ 63'-0" A.G.L.

**APPURTENANCES**

N.T.S.

**2**



BRANCH RECEIVER SCHEDULE		
MAX BRANCH LENGTH	PIPE	W
4'-0"	1" SCH. 40	1/4
6'-0"	1" SCH. 80	1/4
8'-0"	1 1/2" SCH. 40	1/4
10'-0"	2" SCH. 40	1/4

**BRANCH RECEIVER**

N.T.S.

**7**

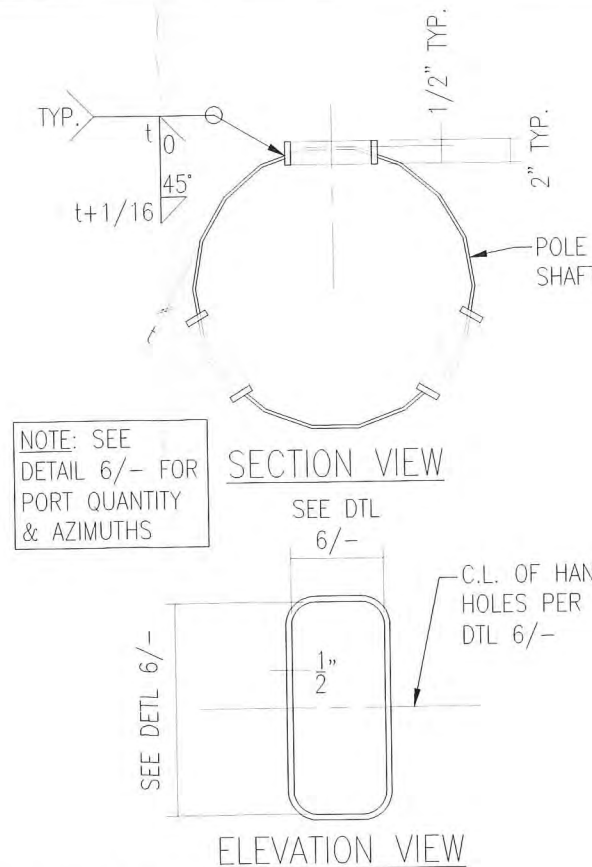
COAX PORT HOLE SCHEDULE				
ELEV.	PORT SIZE	QTY	AZIMUTH	REF. DTL
61'-0"	8"x18"	3	75°/195°/315°	4/-
48'-0"	8"x18"	3	0°/120°/240°	4/-
8'-0"	10"x30"	2	45°/225°	3/-

**PORT SCHEDULE**

N.T.S.

**6**

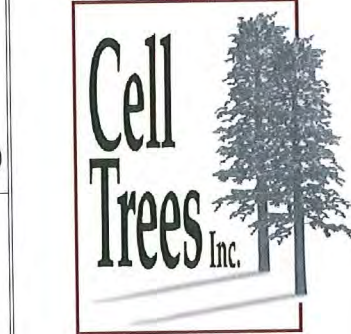
NOTE: SEE DETAIL 6/- FOR PORT QUANTITY & AZIMUTHS



**HAND HOLES**

N.T.S.

**4**



5401 S. CANADA PLACE  
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JOB #: 18-021

DETAILS

CEDAR POINT PARK ENTRANCE

73'-0" MONOPINE  
ONE CEDAR POINT DR.  
SANDUSKY, OH 44820

A1212-0151-181

MP-3

REV 0

**VECTOR ENGINEERS**  
3303 E. Baseline Rd., Suite 107  
Gilbert, AZ 85234  
(480) 648-3514  
www.vectorse.com  
OH FIRM LICENSE NUMBER: 3392

DATE: 3/6/18 DESIGNED: MEG DRAFTER: MEG  
REVISIONS

DATE	DESCRIPTION

VERIZON

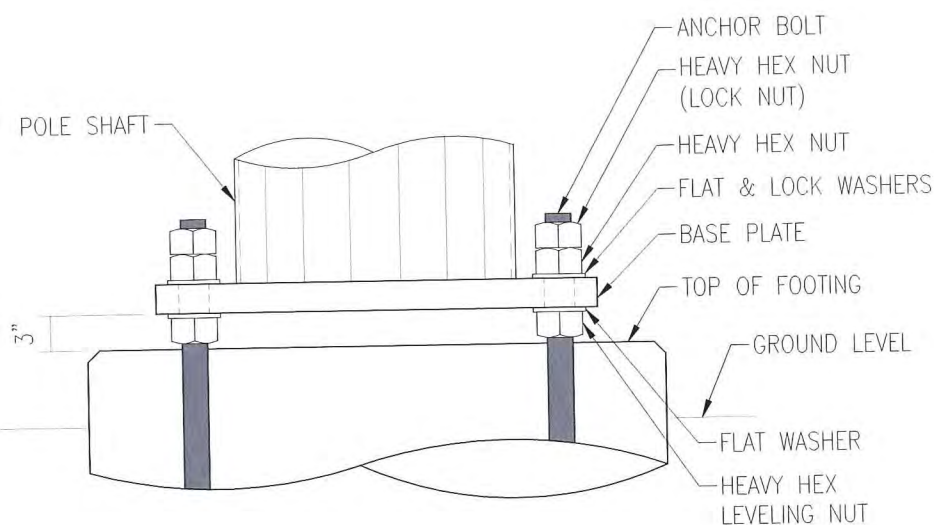


# FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

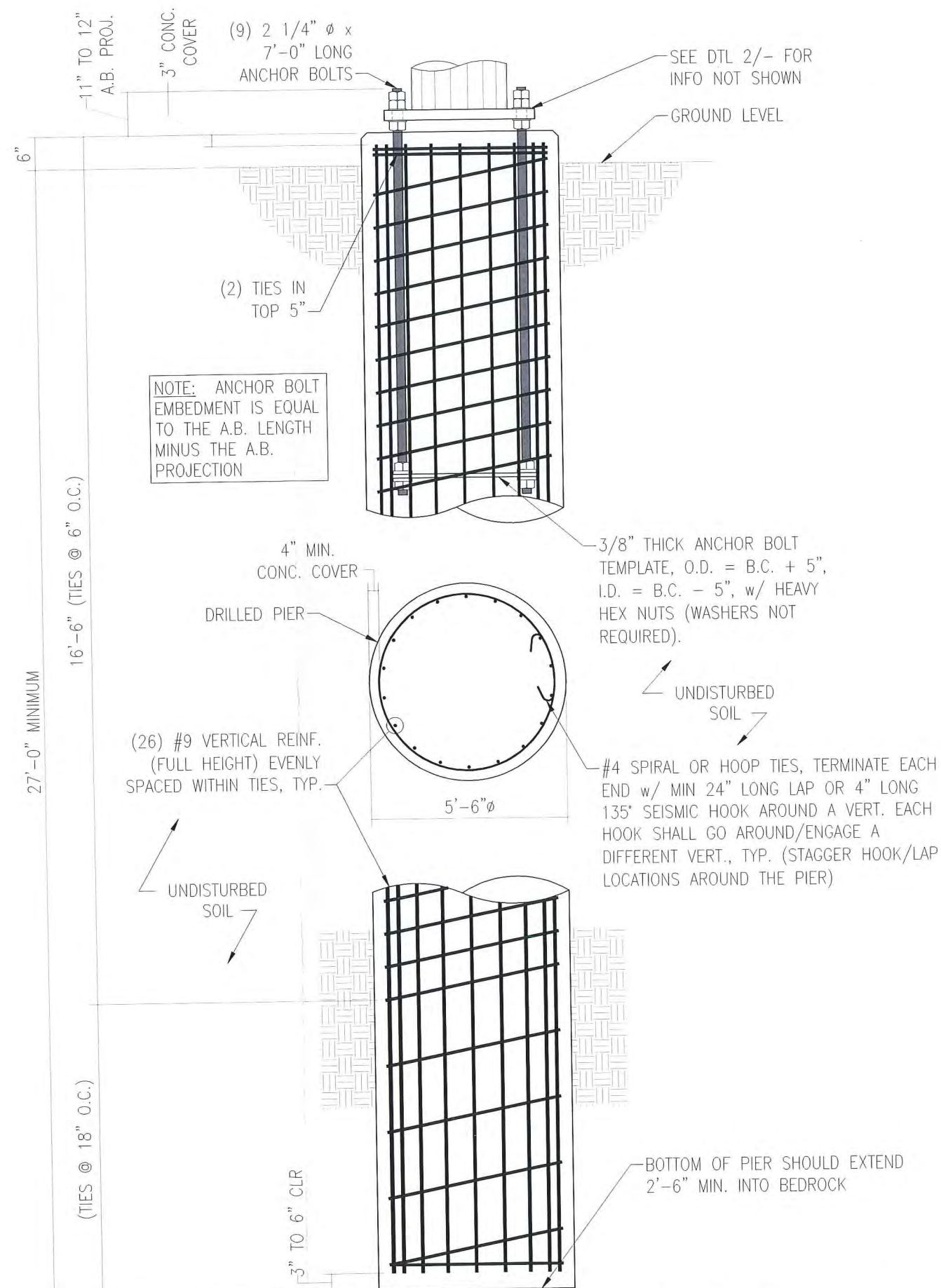
POWER OF DESIGN  
REPORT: 17-14524  
DATE: OCTOBER 6, 2017

2. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" ( $\pm 1$ "). ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-14. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION. SPECIAL INSPECTION SHALL BE PERFORMED AS REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
3. REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.
4. INSTALLATION OF THE FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT REGARDING INSTALLATION METHOD, REQUIRED EQUIPMENT, WARNINGS, AND ALL OTHER RECOMMENDATIONS OR REQUIREMENTS RELATED TO THE FOUNDATION



N.T.S.

2



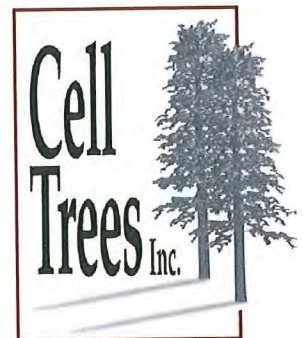
FOUNDATION

N.T.S.

1

DATE	DESCRIPTION

VERIZON



5401 S. CANADA PLACE  
TUCSON AZ 85706  
PH: 520-663-1330

JOB #: 18-021

FOUNDATION

CEDAR POINT PARK ENTRANCE

73'-0" MONOPINE  
ONE CEDAR POINT DR.  
SANDUSKY, OH 44820

A1212-0151-181

MP-5

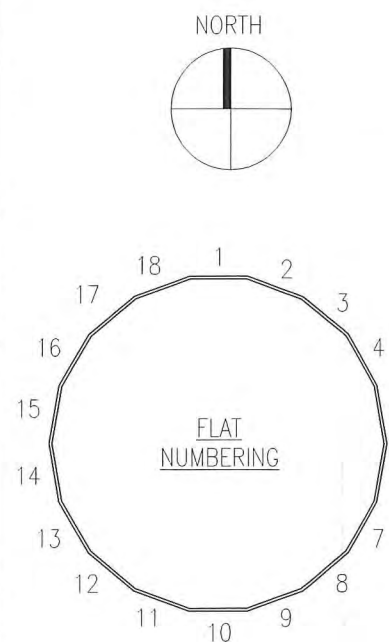
REV 0



SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE – PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	<= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2015 IBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

- SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2015 IBC.
- THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
- ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.



T = BRANCH TIPS  
BB = BOOM BRANCH  
X = VACANT RECEIVER  
2 = 2'-0" BRANCH  
3 = 3'-0" BRANCH  
4 = 4'-0" BRANCH  
5 = 5'-0" BRANCH  
6 = 6'-0" BRANCH  
7 = 7'-0" BRANCH  
8 = 8'-0" BRANCH  
9 = 9'-0" BRANCH  
10 = 10'-0" BRANCH  
TOTAL BRANCH COUNT = 166  
AVERAGE = 3.13 BRANCHES PER FOOT

BRANCH LAYOUT																					
Elev	Deg	1	2	3	4	5	6		7	8	9	10	11	12		13	14	15	16	17	18
68.00	90										5										
68.00	30					3							3							3	
67.50	30		4							4							4				
66.50	15	T			6	T			T			6	T			T			6	T	
65.50	15				T			6				T			6			T			6
64.50	15				6	T					6	T						6	T		
63.50	15	6	T					T	6	T					T	6	T				T
63.00																					
62.00	0	T			T		6		T		T			6		T		T			6
61.00	0			6				T		6					T		6				T
60.00	0					6	T					6	T						6	T	
59.00	15	T				T		6	T				T		6	T			T		6
58.00	15				6						6							6			
57.00	15	6							6							6					
56.00	15						6							6						6	
55.00	15		8							8							8				
54.00	15					6						6							6		
53.00	15							6							6						6
52.00	15			8							8							8			
51.00	15	6							6							6					
50.50	15					8							8							8	
50.00																					
49.00	15		6							6							6				
48.00	15					8						8							8		
47.00	15							6							6						6
46.00	15				6						6							6			
45.00	15	8							8							8					
44.00	15						8						8							8	
43.00	15		8							8							8				
42.00	15					6						6							6		
41.00	15							8							8						8
40.00	15			6							6							6			
39.00	15	8							8							8					
38.00	15						8						8							8	
37.00	15		6							6							6				
36.00	15					8						8							8		
35.00	15							8						8							8
34.00	15			6							6							6			
33.00	15	8							8							8					
32.00	15					8							8							8	
31.00	15		8							8							8				
30.00	15					8						8							8		
29.00	15							8						8							8
28.00	15			8							8							8			
27.00	15	8							8							8					
26.00	15					8							8							8	
25.00	15		10							10							10				
24.00	15					8						8							8		
23.00	15							10							10						10
22.00	15			8							8							8			
21.00	15	10							10							10					
20.00	15					8							8							8	
19.00	15		10							10							10				
18.00	15					10						10							10		
17.00	15							10						10							10
16.00	15			10							10							10			
15.50	15	10							10							10					
15.00	15					10							10							10	

**VECTOR**  
ENGINEERS

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SPECIAL INSPECTION & BRANCH TABLES

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MP-6

REV  
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