



Planning Commission

City Building

City of Sandusky, Ohio 44870

August 22nd, 2018

1ST FLOOR CONFERENCE ROOM

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

AGENDA

1. Meeting called to order – Roll Call
2. Review minutes from the 8/2/18 meeting
3. HSB Architects & Engineers, on behalf of the Forestry Sandusky LLC, has submitted a site plan application for a new medical marijuana dispensary facility to be located at 1651 Tiffin Avenue.
4. Cedar Point Park, LLC has submitted an application for site plan approval for 1800 Cleveland Road for the construction of a new human resources office and training center.
5. Other Business
6. Meeting Adjourned

NEXT MEETING: September 26th, 2018

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

Planning Commission
August 2nd, 2018
"DRAFT" Meeting Minutes

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. Miller moved to approve the minutes from the June 27th, 2018 meeting; Mr. Waddington seconded the motion.

Mr. Hayberger swore in those giving testimony.

Public Hearing

Mr. Voltz presented that the applicants, Larry and Angel Cunningham, have applied for a zoning amendment to parcel 58-00236.000. The existing zoning is R1-40 Single Family Residential. The applicant is requesting to rezone the property to RB Roadside Business. The applicant would like to operate some sort of automotive repair and grow fruit trees. Growing fruit trees is an allowable accessory use on a residential lot with an allowable primary use or structure.

The Sandusky 2018 Bicentennial Vision Master Plan calls for residential stabilization and infill for this section of the Southside Neighborhood. The rezoning of the parcel would allow for all uses within the RB Roadside Business District, Mr. Voltz reviewed the permitted uses within the RB Roadside Business District. Staff recommends denial of the proposed zoning amendment due to the fact that site is surrounded by other residentially zoned parcels and the rezoning to RB Roadside Business would not align with the spirit or intent of the Master Plan. Mr. Voltz also stated that if a permitted primary use was constructed on the property the applicant would be permitted to grow fruit trees.

Mr. Zuilhof asked if the applicant owns any of the other properties within the area.

Mr. Voltz stated that the applicant only owns the parcel in question.

Mr. Galea asked if anything within the surrounding area was zoned anything but residential.

Mr. Voltz stated that all of the surrounding area is zoned as some sort of residential.

Mr. Miller stated that that having the trees are permitted, however the sale of the product would not be.

Mr. Zuilhof stated that the automotive use would be an issue with the current zoning.

Angel Cunningham, 811 Force Street, stated that the site currently has 100 fruit trees, they are currently using the fruit for personal use however eventually they would like to sell the product and utilize it for residents in need within the area. They would like to construct a building on the site for automotive purposes and sell the fruit from the trees. Mrs. Cunningham stated when they brought the property they were told that it would not be difficult to rezone the property to commercial.

Mr. Galea asked who told them that it would not be difficult to rezone the property to commercial.

Ms. Cunningham stated that their relator had indicated this.

Mr. Voltz confirmed with the Commission that growing trees for harvest is an accessory use per the zoning code.

Mr. Zuilhof stated that the question this evening is not regarding the fruit trees it is if the property can be rezoned as commercial.

Kathleen Ryder, 1704 Mills Street, stated that she bought her home never expecting to have an automotive business in the backyard. Mrs. Ryder has concerns regarding the lighting, garbage, noise, etc. She bought the property because there was no business in the area, just the golf course.

Debra Haire, 1750 Mills Street, stated that her mother was the original owner of the property, the property previously had a body shop on the site. In 1997 her mother received a letter indicating that the city will rezone the property as residential. Ms. Haire questioned why the city would rezone the property back to commercial. Understanding that mother owns the adjacent property, would she have the opportunity to rezone to commercial as well.

Jeff Griffith, 1708 Mills Street stated the fruit trees would be fine, however he has an issue with an automotive business. Mr. Griffith stated that he is concerned about the proposed fence, he had looked into purchasing a portion of the property in the past. Mr. Griffith stated that he does not want a roadside stand, nor does he want to hear the noises associated with an automotive business.

Ms. Ryder stated that Mills school is right at the corner, adding a business may be an issue at this location.

Mr. McGory stated that if the zoning were to change it could allow for an automotive shop as well as all the other business permitted within the Roadside Business zoning district.

Mr. Miller asked if there was any history behind that fact that there used to be a business on this property.

Ms. Byington stated that the adjacent property owner stated that there was a business within this location, the zoning of the property may never have been commercial but instead it could have been a nonconforming use on a property.

Debra Haire stated that she has a letter from March 2nd, 1997 stating that the property was commercial at that time.

Ms. Byington read the letter and stated that it speaks to a study that was done for the area, it does not speak to a specific zoning process.

Mr. McGory stated that the business use may have predated the residential zoning.

Mr. Hayberger stated that the parcel was purchased as over two years ago and was zoned as residential.

Mr. Whelan moved to deny the zoning amendment for parcel 58-00236.000; Mr. Waddington seconded the motion.

Mr. McGory stated that he often believes that people should be able to do what they desire with their property, however he does not feel comfortable with the proposed zoning amendment. This is a difficult decision but has some concerns.

Mr. Zuilhof stated that he would be fine if the applicant placed a home on the property and harvested the fruit trees, he would also be fine with a garage on the site to occasionally fix cars. If the zoning amendment is denied the commission would not be denying the use of the property.

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

Mr. Danny Lewis stated that the applicant, Brian Bonner with Lyman Harbor has requested sound waiver for 1615 First Street for the remainder of the summer. Officer Lewis has ran a publication within the newspaper ten days in advance and sent the petition letters to surrounding property owners. The Police Department has recommended denial of the waiver. This is the second request of the applicant. The police department has been there several times since the last request, most of the complaints made were for excessive noise. One of the officers has reported being 1300 feet from the facility and still being able to hear the music.

Mr. Zuilhof asked what the difference in the application was.

Mr. Lewis stated that they cut back the hours to midnight.

Mr. Whelan stated that it could be difficult to control the noise due to their location and proximity to the water, when are they required to cut the music.

Mr. Lewis stated that if they are obeying the noise ordinance they would need to stop at 11pm. The police department is processing these complaints under the criminal code so the police are required to report at any time of night to see if disorderly conduct is occurring.

Mr. Whelan asked if the applicant could still be charged with a disorderly conduct if the noise waiver is passed.

Mr. McGory stated that if they had a waiver this would not grant them immunity.

Mr. Lewis stated that the officer would still need to respond to the site and investigate the situation.

Mr. Whelan asked when the majority of the noise would be occurring.

Brian Bonner, 1615 First Street, stated he has been receiving disorderly conduct charges, in result of the complaints that were being made. Each time they do not ask them to turn down the music, and do not mention breaking the noise ordinance but instead mention disorderly conduct. The property is zoned commercial and the use is permitted. Mr. Bonner stated that they would like to have outdoor concerts on Saturday evenings from 7pm -12am.

Mr. Zuilhof stated that ask the applicant if they were looking to extend the hours to 11pm or midnight.

Mr. Bonner stated that they are requesting to midnight. They have received a petition to pass the noise ordinance from the dock owners at the adjacent Sunrise Marina. Mr. Bonner stated that everything they are looking to do is for the concert series they are having for the summer.

Mr. McGory ask if the Sandusky Police have issued any citation for the noise ordinance or has it all been under the criminal code via issuing a disorderly conduct charge. If they issued the waiver and extend it by one hour the applicant still could receive a disorderly conduct charge.

Mr. Zuilhof ask how extending the hours on Saturday from 7pm- 12am will assist with the situation of the noise violation, if it has never been measured.

Mr. Bonner stated that he is trying to avoid these issues, currently they do not operate the system at the noise percentage that they are permitted to, they are aware that there are buildings and water all around them.

Mr. Zuilhof asked what holds them back from turning it down.

Mr. Bonner stated that they have turned it down, depending on the direction of the wind the noise will carry.

Robert Runner, 520 Nantucket, stated that he was the Police Chief when this ordinance went into effect.

Section 519.06 states 60 decibels from 8am-9pm. Some of the issue that they had when creating the ordinance is how to measure sound and excessive sounds. The ordinance speaks to enjoying a residential property. Currently, he is unable to enjoy his residential property, on the weekend they hear a party and crowds.

Mr. Gold, 740 Nantucket, stated that many families within the Nantucket area could not attend. Within this area there are a mix of homeowners that stay there over the weekend and others that stay permanently throughout the year. All the residents look forward to the quiet noise of the lake instead they have to hear Lyman Harbor. Mr. Gold requested that the Planning Commission deny the request.

Mr. Bonner stated that the zoning of Nantucket is commercial recreation.

Mr. McGory asked if the sound waiver applies to all zoning district, residential and commercial.

Mr. Zuilhof stated granting the waiver may not do any good for anyone, he stated he is not comfortable solving the wrong problem.

Robert Runner stated that Nantucket was there before Lyman Harbor was constructed they need to respect that this is a residential area.

Richard Reeder, 564 Nantucket, stated that he wants the business to succeed, however quality of life is an issue. His family comes from Norwalk and stays at Nantucket for the weekends. During the fourth of July it was so loud that it was difficult to have a conversation on the beach.

Mr. Waddington motioned to deny the sound waiver from 7pm- 12pm on Saturdays. Mr. McGory seconded the motion.

Mr. Galea stated that he is sympathetic to the business and homeowners however he does not believe that granting the waiver is a good way of addressing the situation.

Mr. Zuilhof stated that this facility is one of the largest party and banquet facilities, it also has an indoor bar and restaurant. Planning Commission is not denying the owners the use of their property, granting the waiver is not solving the problem.

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

Mr. Voltz stated that Cedar Point LLC has applied for a Conditional Use permit for several parcels on Cedar Point Drive. The applicant is requesting a conditional use permit to construct a monopine tower. The existing zoning is "P" Auto Parking. The property is currently adjacent to property zoned as R1-75 Single Family Residential. Chapter 921 of the Codified Ordinances of Sandusky requires a Conditional Use permit for the construction of this type of structure. In December 2016 the property owners were granted a temporary structure permit for 180 days. On February 1st, 2017, Planning Commission granted a Conditional Use Permit for a small node installations throughout the park. The proposed tower is to be 72' tall and replace the current trailer and temporary tower on site. Mr. Voltz reviewed the general requirements for a Conditional Use permit as stated in Section 921.04. Specifically, Section 921.09 (C) states that telecommunication towers shall be located a minimum of 200% of the height of the tower, including antennas protruding above the tower from any residential district. The proposed location of the tower is 370' from the nearest residentially zoned property.

Mr. Voltz stated that staff recommends approval of the proposed Conditional Use permit, as the applicant has made an effort to meet the requirements set forth in Section 921.04.

Amy Davis, Verizon Wireless, stated that the new application is proposed to 370' away, the applicant did provide a photo of the proposed tower and a more accurate rendering as well as a spec sheet of the tower.

Mr. McGory asked the applicant if the tower could be placed at any other location, possibly on top of a ride.

Mr. Zuilhof stated that per the ordinance it is the responsibility of the applicant to assure that collocation is not possible before construction of a new tower.

Amy Davis, Verizon Wireless, if the tower is placed within the park, it would not provide reception to the parking lot. The small cell nodes that were previously approved addressed the issues within the park. The proposed tower will service the need of the parking lot.

Mr. Zuilhof stated that he was disappointed that it could not be further from a residential use.

Amy stated that space is needed to cover the not only the tower but the ground equipment. Their intent is to conceal multiple pieces of equipment.

Mr. McGory motioned to approve the Conditional Use permit; Mr. Waddington seconded the motion.

With no further business, the Chairman adjourned the meeting at 6:10 PM.

APPROVED:

Casey Sparks, Clerk

Michael Zuilhof, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR 1651 TIFFIN AVENUE AND 2513 VENICE
RD.

Reference Number: PC-17-2018

Date of Report: August 14, 2018

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

HSB Architects & Engineers, on behalf of The Forest Sandusky LLC, has submitted a site plan application for a new medical marijuana dispensary facility to be located at 1651 Tiffin Avenue and 2513 Venice Road. The following information is relevant to this application:

Applicant:	The Forest Sandusky, LLC 77 Milford Drive, Suite 232 Hudson, OH 44246
Authorized Agent:	HSB Architects & Engineers 1250 Old River Road Cleveland, OH 4411s
Site Location:	1651 Tiffin Avenue and 2513 Venice Road.
Zoning:	"GB" General Business
Existing Uses:	Vacant Property
Proposed Uses:	Medical marijuana dispensary North: "GB" General Business/Vacant & Residential South: "GB" General Business/Business East: "PF" Public Facility/Cemetery West: "GB" General Business/Vacant
Applicable Plans & Regulations:	City of Sandusky Comprehensive Plan Sandusky Zoning Code Chapter Chapter 1149 Site Plan Review & Off-Street Parking Chapter 1133 Business Districts

SITE DESCRIPTION

The subject property is located in the City of Sandusky at the intersection of Tiffin Avenue and Venice Road, the former Hoppers Mobile Home Park and former Sunoco gasoline station. The

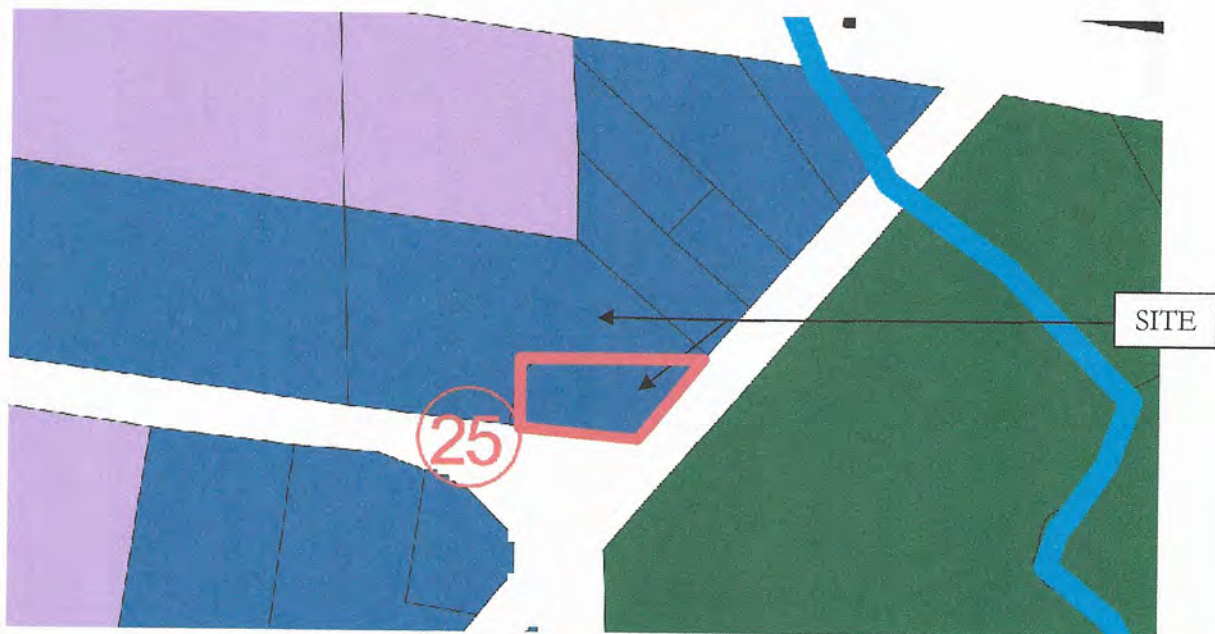
subject properties are currently owned by the City of Sandusky. Staff believes ownership of the properties will be transferred to the applicants in early to mid-September. The site has recently received remediation of former underground gas tanks. The site also sits adjacent to Ohio State Route 6. The property is zoned "GB" General Business, which permits the following:

- (1) All stores, services, dwellings, and other uses permitted in Roadside Business Districts;
- (2) Additional retail business stores and services conducted wholly within enclosed buildings, and devoted to supplying all community needs to the following extent:
 - A. The sale of all food; frozen food lockers; state liquor stores;
 - B. The sale of general merchandise; dry goods, wearing apparel, shoes, hats, variety, and department stores;
 - C. The sale of all hardware, appliances, china, furniture, floor and wall covering, business equipment, music, radios and televisions, provided no loudspeakers broadcast onto the street;
 - D. Shops for custom work, and all personal service establishments without limitation on the number of persons engaged in work, provided the services rendered and articles produced are to be sold only at retail, and only on the premises;
 - E. Photographic developing, blueprinting, letter and small job printing shops, medical and dental laboratories, radio and television broadcasting stations, transmittal towers, telephone exchanges, and transformer stations;
 - F. Railroad and bus passenger stations, taxi stations;
 - G. Offices such as banks, travel bureaus, public utility, insurance, and all types of business and professional offices;
 - H. Wholesale offices and showrooms.

1651 Tiffin Avenue and 2513 Venice Road



Zone Map – Parcels Indicated



04 RURAL AGRICULTURE	07 SINGLE-FAMILY RESIDENTIAL	10 LOCAL BUSINESS	13 DOWNTOWN BUSINESS
05 RESIDENTIAL SUBURBAN	08 TWO-FAMILY RESIDENTIAL	11 ROADSIDE BUSINESS	14 COMMERCIAL SERVICE
06 SINGLE-FAMILY RESIDENTIAL	09 MULTI-FAMILY RESIDENTIAL	12 GENERAL BUSINESS	15 LIMITED MANUFACTURING
07 SINGLE-FAMILY RESIDENTIAL	10 RESIDENTIAL / BUSINESS	13 COMMERCIAL ADJUTMENT	16 GENERAL MANUFACTURING
08 SINGLE-FAMILY RESIDENTIAL	11 AGRICULTURE	14 COMMERCIAL RECREATION	17 PLANNED UNIT DEVELOPMENT
09 AGRICULTURE			18 REQUIRED SETBACK IN FEET

DIVISION OF PLANNING COMMENTS

The applicant has submitted an application which they have been diligently working with staff on, due to timing requirements placed on the applicant by the State. After an original submittal, staff provided comments regarding buffers, landscaping, and access. The applicant was open to revising the site layout, the most recent submission reflects revisions such as adding space between the sidewalk and the parking areas, adding additional landscaping, as well as showing a main pedestrian entrance off Tiffin Avenue. In commissions packet you will find a rendering of the proposed structure. Staff also appreciates the green roof that is proposed for the structure. Staff did have some concerns regarding the initial submission however, Staff is in general support of the revised design.

Staff has communicated with the applicant that further landscaping should be included within the buffer area between the parking lot and sidewalk. Section 1149.09 (b) requires that landscaping that is immediately adjacent and parallel to streets and sidewalks include a combination of hardy canopy trees, shrubbery and ground cover. Further details of required landscaping are provided later in that section.

ENGINEERING STAFF COMMENTS

The City Engineer is currently reviewing the site plan and has not provided comment at time of packet distribution.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no concerns regarding the proposed site plan; however, building permits and drawings will need to be submitted for any improvements or alterations.

POLICE DEPARTMENT COMMENTS

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

FIRE DEPARTMENT COMMENTS

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

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed site plan for 1651 Tiffin Avenue and 2513 Venice Road with the following conditions:

1. All lot split/combinations are approved prior to construction.
2. The applicant provides further landscaping between sidewalk parking areas.
3. Revise landscaping plan for staff approval per section 1149.09 (b)
4. Signage shall be through a separate permit
5. The applicant works with the City of Sandusky Engineer to provide sidewalks to City specifications.
6. Applicant provides a revised plan showing location of directional signage for the site.



CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

RECEIVED
AUG 10 2018

ENGINEERING DEPT.

Site Plan/Off-Street Parking Plan

AUG 10 2018

APPLICANT/AGENT INFORMATION:

CITY OF SANDUSKY

Property Owner Name:

The Forest Sandusky, LLC

Property Owner Address:

77 Milford Drive, Suite 232

Hudson, OH 44236

Property Owner Telephone:

(216) 262-4445

Authorized Agent Name:

HSB Architects & Engineers

Authorized Agent Address:

1250 Old River Road

Cleveland, OH 44113

Authorized Agent Telephone:

(216) 586-0229

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1651 Tiffin Avenue and 2513 Venice Road

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

See attached.

Parcel Number:

58-02419 and 58-01990

Zoning District:

 WESTCOR LAND TITLE INSURANCE COMPANY	Commitment for Title Insurance
Schedule C	ISSUED BY Westcor Land Title Insurance Company 17111913

File No.: 17111913

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

Being known as that part of the west-central part of Mills 175 Acre Tract and that part of Out Lot Number Five (5) in the Survey and Subdivision of the 479 Acre Tract (so-called) and/or the north part of the 111 Acre Tract (so-called) North of Tiffin Avenue in the City of Sandusky, Erie County, Ohio, as recorded in Volume 1 of Plat, page 14 and 47 Erie County, Ohio Records, bounded and described as follows:

Beginning at an iron pipe monument set at the point of intersection of the northerly line of Venice Road with the northwesterly line of Tiffin Avenue in said city;

thence North 85° 34' West, in the northerly line of said Venice Road, a distance of 147.00 feet to an iron pipe monument;

thence North 4° 26' East a distance of 57.00 feet to an iron pipe monument;

thence North 27° 41' East a distance of 38.00 feet to an iron pipe monument;

thence North 87° 42' East a distance of 212.14 feet to an iron pipe monument set in the northwesterly line of said Tiffin Avenue at a point South 38° 24' West a distance of 16.00 feet, measured in the northwesterly line of Tiffin Avenue, from an iron pipe monument found at the point of intersection of the northwesterly line of said Tiffin Avenue with the southwesterly line of a tract of land conveyed to Wm. H. Wobser by Anna Louis Ruthsatz by deed dated May 14, 1917 and recorded in Volume 105 of Deeds at page 16, Erie County, Ohio Records;

thence South 38° 24' West, in the northwesterly line of said Tiffin Avenue, a distance of 140.82 feet to the place of beginning; containing 0.4248 acres, of which approximately 0.263 acres are in said Mills 175 Acre Tract.

In the above description, the courses are referred to a meridian assumed for the purpose of indicating angles only and the northerly line of Venice Road is taken to be 30.00 feet northerly, measured at right angles thereto, from the middle line thereof and the northwesterly line of Tiffin Avenue is taken to be 33.00 feet northwesterly, measured at right angles thereto, from the middle line of the same.

This property is further described as being located at the northwesterly corner of the intersection of Tiffin Avenue and Venice Road in the City of Sandusky, Erie County, Ohio.

Excepting from the above described premises the following described parcel of land conveyed to the City of Sandusky, Ohio by The Penn Mutual Life Insurance Company by quit-claim deed of January 1951;

Being a parcel of land in the west-central part of the Mills 175 Acre Tract and that part of Out Lot Number Five (5) in the Survey and Subdivision of the 479 Acre Tract (so-called) and/or the North part of the 111 Acre Tract (so-called) North of Tiffin Avenue in the City of Sandusky, Erie County, Ohio, as recorded in Volume 1 of Plats, pages 14 and 47, Erie County, Ohio Records and being more fully described as follows:

Beginning at an iron pipe monument set at the point of intersection of the northerly line of Venice Road with the northwesterly line of Tiffin Avenue in said City;

SCHEDULE C - PROPERTY DESCRIPTION
(Continued)

File No.: 17111913

Commitment No.: 17111913

thence North 85° 34' West in the northerly line of said Venice Road, a distance of 35.59 feet to a point;

thence in a northeasterly direction, and running with a curve to the left, "the radius of said curve being 71.42 feet," a distance of 52.9 feet to a point in the said northwesterly line of Tiffin Avenue;

thence south 38° 24' West, in northwesterly line of Tiffin Avenue; a distance of 22.57 feet to the place of beginning, and containing in all 165 square feet more or less,

Parcel: 58-02419.000

Situated in the City of Sandusky, County of Erie and State of Ohio: Being part of the Mills 175 acre tract and part of Outlots No. 5 and 6 In the Survey and Subdivision of the 479 acre tract and or the north part of the 111 acre tract north of Tiffin Avenue In the City of Sandusky as recorded in Plat Volume 1, Page 14 and 47, also being 3.7829 acres of lands of Margie L. Hoffman, Trustees, RN200003005 all references herein to the records of the Erie County Recorder's office and being more particularly described as follows:

Beginning for reference at a 1" iron pin found In a monument box in the centerline of Venice Road (SR 6) (60') said rod bearing S. 85 deg. 34'00" E. a distance of 574.74 feet from a monument box found at the intersection of centerlines of Olds St. and Venice Road;

thence N. 85 deg. 34'00" W. with the centerline of Venice Road, a distance of 32.53 feet to a point; thence N. 4 deg. 26'00" E. a distance of 30.00 feet to the northerly line of Venice Road and a 1/2" iron rod set marking the true point of beginning for this description;

thence N. 4 deg. 32'00" W. with lands of Westgate Properties, Ltd., RN200412120, a distance of 531.55 feet to a point referenced by a 3/4" iron pipe found 0.26' north and 0.08' west;

thence S. 85 deg. 08'00" E. with the southerly line of the Norfolk Southern Railroad (100') a distance of 300.36 feet to a 1/2" iron rod set;

thence S. 4 deg. 32'00" E. with lands of Dean H. Pixley, O.R. 188, Pg. 174-175 and Kenneth H. & Sylvia R. Ruthsatz, D.V 560, Pg. 772, a distance of 267.40 feet to a point referenced by a 2" iron pipe found 0.27' south and 0.02' east;

thence S. 51 deg. 36'00" E. with said lands of Ruthsatz a distance of 230.09 feet to a 1/2" iron rod set;

thence S. 38 deg. 24'00" W. with the northerly line of Tiffin Ave. (66') a distance of 16.06 feet to a drill hole set In concrete;

thence S. 87 deg. 42'00" W. with lands of Buckeye Investment N.W.O. LLC, RN200010150 a distance of 212.14 feet to a point referenced by a 3/4" iron pipe found 0.19' south and 0.25' west;

thence S. 27 deg. 41'00" W. with said lands of Buckeye Investment, a distance of 38.00 feet to a point referenced by a PK nail found 0.14' south and 0.28' west;

thence S. 4 deg. 26'00" W. with said lands of Buckeye Investment, a distance of 57.00 feet to a drill hole set In concrete;

thence N. 85 deg 34' 00"W. with the northerly line of Venice Road, a distance of 215.36 feet (previously recorded as 215.40 feet) to the point of beginning containing 3.7829 acres more or less.

SCHEDULE C - PROPERTY DESCRIPTION
(Continued)

File No.: 17111913

Commitment No.: 17111913

This description was prepared by John Hancock, P.S. Ohio R.L.S. 6918 from an actual Field survey conducted in September, 2004. Bearings are based upon a bearing of N. 8S deg. 34'00" W, for the centerline of Venice Road.

Parcel: 58-01990.000

The property address and/or tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

DETAILED SITE INFORMATION:

Land Area of Property: 22,985.5 SF = .527 acres (sq. ft. or acres)

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

Building #1: 2,880 SF (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 12.5%

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: Retail Space -1,725 SF Operations/Storage - 1,155SF

Proposed Building Height (for any new construction): 16'

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: 31

Parking Area Coverage (including driveways): 16,180 SF (in sq. ft.)

Landscaped Area: 2,362 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.):

New medical marijuana dispensary

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

8.10.18
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1651 Tiffin Avenue and 2513 Venice Road (municipal street address of property), I hereby authorize HSB Architects & Engineers to act on my behalf during the Planning Commission approval process.

Erik Vaughan Digitally signed by Erik Vaughan
Date: 2018.08.09 19:19:15 -04'00'

Signature of Property Owner

8/9/18
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: _____

SITE PLAN/OFF-STREET PARKING PLAN REQUIREMENTS

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

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

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

General Requirements

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

Design Details

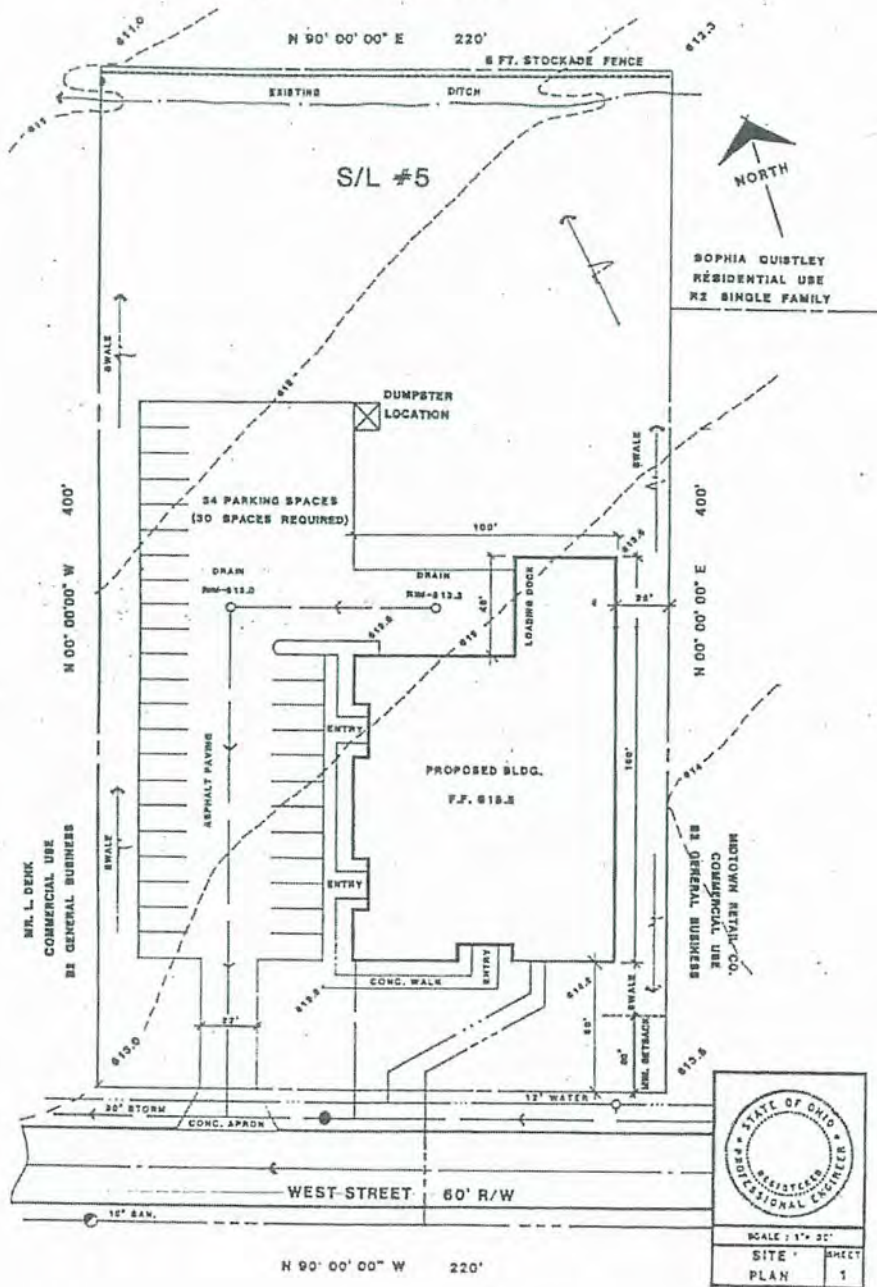
- **Property Description:** The site plan should accurately reflect the size and shape of the property.
- **Buildings:** All buildings should be shown on the site plan indicating setbacks from all lot lines, distance between buildings, dimensions of all buildings, identification by type of each building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

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

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

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

FIGURE 1
SITE PLAN





D-Series VC Size 1 LED Area Luminaire

d#series



Catalog
Number

Notes

Type

Visit the Table key or description of this lamp to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

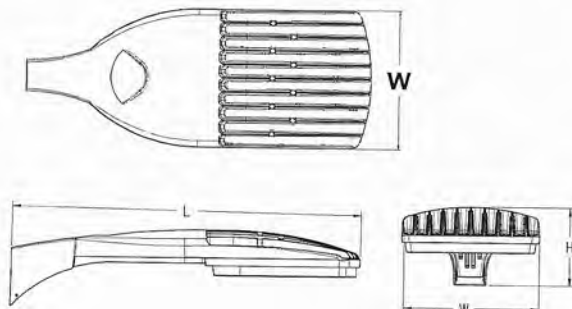
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P3 30K VLS MVOLT SPA FAO DDBXD

DSX1LED

Series	Lumen Package	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	P1 11,000 Lumen Package	30K 3000 K	VLS Symmetric	MVOLT ¹	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁴ RPUMBA Round pole universal mounting adaptor ⁴ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁵
	P2 15,000 Lumen Package	40K 4000 K		120 ²	
	P3 18,000 Lumen Package	50K 5000 K		208 ²	
				240 ²	
				277 ²	
				347 ^{2,3}	
				480 ^{2,3}	

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ⁶ PER NEMA twist-lock receptacle only (no controls) ⁷ PER5 Five-wire receptacle only (no controls) ^{7,8} PER7 Seven-wire receptacle only (no controls) ^{7,8} DMG 0-10V dimming driver (no controls) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{9,10} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{9,10} PIRHN Network, Bi-Level motion/ambient sensor ¹¹ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{9,10}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{9,10} BL30 Bi-level switched dimming, 30% ^{12,13} BL50 Bi-level switched dimming, 50% ^{12,13} PNMTDD3 Part night, dim till dawn ¹⁴ PNMT5D3 Part night, dim 5 hrs ¹⁴ PNMT6D3 Part night, dim 6 hrs ¹⁴ PNMT7D3 Part night, dim 7 hrs ¹⁴ FAO Field adjustable output ¹⁵ Shipped installed SF Single fuse (120, 277, 347V) ² DF Double fuse (208, 240, 480V) ² FBZ Flat bezel Shipped separately HS House-side shield ^{16,17,18} BS Bird spikes ¹⁶ WG Wireguard ^{16,18}	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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DSX1-LED VC
Rev. 03/21/18
Page 1 of 4

Controls & Shields

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁹
DL137F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁹
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁰
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹

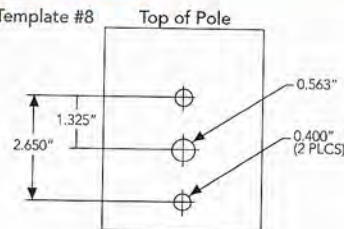
For more control options, visit [DL1](#) and [RC-AAA](#) online.

Notes

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Not available with BL30, BL50 or PNMT options.
- 4 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- 5 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- 6 Must be ordered with PIRHN.
- 7 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 8 If ROAM* mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 9 Reference Motion Sensor table on page 3.
- 10 Reference Motion Sensor Default Settings on page 3 to see functionality.
- 11 Must be order with NLT/AIR2. For more information on nLight Air 2 visit [this link](#).
- 12 Requires (2) separately switched circuits with isolated neutral.
- 13 Not available with 347V, 480V, PNMT. For PER5 or PER7 see PER Table on page 3.
- 14 Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- 15 Not available with other dimming controls options.
- 16 Must be ordered with fixture for factory pre-drilling. Not field installable.
- 17 HS available in black only.
- 18 HS not available with WG option.
- 19 Requires luminaire to be specified with PER option. See PER Table.
- 20 For retrofit use only.

Drilling

Template #8



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

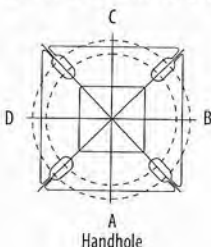
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320		
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320		
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Motion Sensor Default Settings (Any other presets require an RFD)

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR3FC3V or PIRH3FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 3FC	3 sec	5 min	5 min

*for use with Inline Dusk to Dawn or timer

HANDHOLE ORIENTATION



Pole drilling nomenclature: # of heads at degree from handhole (default side A)

DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

PER Table

Control	PER (3 wire)	PERS (5 wire)		PER7 (7 wire)	
		Wire 4/Wire5	Wire 6/Wire7	Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

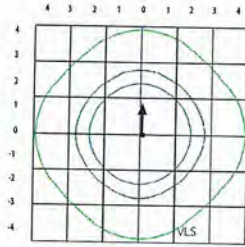
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Test file: D02151P2's tested in accordance with IESNA LM-79-06.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	System Watts	Current (A)					
		120	208	240	277	347	480
P1	85	0.72	0.42	0.37	0.33	0.33	0.19
P2	116	0.95	0.55	0.55	0.48	0.42	0.25
P3	160	1.36	0.78	0.68	0.60	0.47	0.34

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED P1			
	1.0	0.96	0.93	0.86
	DSX1 LED P2			
	1.0	0.96	0.92	0.85
	DSX1 LED P3			
	1.0	0.96	0.92	0.85

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K					40K					50K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	85	VLS	8,545	3	0	2	101	9,108	3	0	2	107	9,199	3	0	2	108
		VLS w/ FBZ	9,681	3	0	2	114	10,319	3	0	2	121	10,422	3	0	2	123
P2	116	VLS	11,466	3	0	2	99	12,222	3	0	2	105	12,344	3	0	2	106
		VLS w/ FBZ	12,990	3	0	3	112	13,847	3	0	3	119	13,985	3	0	3	121
P3	160	VLS	15,110	3	0	2	94	16,106	3	0	2	101	16,267	3	0	2	102
		VLS w/ FBZ	17,119	4	0	3	107	18,247	4	0	3	114	18,429	4	0	3	115



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft³) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (80 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L86/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

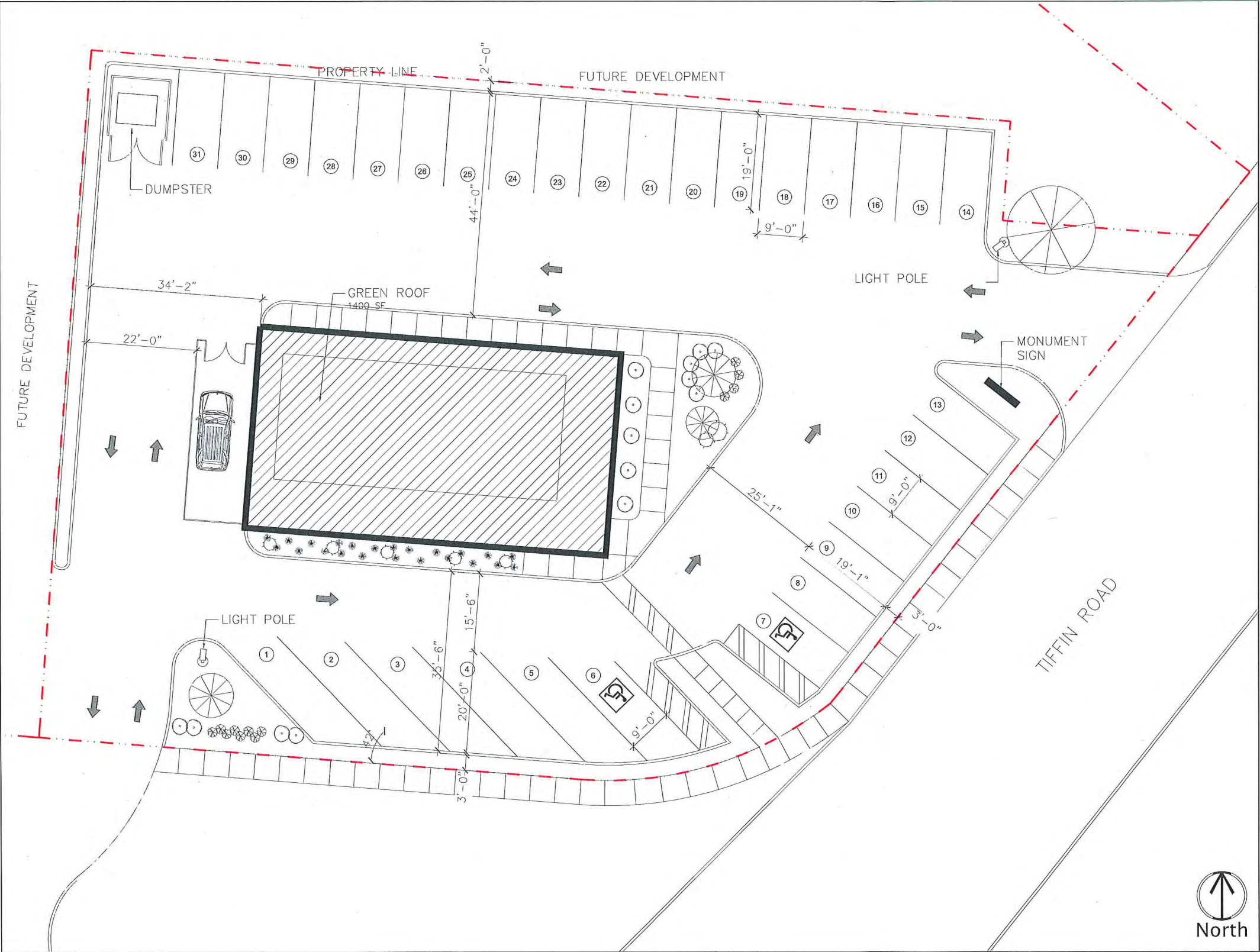
WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



THE FOREST SANDUSKY



Site Plan

Scale: 1"=10'

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PROJECT SCOPE

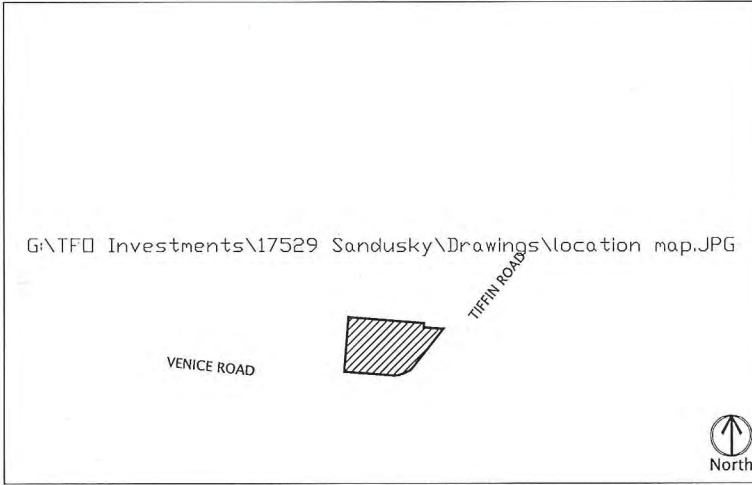
The proposed project is for the redevelopment of the old Sunoco gas station site at 1651 Tiffin Ave for a new, medical marijuana dispensary. The proposed site will be split from a larger parcel which will be part of a future development. The dispensary will be one story, 2,880 SF and will include a new parking lot, landscaping, site lighting, and a green roof. The existing curb cuts at Tiffin Ave and Venice Rd will be maintained with access to the future development via Venice Rd.

SITE INFORMATION

Lot Area:	.527 Acres
Building Coverage:	2,880 SF
Total Floor Area:	2,880 SF
Building Height:	16'
Landscaped Area:	2,362 SF

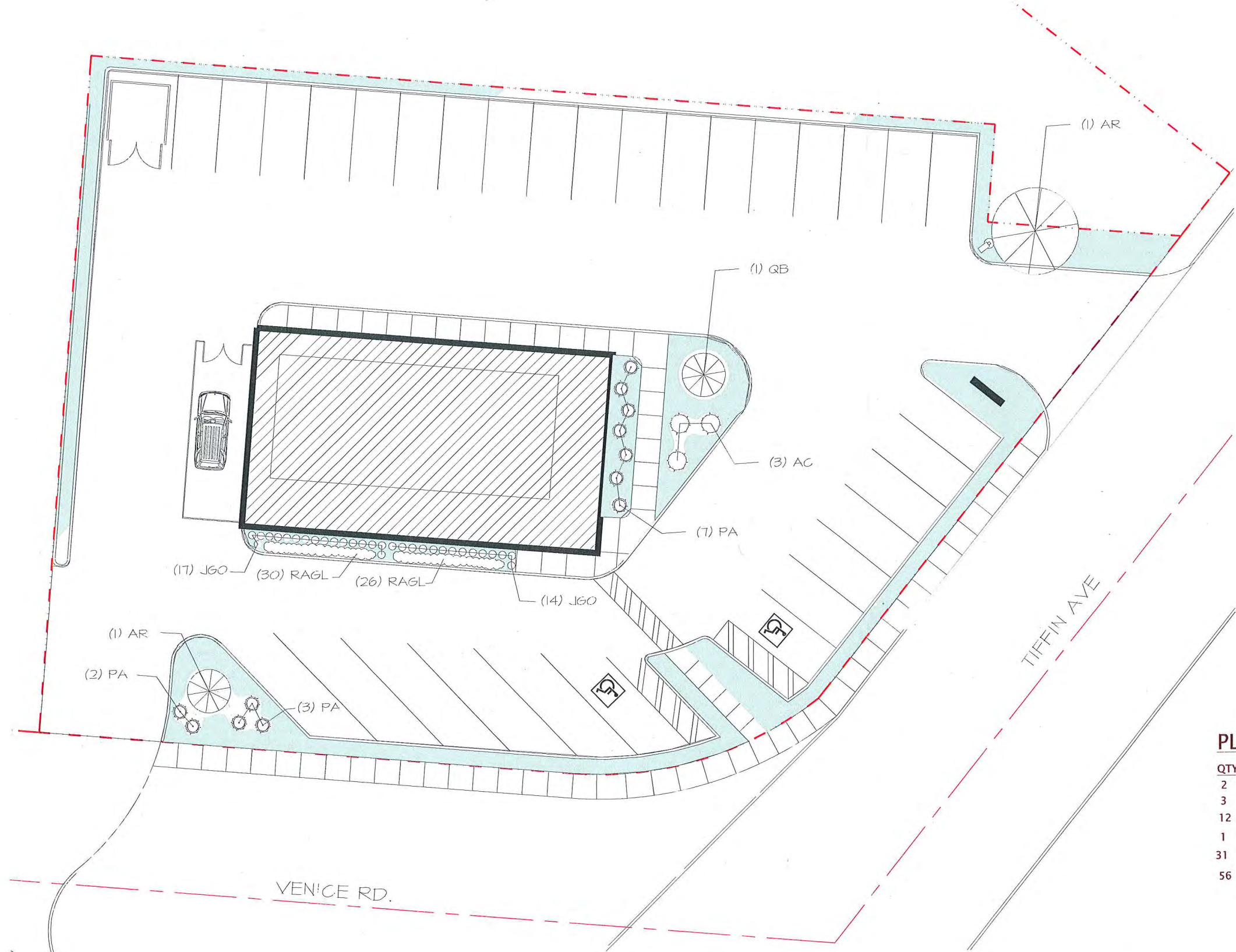
Parking	
Required:	Retail Stores - 1 space per 250SF [2,880 SF / 250] = 13 Spaces
Provided:	31 Spaces

LOCATION MAP



G:\TFO Investments\17529 Sandusky\Drawings\location map.JPG

THE FOREST SANDUSKY – Landscape Plan



PLANT LIST

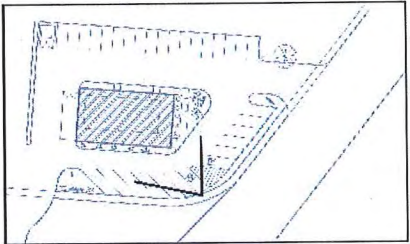
QTY	SYM	BOTANICAL / COMMON NAME		SIZE
2	AR	ACER RUBRUM 'RED SUNSET'	RED MAPLE	2-1/2" CAL.
3	AC	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE	8' CLUMP
12	PA	PICEA ABIES	NORWAY SPRUCE	6' HT.
1	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2-1/2" CAL.
31	JGO	JUNIPERUS VIRGINIANA	GREY OWL JUNIPER	18"
56	RAGL	RHUS AROMATICA	GRO-LOW FRAGRANT SUMAC	18"

THE FOREST SANDUSKY



Development Plan

Scale: 1/64"=1'-0"



3D View

Scale: NTS

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR 1800 CLEVELAND ROAD

Reference Number: PC-18-2018

Date of Report: August 15, 2018

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Cedar Point Park, LLC has submitted an application for site plan approval for 1800 Cleveland Road for the construction of new human resources offices, and training center. The property is located at the corner of Cleveland Road and Cowdery 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: 1800 Cleveland Road

Zoning: Currently: "GB" General Business/Vacant
North: "GB" General Business/Hotel & Car Rental
South: "R1-60" Single-Family Residential/Single Family Housing
East: "GB" General Business/Hotel
West: "GB" General Business/Vacant

Existing Uses: Vacant Structures

Proposed Use: Human Resource Offices and Training Facility

Proposed Parking: The applicant is proposing 103 (including handicap) parking spaces while section 1149.05 would require 68.

Required parking:

Building Use	Required
d(3) – Other Office Building	1 space per 250 S.F.
	12946 S.F. = 52 Spaces
e(1) – Similar Establishments (warehouse)	1 space per 650 S.F.
	10,063 S.F. = 16 Spaces
	Total Required Spaces
	68

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























SITE DESCRIPTION

The subject property is located on Cleveland Road at the former Herman's Furniture store site. Planning and Engineering Staff are working with the applicant now to begin the process of various alley vacations, and/or possible encroachment licenses.

Below is the zoning map and aerial image of the subject property. Additional images are provided to indicate possible alley vacations.

1800 Cleveland Road



 PUBLIC FACILITY	 SINGLE-FAMILY RESIDENTIAL	 LOCAL BUSINESS	 DOWNTOWN BUSINESS
 RESIDENTIAL SUBURBAN	 TWO-FAMILY RESIDENTIAL	 ROADSIDE BUSINESS	 COMMERCIAL SERVICE
 SINGLE-FAMILY RESIDENTIAL	 MULTIFAMILY RESIDENTIAL	 CENTRAL BUSINESS	 LIMITED MANUFACTURING
 MULTIFAMILY RESIDENTIAL	 RESIDENTIAL / BUSINESS	 COMMERCIAL AMUSEMENT	 CENTRAL MANUFACTURING
 SMALL-FAMILY RESIDENTIAL	 AUTO PARKING	 COMMERCIAL RECREATION	 PLANNED UNIT DEVELOPMENT
 AGRICULTURAL			 NO SHORT-TERM TRACKS



DIVISION OF PLANNING COMMENTS

The applicant has proposed to construct a 12,946 sq ft human resources building and training center for Cedar Point employees. The applicant has also stated that they intend to keep a portion of the existing building that is on site to maintain a 10,000 sq ft warehouse building. The lots frontage is located along Cleveland Road, the proposed structures do meet the required side and rear yard setbacks even with alley vacations. The applicant does intend to submit petitions for alley vacations on the Farwell Street right of way, an alley that is on the site and was previously partially vacated, as well as Cleveland Ave. Staff has discussed the possibility of a potential encroachment license for the Cleveland Avenue right of way as well.

Staff recognizes that many of the individuals occupying these facilities do not arrive by car, as such we believe the parking will be more than sufficient and consideration should be taken for other modes of transportation to the site. As such we believe that sidewalks should be installed along both Cowdery Street and Cleveland Road. As seen in the engineers comments, they also would like the site plan to take into account how bus transportation would flow through the site.

The site plan provided did not indicate any landscaping for the site. Section 1149.09 references landscaping along surface area parking lots, the applicant has stated that they do intend to include landscaping in the future.

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. The applicant has stated that they intend to provide lighting details to staff.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the site plan and the full comments can be found included in the packets. Some points of note are below:

1. Storm water management needs to be discussed and reviewed prior to engineering approval
2. Lighting plan is needed
3. How will bus traffic flow onto-off site? Auto turn path is requested.
4. Underground utilities through current rights of ways will require setbacks and easements for work to be performed in case of emergency.
5. Request sidewalks, handicap curb ramps and concrete aprons.

BUILDING STAFF COMMENTS

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

POLICE DEPARTMENT COMMENTS

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

FIRE DEPARTMENT COMMENTS

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

CONCLUSION/RECOMMENDATION

Planning Staff recommends approval of the proposed site plan for one 12,946 sf HR/Training building and one 10,063 sf warehouse building with the following conditions:

1. The appropriate alleys are vacated and proper setbacks are maintained.
2. Sidewalks are included with the construction for the site to City of Sandusky Engineer specifications.
3. Staff approval of the landscaping plan
4. Staff approval of the lighting plan
5. All building and zoning permits are to be obtained.
6. 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: 419-627-2259

Authorized Agent Name: John Hancock

Authorized Agent Address: 326 East Market St.

Sandusky, OH 44870

Authorized Agent Telephone: 419-625-7838

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1800 Cleveland Rd Sandusky, OH 44870

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

Attached

Parcel Number: 57-04750.000
57-01884.000 57-014694.00 Zoning District: GB

DETAILED SITE INFORMATION:

Land Area of Property: 119,827 S.F. (sq. ft. or acres)

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

Building #1: 12,946 (in sq. ft.)

Building #2: 10,063 (Existing Building)

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 19.2%

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: _____

12,946 - Office/ Training Area

10,063 - Warehouse

Proposed Building Height (for any new construction): 18'-0"

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

Number of Off-Street Parking Spaces Provided: 100

Parking Area Coverage (including driveways): 50,788 (in sq. ft.)

Landscaped Area: 3,274 (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 construction of a 12,946 S.F. Human Resources and Training Center for Cedar Point Staff. This will included parking and other site improvements for the site. The majority of the existing buildings will be demolished with the exception of a 10,063 S. F. warehouse in the rear corner of the lot.

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.

 7-31-18
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

E.W. Dangler 7-31-18
Signature of Property Owner Date

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!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

SITE PLAN/ OFF-STREET PARKING PLAN REQUIREMENTS

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

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

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

General Requirements

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

Design Details

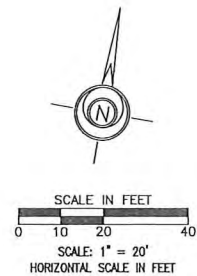
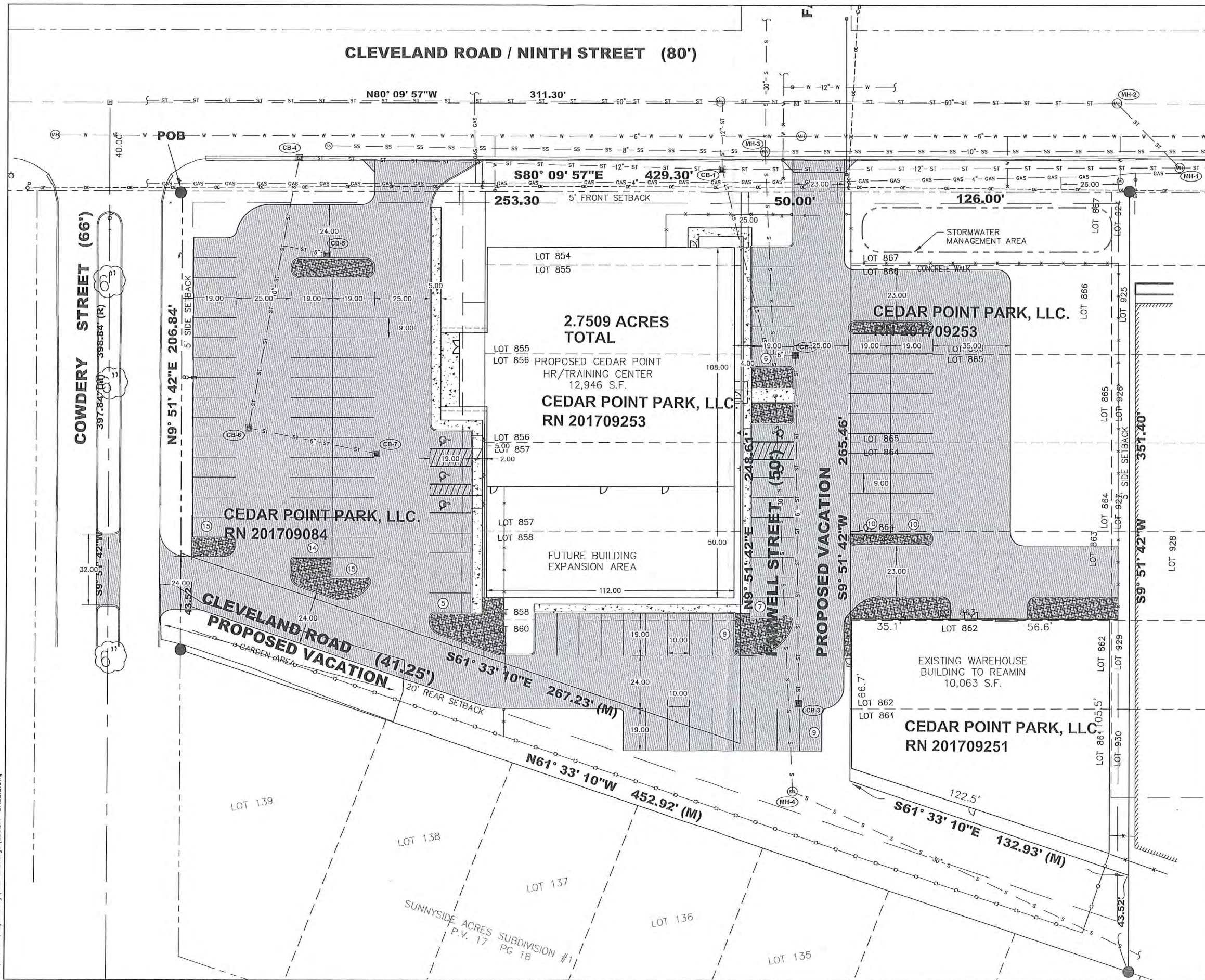
- ☐ Property Description: The site plan should accurately reflect the size and shape of the property.
- ☐ Buildings: All buildings should be shown on the site plan indicating setbacks from all lot lines, distance between buildings, dimensions of all buildings, identification by type of each building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

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

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

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

x:\256217\Engineering\CAO Drawings\256217-BASE.2.dwg



LEGEND:

	CONCRETE SIDEWALK PER DETAIL
	ASPHALT PAVEMENT PER DETAIL
	LANDSCAPING AREA
	PARKING STALL COUNT
	SECURITY FENCE
	SOLID SITE SCREENING FENCE

PARKING TABLE

PARKING REQUIREMENTS ARE PER SECTION 1149.05 OF THE SANDUSKY CODIFIED ORDINANCE

BUILDING USE	REQUIRED
d3 - OTHER OFFICE BUILDING	1 SPACE PER 250 S.F.
PROPOSED	12,946 S.F. = 52 SPACES
e1 - SIMILAR ESTABLISHMENTS (WAREHOUSE)	1 SPACE PER 650 S.F.
	10,063 S.F. = 16 SPACES

TOTAL SPACES REQUIRED: 68 SPACES
TOTAL HANDICAP SPACES REQUIRED: 3 SPACES

TOTAL SPACES PROPOSED: 100 SPACES
TOTAL HANDICAP SPACES PROPOSED: 5 SPACES

PUBLIC AREA: 49 SPACES 3 HANDICAP
SECURED AREA: 51 SPACES 2 HANDICAP

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS:

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

Cedar Fair
Entertainment Company
CEDAR POINT H.R. CENTER
SITE AND DIMENSION PLAN
WARD 2, CITY OF SANDUSKY, ERIE COUNTY, OHIO

JOB NO.: 256217
DRN BY: KMB
FILE NO.: 256217-BASE
DATE: 06/06/2018
SHEET NO.: 1 OF 1

