



Planning Commission

City Building

City of Sandusky, Ohio 44870

April 24th, 2019
1ST FLOOR CONFERENCE ROOM
4:30 P.M.
AGENDA

1. Meeting called to order – Roll Call
2. Approval of the minutes from the special meeting held on March 20th, 2019.
3. An application for site plan approval for additional use at 1031 First Street.
4. Discussion Items:
 - a. Discussion of amendments to the Site Plan chapter of the Zoning Code
 - b. Discussion of a zoning overlay district along the First Street Corridor
5. Meeting Adjourned

NEXT MEETING: May 22nd, 2019

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

Planning Commission
March 20th, 2019
Meeting Minutes

The Chairman called the meeting to order at 4:31pm. The following members were present: Mr. Miller, Mr. Waddington, Chairman Zuilhof, Mr. McGory, Mr. Galea, and Mr. Whelan. Mr. Greg Voltz and Mr. Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Ms. Byington stated that based on Planning Commissions direction staff was to look at long term strategies for First Street. Ms. Byington described the current zoning within the area and stated staff would like to see a mixed use overlay district within this location and would like to begin that conversation with Planning Commission. Currently staff does not have specific recommendations but believe that it could allow increase residential, single family, multifamily, and commercial uses that may be appropriate for the area.

Mr. Galea made a motion to open discussion with Planning staff, the Commission, and the audience regarding the possibility of an overlay district within the area; Mr. McGory seconded the motion. With no further discussion the motion was approved unanimously.

Mr. McGory stated he believes that the area east and west of JBT Corporation could possibly be appropriate for a condo/ Loft housing development, places for families vacationing. He does not believe that four bedroom colonial houses could ever be built there.

Mr. Galea stated that he believes the area is conducive to multi-family development, it could have a mixed use character to the area. Understanding the current traffic in the area he believes that multi-family is more appropriate than single family.

Mr. Miller commended staff for entertaining this discussion. He believes it is the consensus of Planning Commission for staff to look for alternatives, and the prospect of an overlay district. After the discussion with residents they agree with Planning Commission, they do not believe that single family dwellings should be located within the area, but instead a gentle mixed use development would be appropriate. A carryout and restaurant would be nice within the area. Mr. Miller stated that he would like to see a walkable environment.

Mr. Whelan stated that the boat storage for the area is not ideal but it has already happened, he would like to see mixed use development within this area as well. Mr. Whelan ask if the Local Business zoning would allow for mixed use development, is an overlay district necessary.

Ms. Byington stated that the Local Business zoning is what staff is thinking the overlay district would be similar to, some properties by right would allow more than what is permitted in local businesses currently, as such they would not want to take anything uses from a current property owner. Staff would need to review and create the boundaries.

Mr. McGory stated staff may want to look at the existing zoning within the area, there are some areas that are zoned for more intense uses we may want to change that. Mr. McGory stated that the current traffic is heavy but it is not fast, he believes it would be conducive to pedestrians.

Mr. Zuilhof stated that knowing a large residential development is planned in the area this gives legs for residential in the area. He likes the idea of mixed use for the area. He does not believe that the area would be filled with three bedroom homes it would not be conducive to the area, however he would like to see structures with garages on the ground floor and building upward. He would also like to see recreational driven/ residential uses for along the water.

Mr. Galea ask that in a mixed use overlay district would some uses would not be permitted.

Ms. Byington stated that it would be creating a new zoning district, certain uses would be permitted and certain regulations would be required within the area. Staff should look at the existing zoning, however at a minimum they should implement an overlay district along First Street. Staff looks at the entire corridor when reviewing this. The Comprehensive plan calls for residential stabilization and infill within the area that does not necessarily mean it has to be single family.

Mr. Zuilhof stated that this about maximizing value for city within this area.

Mr. Waddington ask what the boundaries would be defined as for the overlay district within the area.

Mr. McGory stated that without knowing the boundaries is there a timeframe in place for the overlay district.

Ms. Byington stated they would need to have one additional work session with Planning Commission then draft the legislation, at that time the approval process will take approximately three months.

Mr. Miler stated that as the neighborhood evolves it will be a great neighborhood for bike path, it is a very exciting opportunity.

Mr. Brady stated that he appreciates the Planning Commission members and staff's work on this issue. The decisions this Commission makes have a large impact to the community, it appears the commission is moving closer to the middle ground, finding compromise generally ends up serving our residents well.

Mr. Rengel commended staff for having this conversation. He gave history of the area in regards to uses and previous businesses. Many people that love to come to the area do not want the hassle of renting a hotel and would like to have a house to stay in, many of them are looking for a second home within the area and are looking for townhouses. He likes the possibility of waiving some of the height requirements for structures within the area. He also believes that transient rental would be appropriate for the area. Some sort of commercial would also be appropriate, overall he would just like to see it developed.

Kelly File, Perkins Township, ask when the next work session meeting will be for the overlay district. Ms. File ask what was discussed at the previous two meetings and ask when the future meetings will be held on this topic.

Mr. Zuilhof stated that the commission will now discuss the next agenda item which is the discussion on the Zoning Amendment Application from Mr. Jeff Rengel for the following parcel numbers located west of Wildman Street between First Street and Second Street: 57-03841.000, 57-03857.000, 57-03858.000 and properties located west of an unnamed alley within the 1900 block between First and Second Street: 57-03851.000, 57-00555.000, 57-03852.000, 57-03852.001. *(Currently with City Commission)*

Mr. Zuilhof stated during the City Commission meeting several commissioners indicated that they were interested in feedback from Planning Commission as there is now an interest in residential development within the area.

Mr. Hayberger stated that they are not here for a revote, at City Commission there was new information that was presented. Today would be to inform the Planning Commission of this new information and then go from there.

Ms. Byington stated that they do not have application but at the City Commission meeting the property owner north of First Street indicated that he is in the development stages for housing units. Staff wanted to make Planning Commission aware that First Street is able to be utilized for residential development.

Mr. Whelan ask what the Apex site is zoned.

Ms. Byington stated that it is both commercial recreation and manufacturing.

Mr. Zuilhof stated that if the zoning needs to be changed at this location it will go through that process.

Mr. McGory ask would the recently approved zoning amendment application not be line with the proposed development.

Ms. Byington stated that staff was not aware of this residential development when they made their recommendation, however they would still recommend denial. She would not take this into account when determining if the previous application should be rezoned or not, however understanding that there is a proposal for residential indicates that it can be utilized as residential.

Mr. Galea stated that they are already arriving at a solution as discussed in previous agenda item, it is not the intent to revote.

Mr. Zuilhof stated that the application is in the hands of City Commission and would recommend guidance.

Mr. Poole stated that he is the Commissioner that had requested the meeting to see if Planning Commission had thoughts on the additional information brought forth. He has heard what he needs.

Mr. Miller stated in the spirit of offering information City Commission. The general consensus is to encourage an overlay district that would allow for a rezoning for the area under investigation.

Mr. Miller motioned that it is the sense of Planning Commission that serious consideration should be made to the area of Frist Street for an overlay district; Mr. Galea seconded the motion.

Mr. McGory ask if we are talking about a mixed use development within the area.

Ms. Byington stated that the kinds of uses that will be brought to the next meeting include, multi-family, transient residential, low intensity commercial uses, low traffic uses that will not be an impact to the neighborhoods.

With no further discussion the motion was approved with a 5 ayes and one nays.

Mr. McGory stated that he voted no to the motion, he is in favor of the motion but does not believe we should have any constraints on this in the form of the motion.

Mr. Galea motioned to adjourn the meeting; Mr. McGory seconded the motion.

With no further business, the meeting at 5:23 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 ADDITIONAL USE AT 1031 FIRST
STREET

Reference Number: PC-04-19

Date of Report: April 15, 2019

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

John A Feick, on behalf of Asher-Sandusky LLC, has submitted a site plan application for a new use at 1031 First Street. The following information is relevant to this application:

Applicant: Asher-Sandusky LLC
1031 First Street
Sandusky, Ohio 44870

Authorized Agent: John A. Feick
224 E. Water Street
Sandusky, Ohio 44870

Site Location: 1031 First Street

Zoning: "CS" Commercial Service
North: "CS" Commercial Recreation
East: "CS" Commercial Recreation, "R1-40" Single-Family Residential
South: "RRB" Residential/Business
West: "R1-40" Single-Family Residential

Parking: Existing – 43
Required - 47
Proposed – 47

Existing Uses: Retail/Shop/Storage

Proposed Uses: Transient Occupancy Residential

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 along First Street, adjacent to the Cove District Transient Overlay, within the City of Sandusky. The area is zoned "CS" Commercial Service, which permits the following:

1137.05 PERMITTED MAIN BUILDINGS AND USES; COMMERCIAL SERVICES DISTRICT.

(a) Main Buildings and Uses.

(1) All buildings and uses permitted in and as regulated in the Commercial Recreation District;

1137.03 PERMITTED BUILDINGS AND USES, COMMERCIAL RECREATION DISTRICTS.

(a) Main Buildings and Uses.

- (1) One- and two-family dwellings, boathouses, motels;
- (2) The following amusement establishments, whether open or enclosed:
 - A. Beaches and swimming pools, with accessory bath houses and locker rooms;
 - B. Manufacturing, rental, repair, and storage of boats, marinas; sale of live bait for fishing;
 - C. Hunting and fishing clubs, shooting ranges;
 - D. Arenas, auditoriums;
 - E. Golf courses, driving ranges;
 - F. Riding academies, stables, race tracks;
 - G. Assembly and meeting halls, bowling alleys, dance halls, skating rinks.
 - H. All retail stores, services and offices as permitted in General Business Districts.
 - I. Transient Occupancy.**

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

1031 First Street



Zone Map – Parcels Indicated

City of Sandusky Zoning



4/15/2019, 8:17:39 AM

- TRC - Transient Rental Overlay
- CS - Commercial Service
- RR1 - Residential Business
- R1-40 - Single Family Residential
- CR - Commercial Recreation
- RMF - Multi-Family Residential

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
Sources: Esri | HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS
Web AppBuilder for ArcGIS Via The City of Sandusky
Esri, HERE, Garmin | INCREMENT P, USGS, EPA, USCA

DIVISION OF PLANNING COMMENTS

The applicant is proposing to utilize some of the current storage building to create residential units designed for transient rental. This application is for phase 1 of the project which includes two residential units. The applicant has stated that they intend to build out a phase 2 which would add two more units for transient rental in the future.

Transient rental is an allowable use in Commercial Service District.

NEW PARKG. SPACES: 1 SP./GUEST RM.	4	REQ,D	The current site will be restriped to create the required 47 new parking spaces.
EXISTING			
RETAIL: 4533 1 SP./250 SF	18		This does not take into account the current 6 parking spaces that are located on the southern side of the building, between First Street and the building. The applicant will restripe the existing paved parking lot and add parking blocks to make sure that vehicles will not drive into landscaped areas.
STORAGE: 6300 1 SP./650 SF	10		
SHOP: 5000 1 SP./650 SF	8		
OFFICE: 1775 1 SP./250	7		
	47		

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed site plan and has stated the following comments and concerns: There isn't much information regarding drainage, storm connections or other infrastructure. However, these items can be hashed out during the permitting phase.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no concerns regarding the proposed site plan; Plans have been submitted and been reviewed by George Poulos.

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 1031 First Street with the following conditions:

1. The applicant provides increased landscaping where the property is adjacent to residential property. The applicant must provide a landscape plan for staff approval for all non-paved areas between the structure and First Street and the parking lot and adjacent residential areas.



CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

_____ Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name:

ASHER-SANDUSKY LLC

Property Owner Address:

1031 FIRST STREET

SANDUSKY, OH

Property Owner Telephone:

419-625-0605

Authorized Agent Name:

JOHN A FEIGL

Authorized Agent Address:

224 E. WATER STREET

SANDUSKY, OH

Authorized Agent Telephone:

419 625 2554

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1031 FIRST STREET

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

SEE ATTACHED

Parcel Number:

57-00115.000

57-05667.000

57-00111.000

Zoning District:

CS

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.):

ADDING FOUR VACATION RENTAL UNITS FOR SUMMER
SEASONAL USE, BY RENOVATING SPACE IN EXISTING
BUILDING, THE TOTAL RENOVATION AREA IS 5,826 SF.

Greg Voltz

From: John Orzech
Sent: Monday, April 15, 2019 1:03 PM
To: Greg Voltz; Aaron Klein; Scott Thom; Richard Wilcox
Cc: Angela Byington
Subject: RE: Interdepartmental Review - Site Plan Application - 1031 Review

Greg,

I don't believe that the comments attributed to the Police Chief is accurate, under the Planning Report attached. I'm not certain if I've seen these site plans but I've reviewed a number, just doesn't jog my memory. BUT, there is definitely not an issue with jurisdictional concerns between other police and fire departments. It appears that these comments might have been left in place from the Sports Force project, which did have jurisdictional issues to discuss.

I've reviewed the attached documents and I don't have any issues with the proposal that is in place.

Thanks,



John Orzech | Chief of Police
SANDUSKY POLICE DEPARTMENT
222 Meigs Street | Sandusky, OH 44870
T: 419.627.5869 | F: 419.627.5862
www.ci.sandusky.oh.us



From: Greg Voltz
Sent: Monday, April 15, 2019 10:10 AM
To: Aaron Klein <aklein@ci.sandusky.oh.us>; John Orzech <JOrzech@ci.sandusky.oh.us>; Scott Thom <sthom@ci.sandusky.oh.us>; Richard Wilcox <rwilcox@ci.sandusky.oh.us>
Cc: Angela Byington <abyington@ci.sandusky.oh.us>
Subject: Interdepartmental Review - Site Plan Application - 1031 Review

Please provide comments, if you have any, for the attached site plan application and planning report.

Thank you,

Greg Voltz | Planner
PLANNING DEPARTMENT
222 Meigs Street | Sandusky, OH 44870
T: 419.627.5973 | F: 419.627.5945
www.ci.sandusky.oh.us

Greg Voltz

From: Aaron Klein
Sent: Tuesday, April 16, 2019 3:22 PM
To: Greg Voltz; John Orzech; Scott Thom; Richard Wilcox
Cc: Angela Byington; Jane Cullen; Megan Stookey
Subject: RE: Interdepartmental Review - Site Plan Application - 1031 Review

My only comment would be that there isn't much information regarding drainage, storm connections or other infrastructure. However, these items can be hashed out during the permitting phase.

Aaron Klein, P.E.
Director, Public Works

419-627-5829

From: Greg Voltz
Sent: Monday, April 15, 2019 10:10 AM
To: Aaron Klein <aklein@ci.sandusky.oh.us>; John Orzech <JOrzech@ci.sandusky.oh.us>; Scott Thom <sthom@ci.sandusky.oh.us>; Richard Wilcox <rwilcox@ci.sandusky.oh.us>
Cc: Angela Byington <abyington@ci.sandusky.oh.us>
Subject: Interdepartmental Review - Site Plan Application - 1031 Review

Please provide comments, if you have any, for the attached site plan application and planning report.

Thank you,



Greg Voltz | Planner
PLANNING DEPARTMENT
222 Meigs Street | Sandusky, OH 44870
T: 419.627.5973 | F: 419.627.5945
www.ci.sandusky.oh.us



Greg Voltz

From: Scott Thom
Sent: Monday, April 15, 2019 2:28 PM
To: Greg Voltz; Aaron Klein; John Orzech; Richard Wilcox
Cc: Angela Byington; George Poulos POULOSARC@aol.com
Subject: RE: Interdepartmental Review - Site Plan Application - 1031 Review

Building has no objections to the project as submitted. Plans have been submitted and been reviewed by George Poulos.

Respectfully,

Scott Thom



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



From: Greg Voltz <gvoltz@ci.sandusky.oh.us>
Sent: Monday, April 15, 2019 10:10 AM
To: Aaron Klein <aklein@ci.sandusky.oh.us>; John Orzech <JOrzech@ci.sandusky.oh.us>; Scott Thom <sthom@ci.sandusky.oh.us>; Richard Wilcox <rwilcox@ci.sandusky.oh.us>
Cc: Angela Byington <abyington@ci.sandusky.oh.us>
Subject: Interdepartmental Review - Site Plan Application - 1031 Review

Please provide comments, if you have any, for the attached site plan application and planning report.

Thank you,



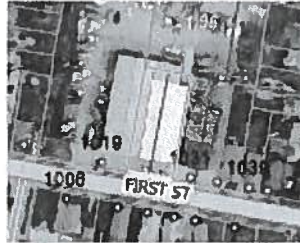
Greg Voltz | Planner
PLANNING DEPARTMENT
222 Meigs Street | Sandusky, OH 44870
T: 419.627.5973 | F: 419.627.5945
www.ci.sandusky.oh.us



Data For Parcel 57-00111.000

Base Data

Parcel: 57-00111.000
Owner: ASHER-SANDUSKY LLC
Address: 1031 FIRST SANDUSKY OH 44870



[+] Map this property.

Tax Mailing Address If you have a mortgage this may be the mortgage company's address.

Mailing Name: ASHER-SANDUSKY LLC
Address: 1031 FIRST ST
City State Zip: SANDUSKY OH 44870

Geographic

City: SANDUSKY CITY
Township:
School District: SANDUSKY SD

Legal Tax Year 2018 Payable 2019

Legal Acres:	0.2841	Homestead Reduction:	NO
Legal Description:	39 40 FIRST STREET WH 37 3/4'X165'	2.5% Reduction	NO
Land Use: Download descriptions.	420 - SMALL UNDER 10,00 S.F.) RETAIL STORES	Foreclosure:	NO
Neighborhood:	45710	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$4,537.20	Divided Property:	NO

Notes

Notes: MAP NUMBER: 1
 PERSONAL PROPERTY DISTRICT: 22-0320

Report Discrepancy

GIS parcel shapefile last updated 3/29/2019 10:12:36 PM.

The CAMA data presented on this website is current as of 3/31/2019 9:02:40 PM.

Data For Parcel 57-05667.000

Base Data

Parcel: 57-05667.000
Owner: ASHER-SANDUSKY LLC
Address: 1031 FIRST SANDUSKY OH 44870



[+] Map this property.

Tax Mailing Address If you have a mortgage this may be the mortgage company's address.

Mailing Name: ASHER-SANDUSKY LLC
Address: 1031 FIRST ST
City State Zip: SANDUSKY OH 44870

Geographic

City: SANDUSKY CITY
Township:
School District: SANDUSKY SD

Legal Tax Year 2018 Payable 2019

Legal Acres:	1.96	Homestead Reduction:	NO
Legal Description:	41-42 & REPR OL 36 & 41 1.96A	2.5% Reduction	NO
Land Use: Download descriptions.	447 - OFFICES (1 & 2 STORIES)	Foreclosure:	NO
Neighborhood:	45710	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$3,905.06	Divided Property:	NO

Notes

Notes: MAP NUMBER: 1
 PERSONAL PROPERTY DISTRICT: 22-0320

Report Discrepancy

GIS parcel shapefile last updated 3/29/2019 10:12:36 PM.

The CAMA data presented on this website is current as of 3/31/2019 9:02:40 PM.

Data For Parcel 57-00115.000

Base Data

Parcel: 57-00115.000
Owner: ASHER-SANDUSKY LLC
Address: 1019 FIRST SANDUSKY OH 44870



[+] Map this property.

Tax Mailing Address If you have a mortgage this may be the mortgage company's address.

Mailing Name: ASHER-SANDUSKY LLC
Address: 1031 FIRST ST
City State Zip: SANDUSKY OH 44870

Geographic

City: SANDUSKY CITY
Township:
School District: SANDUSKY SD

Legal Tax Year 2018 Payable 2019

Legal Acres:	1.2	Homestead Reduction:	NO
Legal Description:	OL 41 E PT EX S 1A DAR SURV S OF CITY EX 1.34A 1.196A	2.5% Reduction	NO
Land Use: Download descriptions.	429 - OTHER RETAIL STRUCTURES	Foreclosure:	NO
Neighborhood:	45710	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$6,668.76	Divided Property:	NO

Notes

Notes: MAP NUMBER: 1
 PERSONAL PROPERTY DISTRICT: 22-0320

Report Discrepancy

GIS parcel shapefile last updated 3/29/2019 10:12:36 PM.

The CAMA data presented on this website is current as of 3/31/2019 9:02:40 PM.