

# **Planning Commission**

City Building

City of Sandusky, Ohio 44870

**June 26<sup>th</sup>, 2019**

**1ST FLOOR CONFERENCE ROOM**

**240 COLUMBUS AVE**

**4:30 P.M.**

## **AGENDA**

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1. Meeting called to order – Roll Call
2. Approval of the minutes from the special meeting held on April 24<sup>th</sup>, 2019.

### **New Business**

3. Jeff Rengal, on behalf of RLR properties has submitted a petition for vacation of a portion of a 10' alley located between parcels 52-03858.000, 52-03857.000, and 52-03844.000 along First Street.
4. Jeff Rengel, on behalf of RLR Properties has submitted a site plan application for a private storage building to be located on parcels 52-03858.000, 52.03857.000, and 52-03844.000 along First Street.
5. Edmond W. Dangler, on behalf of Cedar Point Park, LLC. has submitted a site plan application for a new use at 1201 Cedar Point Drive.
6. Case Development, LLC has submitted a Design Review application for a Certificate of Appropriateness for new construction of a 13-unit condominium project at 409 W. Water St.

### **Old Business**

7. Presentation of the Shoreline Drive plan.
8. Discussion of proposed amendments to the Site Plan/Off Street Parking chapter of the Planning and Zoning Code
9. Meeting Adjourned

**NEXT MEETING: July 24<sup>th</sup>, 2019**

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

Planning Commission  
April 24th, 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. Jackson, 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.

Mr. McGory motioned to approve the March 20<sup>th</sup>, 2019 Planning Commission minutes; Mr. Waddington seconded the motion.

Mr. Voltz stated that the applicant is applying for site plan approval for an additional use at 1031 First Street. The current building is mixed use currently used for a machine shop, retail, and storage. The existing zoning is "CS" Commercial Service, the applicant is requesting for site plan approval for utilizing a portion of the existing building as summer/ seasonal rental units. The existing use of this portion of the building is storage. The applicant intends to utilize existing paved parking areas. Mr. Voltz stated that transient rental is an allowable use within the "CS" Commercial Service zoning district. Staff did ask for the applicant to add parking blocks, landscaping, and striping of required spaces. The applicant is proposing 47 spaces which do not include the 6 spaces adjacent to First Street that are existing. The applicant does meet the required widths for new striped spaces. However, staff would like to see an increase amount of landscape buffer between the building and Frist Street as adjacent property owners.

Mr. Voltz stated that in conclusion, Planning Staff recommends approval of the proposed site plan for 1031 First Street with the following conditions: 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.

Mr. Waddington ask about the proposed drainage and storm water plans, the report stated that this would be worked out during the permitting stages.

Mr. Zuilhof stated these issues would need to be settled before they proceed with construction. Mr. Zuilhof stated that he is skeptical about the diagonal parking that is currently existing as he does not think that people would use the parking. He believes they should stripe the parking area the way it is being used.

Mr. Voltz ask if it would be the commissioners intention to propose parallel parking then add additional buffering between the sidewalk.

Mr. Zuilhof stated that parallel parking would be appropriate.

Mr. McGory stated he has used the diagonal parking, however it is not a lot of width in the area so it may be difficult.

Mr. Feick, 224. E. Water Street, stated that the applicant would like to bring residential units to the far west building for summer season only. The transient rental units would not be used fall, winter, and spring. If the transient rental goes well they will look to add two additional units. The gate will be open and the parking is on the west side of the building. The parking out front is utilized and it is diagonal and they would like to keep it as is.

Mr. McGory ask if there were existing tenants in the far right building.

Mr. Feick stated the applicant did have someone in there but currently it is vacant. Mr. Feick discussed the proposed transient rental for the site.

Mr. Miller ask the details of the seasonal rental, would it be by the week or month.

Mr. Feick stated that he believes that it would be by the week or weekend.

Mr. Miller ask if the building will need to be fully sprinkled if overnight accommodations were offered.

Mr. Feick stated the units are fire isolated from the rest of the building, they are not required to fully sprinkle the building.

Mr. Zuilhof ask about the gate in the front of the site and if would be open.

Mr. Feick stated that the gate will be open once summer season begins, the entrance and exit will be on the west side of the site for these units.

Mr. Miller motioned to approve the site plan application for 1031 First Street; Mr. Waddington seconded the motion. With no further discussion the motion passed unanimously.

### **Review of Site Plan/ Off Street Parking Review**

Mr. Horsman stated that staff has begun to review the site plan chapter and would like to discuss with Planning Commission several topics. Mr. Horsman stated that staff would like to discuss the following topics: minimum requirements for parking by use, location of parking facilities, landscaping requirements for parking, parking stall dimension requirements. Staff would like to review the parking requirements specific to the number of spaces and uses and would like Planning Commission to have greater leeway to approve alterations to parking requirements. Staff would also like to review restricting curb cuts, bicycle parking, landscaping requirements, lighting in parking areas, pedestrian walkways, and site plan review along transit lines.

Mr. Miller discussed compact car, motorcycle, and golf cart parking. He would also like to see green infrastructure regulations being implemented within the code.

Mr. Zuilhof stated that he would like to keep in mind separating public and privately owned developments when reviewing for site plan. These trends are based on the cost of energy and we need to hold the course and let the enterprises decided what their demographics will need. In regards to dumpsters, they should be screened. Mr. Zuilhof stated that he believes that they should move to a minimal parking as needed and possibly reviewing percentages.

Mr. Whelan stated that he would like to see a regulations that reduce curb cuts, he is wanting to increase impervious surface, lighting requirements and reduce the light pollution.

Mr. Horseman stated that the proposed regulations should increase flexibility.

Mr. Galea stated that this evening's application is a good example of parking requirements by use. The business will have extra spots more than likely that they will not be used. Mr. Galea stated that he would like to see a minimum and maximum depending on use. He would also like to see additional requirements for parking for electric vehicles moving forward.

Mr. Zuilhof stated that the lighting ordinance will not be adequately covered in a site plan chapter, it should be a separate document. Mr. Zuilhof stated that the proposed zoning regulations will need to allow deviation for parking requirements.

### **First Street Corridor**

Mr. Horsman stated the First Street corridor was identified as a priority corridor in the Bicentennial Comprehensive Plan. It is close proximity to Cedar Point, Big Island, marinas, and the route for the Sandusky Bay Pathway and Sandusky Transit. It is amongst the largest collection of vacant land in the city. Staff believes it is an attractive location for future development. Mr. Horsman stated that staff is looking into a general study for the area and overview of existing zoning and possible zoning. Unfortunately, they were not

able to get the traffic counts for the area of First Street. Mr. Horsman stated they would like to create a successful corridor within that area. Staff would like to discuss with the Commission possible setbacks, increasing the height allowance for the area, and the building distance from the sidewalk.

Mr. Miller stated that staff is considering the right things, there is currently not a lot of homogeneity within the area and it should be subject to review and consideration of how it can be used. The previous plan appeared to be quite outside driven and this appears to be more locally driven.

Mr. Zuilhof stated that there is an option for a Planned Unit Development within the zoning code, if they want to do something that does not fit within the specific zoning district.

Mr. Voltz stated that the overlay district would restrict certain uses, one example would be storage buildings, an overlay district that could allow only certain uses.

Mr. Whelan stated that the permitted uses within this area should include transient rental, he does not find storage inappropriate, and perhaps they should consider a ratio of maximum storage to residential or mixed use within the area. Mr. Whelan also stated that the setbacks should be established to assure that more than storage units within the area and height should be considered as well.

Mr. Galea made a motion to adjourn the meeting; Mr. Waddington seconded the motion.

With no further business, the meeting at 5:27 PM.

APPROVED:

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Casey Sparks, Clerk

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Michael Zuilhof, Chairman

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# PLANNING COMMISSION REPORT

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PETITION FOR VACATION OF A PORTION  
OF A 10' ALLEY LOCATED BETWEEN  
PARCELS 52-03858.000, 52-03857.000, AND 52-  
03844.000 ALONG FIRST STREET.

Reference Number: PC-09-19

Date of Report: 06-14-2019

Report Author: Greg Voltz, Planner





## City of Sandusky, Ohio Planning Commission Report

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### BACKGROUND INFORMATION

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Jeff Rengal, on behalf of RLR Properties has submitted a petition for vacation of a portion of a 10' alley located between parcels 52-03858.000, 52-03857.000, and 52-03844.000 along First Street. The following information is relevant to this application:

Applicant: RLR Properties Ltd.  
421 Jackson Street  
Sandusky, Ohio 44870

Authorized Agent(s): Jeff Rengal  
421 Jackson Street  
Sandusky, Ohio 44870

Site Location: Alley located between parcel 57-03841.000 (Lots 404-407) and parcels 57-03858.000 and 57-03857.000 (Lots 400-403) along First Street.

Zoning: City right-of-way

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

Site Area: Alley – 1,600 Sq. Ft.

Existing Use: Undeveloped – City right-of-way

Proposed Use: The proposed vacated area will be combined into adjacent properties for a future development.

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### SITE DESCRIPTION

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The Alley located between parcel 57-03841.000 (Lots 404-407) and parcels 57-03858.000 and 57-03857.000 (Lots 400-403) along First Street. The parcels adjacent to the right-of-ways are currently zoned as "CR"/ Commercial Recreation and "R1-40" / Single-Family Residential.

Per the Ohio Revised Code the proposed vacation of the alley and street would be divided between the adjacent property owners, in this case between the three parcels owned by RLR Properties LTD. RLR Properties LTD is the sole property owner that was required to have signed the petition for this alley vacation. The applicant proposes to vacate the alley to later combine all the parcels for a future development.

Please see below for an aerial photo, and zoning map of the subject property.

#### Alley Outlined in Red





**PUD - Planned Unit Development**



**TRO - Transient Rental Overlay**



**Zoning**

AG - Agriculture

CA - Commercial Amusement

CR - Commercial Recreation

CS - Commercial Service

DBD - Downtown Business

GB - General Business

GM - General Manufacturing

LB - Local Business

LM - Local Manufacturing

P - Auto Parking

PF - Public Facilities

R1-40 - Single Family Residential

R1-50 - Single Family Residential

R1-60 - Single Family Residential

R1-75 - Single Family Residential

R2F Two-Family Residential

RB - Roadside Business

RMF - Multi-Family Residential

RRB - Residential/Business

RS - Residential Suburban

**DIVISION OF PLANNING COMMENTS**

This property was recently rezoned to Commercial Recreation after a great deal of discussion regarding the property and the future of the First Street corridor. Planning Staff is still working on creating an outline for a potential overlay district for First Street that will help ensure the highest and best use for the corridor moving forward.



Much of the discussion during the rezoning process amounted to Planning Commission directing staff into creating a multi-use pedestrian friendly overlay district on First Street which would allow for a more pedestrian focused street in the long term. There was also discussions at length regarding vehicle speed and that curb cuts along First Street should be minimized to lessen the likelihood of a vehicle backing out into traffic with little speed constraints. Planning Staff acknowledges that curb cuts also create more likelihood of a pedestrian/cyclist vs vehicle conflicts.

Planning Staff does have concern that vacation of a portion of this alley would create a dead end alley and also lessen the likelihood that future development would utilize the alley for vehicular access rather than creating multiple curb cuts along First Street. However, it should be noted that the property owner to the West has expressed interest in submitting a vacation of the remainder of the alley within the block.

Planning Staff would recommend promoting vehicular access from the alley rather than creating multiple curb cuts for each development along First Street.

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#### **ENGINEERING STAFF COMMENTS**

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The City's Engineering staff has reviewed the proposed vacation and has no issues.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the proposed vacation and has no issues.

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#### **POLICE DEPARTMENT COMMENTS**

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The Police Department has reviewed the proposed vacation and has no issues.

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#### **FIRE DEPARTMENT COMMENTS**

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The Fire Department has noted that they have reviewed the proposed vacation and has no issues.

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#### **CONCLUSION/RECOMMENDATION**

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In conclusion, although Planning Staff would recommend developments to utilize the platted alley, staff does not strongly object to the Sandusky City Planning Commission recommending approval of the requested vacation to the City Commission. The primary concern by Planning Staff of having a dead end alley would be minimized if the property owner to the west proceeds with the petition to vacate the remaining alley as they had expressed to staff previously. This right-of-way currently has no public use, and does not create a land locked parcel. However, the vacation does reduce the ability for future development to access the rear of properties located within this block, thus creating a higher likelihood of multiple curb cuts along First Street. That being said Planning Staff does not object to a recommendation of approval to City Commission.



# CITY OF SANDUSKY APPLICATION FOR PLANNING COMMISSION APPROVAL

## TYPE OF APPLICATION:

\_\_\_\_\_ Conditional Use Permit  
\_\_\_\_\_ Flood Plain Variance  
\_\_\_\_\_ Other Alley VACATION

\_\_\_\_\_ Similar Main Use  
\_\_\_\_\_ Front Yard Fence

## APPLICANT/AGENT INFORMATION:

Property Owner Name: RLR Properties, Ltd.  
Property Owner Address: 421 JACKSON ST  
SANDUSKY, OHIO 44870  
Property Owner Telephone: 419-627-0400  
Authorized Agent Name: Jeff Rengel  
Authorized Agent Address: SAME  
Authorized Agent Telephone: SAME

## LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: CORNER FIRST & WILDMAN VACANT LAND. No Address

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

52-03858.000 ; 52-03857.000 ; 52-03844.000  
See Attached, LOTS 400-407  
Parcel Number: \_\_\_\_\_ Zoning District: CR

**DETAILED SITE INFORMATION:**

Land Area of Property: 1 Acre (sq. ft. or acres)

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

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

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

Building #3: \_\_\_\_\_ N/A

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

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

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

N/A

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.)

*A simultaneous site plan approval application is being submitted.*

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

☒  
☐  
☐

**New Construction (new building(s))** *See site PLAN Application*  
**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.):**

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**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

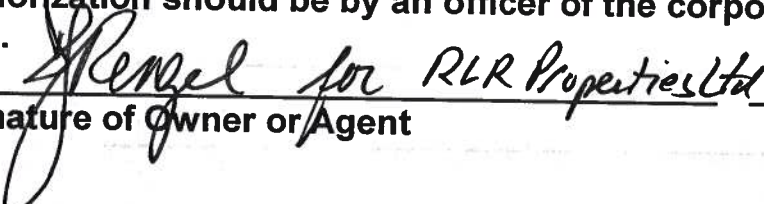
Front Yard Fence: no charge

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

5-24-19  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

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

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

**STAFF USE ONLY:**

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

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

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

**Owner:** RLR Properties, Ltd.  
**Location:** SW Corner of First and Wildman Streets, Sandusky, OH  
**Parcel#:** 57-3858.000; 57-03857.000; 57-03844.000  
**Lots:** 400-407  
**Zoned:** Commercial-Recreational

**Addendum to Application for Alley Vacation and Building Site Plan Approval**

This application is for vacation of a platted but never used alley running between these parcels. The platted alley runs, on paper, between Wildman and E. Farwell Streets. There are no garages which abut upon or are accessed by this "alley" in any manner. This alley has never historically been used as an alley by the adjacent properties. In fact, until just a few months ago there was a very large tree and considerable shrubbery lying within this "alley" between lots 399-400-407-408 and 409 thereby effectively blocking any use of this area as an alley. When the tree collapsed, the City claimed it was on property not owned by the City refused to remove it or pay for its removal or clean-up. The brush was removed by Mr. Waldock as part of the recent clean-up after his housing demolition on nearby properties fronting First Street.

A similar "paper alley" was vacated on the next block east on our application in the 1980's.

Legal description of the "alley" and plat map are attached.

A site application with specifications for the proposed building are being submitted simultaneous with this application.

**LEGAL DESCRIPTION**  
**Lot Combination**

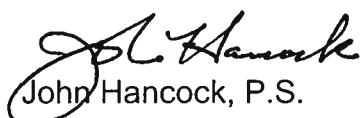
Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 2 and being all of Lots 404, 405, 406, and 407 First Street (50' in width) and Lots 400, 401, 402, and 403 Second Street (50' in width), and all of that vacated alley lying west of Wildman St. and between said lots as shown on the plat of Sandusky Business Men's Association Subdivision, P.V. 6, Pg. 37, said lots being all of Parcels No. 8 through 11 inclusive and 17 through 20 inclusive in a deed to RLR Properties, Ltd, O.R. 363, Pg. 932, all references herein to the records of the Erie County Recorder, and more particularly described as follows:

Beginning, for reference, at an iron pin in a monument box found at the intersection of centerlines of Second Street and Wildman Street; thence N 9°47'13" E a distance of 25.00 feet to a point; thence, N 80°12'47" W, a distance of 25.00 feet to a 5/8" iron rod set in the west line of Wildman Street at the north line of Second Street and the **TRUE POINT OF BEGINNING** for this description;

1. Thence, N 80°12'47" W with the north line Second Street and the south line of Lots 400, 401, 402 and 403 Second St., a distance of 160.00 feet to a 5/8" iron rod set at the southwest corner of Lot 400 Second Street;
2. Thence, N 9°47'13" E with the west line of Lot 400 Second Street, through the aforementioned alley as platted, and with the west line of Lot 407 First Street, a distance of 281.26 feet to a 5/8" iron rod set at the northwest corner of Lot 407;
3. Thence, S 80°12'47" E with the north line of Lots 404, 405, 406, and 407 First St., the same being the south line of First Street, a distance of 160.00 feet to a 5/8" iron rod set;
4. Thence, S 9°47'13" W with the west line of Wildman St., a distance of 281.26 feet to the point of beginning, containing 1.0331 acres of land, more or less, subject to legal highways, easements and restrictions of record.

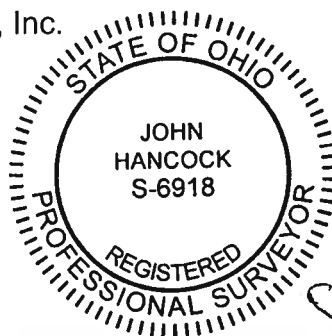
This description was prepared by John Hancock, P.S. No. 6918 from a survey conducted in May, 2019. Bearings herein are based on Ohio State Plane Coordinate System NAD '83 (2011).

John Hancock & Associates, Inc.

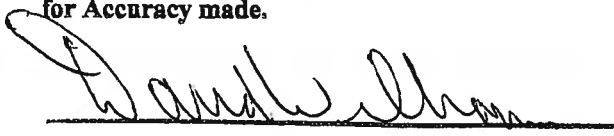
  
John Hancock, P.S.

Date: 5/14/2019

file: 271919/2719combinationlegal50919



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

  
Erie County Engineer

Date: 05/15/19

**LEGAL DESCRIPTION**  
**Alley Vacation between First St. and Second St.**

Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 2 and being all of that alley as shown on the plat of Sandusky Business Men's Association Subdivision, P.V. 6, Pg. 37 lying west of Wildman St. and between Lots 404, 405, 406, and 407 First Street (50' in width) and Lots 400, 401, 402, and 403 Second Street (50' in width), all references herein to the records of the Erie County Recorder, and more particularly described as follows:

Beginning, for reference, at an iron pin in a monument box found at the intersection of centerlines of Second Street and Wildman Street; thence N 9°47'13" E a distance of 25.00 feet to a point; thence, N 80°12'47" W, a distance of 25.00 feet to a 5/8" iron rod set in the west line of Wildman Street at the north line of Second Street; thence, N 9°47'13" E with the west line of Wildman Street, an distance of 135.63 feet to a 1" iron pipe found and the **TRUE POINT OF BEGINNING** for this description;

1. Thence, N 80°12'47" W with the north line of Lots 400, 401, 402 and 403 Second St., a distance of 160.00 feet to a point at the northwest corner of Lot 400 Second Street;
2. Thence, N 9°47'13" E through said alley as platted, a distance of 10.00 feet to a 1" iron pipe found at the southwest corner of Lot 407;
3. Thence, S 80°12'47" E with the south line of Lots 404, 405, 406, and 407 First St., a distance of 160.00 feet to a 1" iron pipe found;
4. Thence, S 9°47'13" W with the west line of Wildman St., a distance of 10.00 feet to the point of beginning, containing 1600 square feet of land, more or less, subject to legal highways, easements and restrictions of record.

This description was prepared by John Hancock, P.S. No. 6918 from a survey conducted in May, 2019. Bearings herein are based on Ohio State Plane Coordinate System NAD '83 (2011).

John Hancock & Associates, Inc.

  
John Hancock, P.S.

Date: 5/14/2019

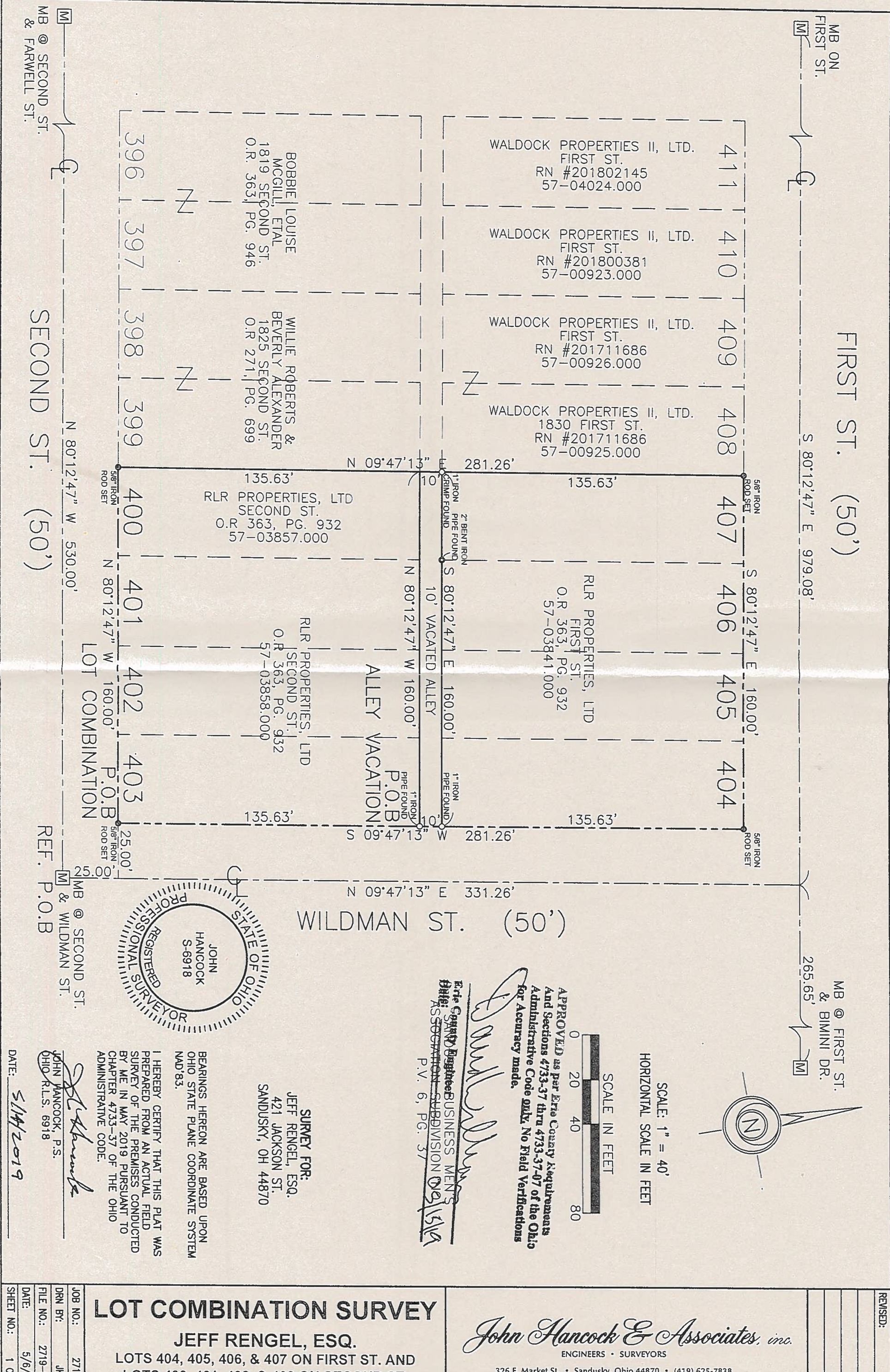
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APPROVED as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.

  
Eric County Engineer  
Date: 05/15/19







CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL  
OF A PRIVATE STORAGE BUILDING TO BE  
LOCATED ON PARCELS 52-03858.000, 52-  
03857.000, AND 52-03844.000.

Reference Number: PC-10-19

Date of Report: 06-14-2019

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Jeff Rengal, on behalf of RLR Properties, has submitted a site plan application for a private storage building to be located on parcels 52-03858.000, 52-03857.000, and 52-03844.000 along First Street. The following information is relevant to this application:

**Applicant:** RLR Properties Ltd.  
421 Jackson Street  
Sandusky, Ohio 44870

**Authorized Agent(s):** Jeff Rengal  
421 Jackson Street  
Sandusky, Ohio 44870

**Site Location:** Parcels 57-03841.000 (Lots 404-407) and parcels 57-03858.000 and 57-03857.000 (Lots 400-403) along First Street, Second Street, and Wildman Street.

**Zoning:** "CR" – Commercial Recreation

**Adjacent Zoning:** North: "CR" – Commercial Recreation  
South: "R1-40" – Single-Family Residential  
East: "R1-40" – Single-Family Residential  
West: "R1-40" – Single-Family Residential

**Site Area:** Just over 1.00 Acre

**Existing Use:** Undeveloped

**Proposed Use:** Private storage building

**Applicable Plans & Regulations:**

Sandusky Zoning Code Chapter  
Chapter 1149 Site Plan Review & Off-Street Parking  
Chapter 1137 Commercial Districts

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## SITE DESCRIPTION

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The subject property is located along First Street on parcels 57-03841.000, 57-03858.000 and 57-03857.000 (Lots 400-407) along First Street. The parcels are currently zoned as "CR"/ Commercial Recreation and adjacent to "R1-40" / Single-Family Residential. The area is zoned "CR" General Manufacturing, which permits the following:

### 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;**

Please see below for an aerial photo, and zoning map of the subject property.

**Site Outlined in Red**







**PUD - Planned Unit Development**



**TRO - Transient Rental Overlay**



**Zoning**



AG - Agriculture



CA - Commercial Amusement



CR - Commercial Recreation



CS - Commercial Service



DBD - Downtown Business



GB - General Business



GM - General Manufacturing



LB - Local Business



LM - Local Manufacturing



P - Auto Parking



PF - Public Facilities



R1-40 - Single Family Residential



R1-50 - Single Family Residential



R1-60 - Single Family Residential



R1-75 - Single Family Residential



R2F Two-Family Residential



RB - Roadside Business



RMF - Multi-Family Residential



RRB - Residential/Business



RS - Residential Suburban

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**DIVISION OF PLANNING COMMENTS**

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This property was recently rezoned to Commercial Recreation after a great deal of discussion regarding the property and the future of the First Street corridor. Planning Staff is still working on creating an outline for a potential overlay district for First Street that will help ensure the highest and best use for the corridor moving forward.

Much of the discussion during the rezoning process amounted to staff hoping to create a more pedestrian focused street in the long term, as mentioned in the planning report for the alley vacation also submitted by the property owner for these parcels.

Planning Staff is concerned that private storage buildings along this corridor will only decrease the viability of the corridor for future economic or residential use as storage is not the highest and best use of the land.

Staff does not believe that this site requires dedicated striped parking as its proposed use is for personal storage by the property owner and not for commercial use. Further, section 1149.04, measurement standards, (C) Floor Area, state that floor area of storage or warehousing can be waived by Planning Commission from the off-street parking requirements.

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#### **ENGINEERING STAFF COMMENTS**

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The City's Engineering staff has reviewed the proposed site plan and provided the following comments:

The supplied site plan does not provide a north arrow, nor a scale. BMP's considered/Implemented? Drainage arrows (indicating flow) shown? Drainage calcs required? Does flow make sense grade-wise (plan, profile and grade calcs)? Does flow make sense pipe size-wise? Separate sewers where possible, practical? Need stormwater plan – where does drainage go?

---

#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the proposed vacation and has no issues.

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#### **POLICE DEPARTMENT COMMENTS**

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The Police Department has reviewed the proposed vacation and has no issues.

---

#### **FIRE DEPARTMENT COMMENTS**

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The Fire Department has noted that they have reviewed the proposed vacation and has no issues.

---

#### **CONCLUSION/RECOMMENDATION**

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In conclusion, if the alley is fully vacated between the parcels Planning Staff recommends approval of the proposed site plan application for a private storage building to be located on parcels 52-03858.000, 52-03857.000, and 52-03844.000 along First Street with the following conditions:

1. All necessary permits are obtained through Engineering, Building, and any other applicable agency.
2. Parcels are combined prior to construction
3. The alley is vacated prior to construction





CITY OF SANDUSKY  
APPLICATION FOR PLANNING COMMISSION  
APPROVAL

Site Plan / ~~Off-Street Parking Plan~~

APPLICANT/AGENT INFORMATION:

Property Owner Name: RLR Properties Ltd (Jeff Rengel)

Property Owner Address: 421 JACKSON ST

SANDUSKY, OH 44870

Property Owner Telephone: 419-627-0400

Authorized Agent Name: JEFF RENGEL

Authorized Agent Address: 421 JACKSON ST

SANDUSKY, OH. 44870

Authorized Agent Telephone: 419-627-0400

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: NONE Lots 400-407  
(1st St - Wildman - 2nd St)

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

LOTS 400-407

52-03858.000

Parcel Number: 57-03857.000

57-03844.000

Zoning District: CR  
(recent change)



DETAILED SITE INFORMATION:

Land Area of Property: 43,200 ft<sup>2</sup> (sq. ft. or acres)  
160' x 270'  $\approx$  1 Acre

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

Building #1: 9,720 (in sq. ft.)

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

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

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

Total Building Coverage (as % of lot area): 22.5%

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):

All 9,720 ft<sup>2</sup> is open for  
storage of personal items.  
No retail, business or rental  
transactions.

Proposed Building Height (for any new construction): 31' 8" (peak roof)

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: open perimeter  
concrete (no specific parking)

Parking Area Coverage (including driveways): \_\_\_\_\_ (in sq. ft.)  
All open around perimeter of building.

Landscaped Area: \_\_\_\_\_ (in sq. ft.)  
Gross from curb of street in  
per city requirement distance.



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.):

I (Marica Powers) propose a 9,720  
metal storage building with nice curb  
appeal for personal storage of family items. We  
live on Nantucket Dr. i do not have enough  
inside storage space. This project would have  
a surrounding vinyl fence 6' tall or shrubs  
with appropriate setback. Driveway access  
off 1<sup>st</sup> & 2<sup>nd</sup> streets. no business or  
set hours of operation. no rental or  
transient transactions. Morton Building contractors  
(Brian Knopp 330-464-6345)  
are involved with site plan - see attachments.  
Call with questions  
Marica Powers 419-681-0092



### 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.

*Jeffery Rengel*  
Signature of Owner or Agent

4-17-19  
Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of RLR Properties Ltd. Lots 400-407 (municipal street address of property), I hereby authorize MONICA PINERS to act on my behalf during the Planning Commission approval process. Along with D. Jeffery Rengel

*M. Piners*  
Signature of Property Owner

5-24-19  
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: \_\_\_\_\_



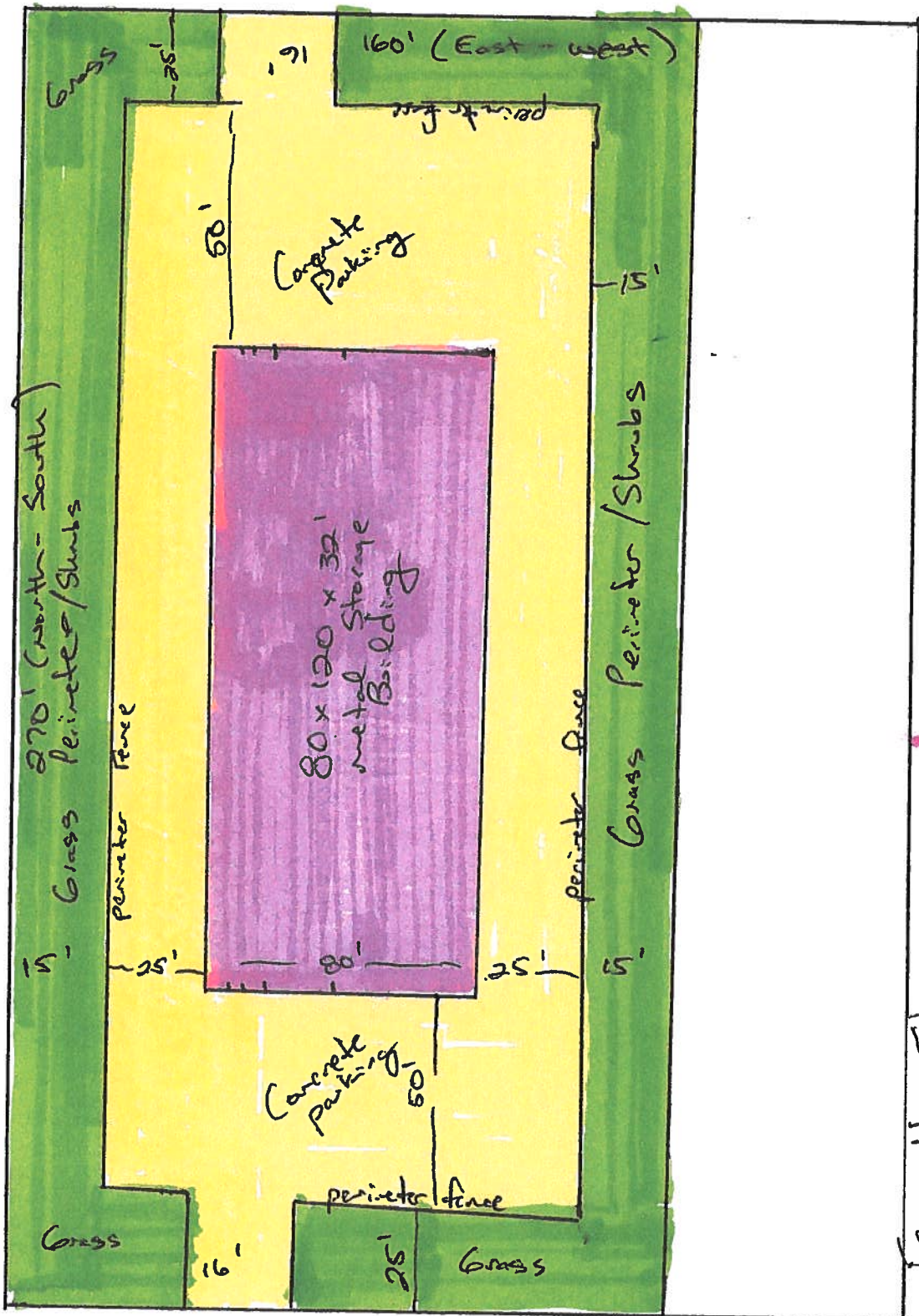
# Aerial View

Lot  
43,200 sq'  
Building  
9,600 sq'

TS Paces

Wildomar St.

Farwell St



First St

Dr  
Current  
530  
Dr

Mike & Monica Powers  
418-681-0092  
418-681-2441

Dr





## Building #1 Specifications

Building Info	Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
	306	81'	20'	128'	8'	3/12	0/12	31' 8"	20' 7"

306 81'x20'x128' (#1) - Building Use: Suburban - Storage

### Foundation

Morton Foundation System Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a ready-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket. Treated Wood splashboard system, mounted at grade to column.

### Siding

South, East, North, West wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws)

### Wainscot

South, East, North, West with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws)

### Protective Liner

South, East, North, West wall(s) with 7/16" thick OSB by approx. 32" tall Protective Liner

### Roof

Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws) Two piece roof steel with Commercial Vent-A-Ridge

### Overhangs

South, North wall(s) 2' Wide Vented Sidewall Overhang with Standard 6" fascia, Gutters, downspouts with elbows at base  
East, West wall(s) 2' Wide Non Vented Endwall Overhang with Standard 6" fascia

### Walk Doors

2 A

3' x 6'8" MB 910 Plain Flat Leaf Walk Door(s) out-swing left hinge with interconnected lever lockset/deadbolt, closer

### Windows

8 B

4'4" x 2'9" 6 Lite Pella Impervia Sliding Window(s) with low E glass with argon (Top of window approx. 19' ft above grade)

### Overhead Door Opening

2 C

14'0" x 14'0" Overhead Door Opening, 14' 2" X 14' 1" Panel, 1' 6" Headroom with preparation for hi-lift track  
See Subcontract Section for Detailed Door Information



**Energy Performer**

Ceiling Finish with Hi-Rib Steel (.019 White CQ Polyester Solid) Fastened to Lower Chord of Truss with Painted Steel Screws, 4 Mil Vapor Retarder and Air Deflector at Eaves Between Trusses

South, East, North, West wall(s) Interior Wall Finish with Hi-Rib Steel (.019 White Polyester) Fastened to Nailers with Painted Steel Screws, Wall Cavity is Insulated with 6" Fiberglass Insulation and 4 Mil Vapor Retarder

**Subcontracts**

Install 10368 Sq Ft of R-50 fiberglass blown-in insulation in the attic area of the 81' x 20' x 128' Morton Building.

Install (2) 14'2" x 14' trinar white flush panel Haas 616 , with high lift track with 68" headroom requirement. Includes jackshaft openers and remotes

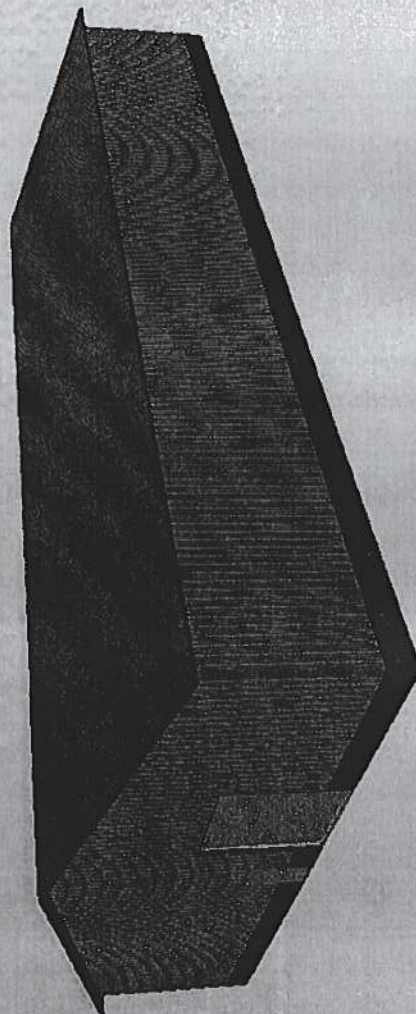
Install 81' x 128' x 6" thick concrete floor reinforced with 10x10 wwm with a trowel finish.

**Additional Information****Manually Added**

12.00 STANDARD STEEL SUPPORT COLUMN  
128.00 LF DECK HEADER 3-2x12  
2560.00 SQ FT FLOOR SYSTEM 2x12 @ 16" OC & 3/4 T&G  
168.00 LF EXT WALL HEADER DIM LUMBER JOISTS (Trims NOT Included to Cover Header)  
90.00 LF 2x4x8' STUDWALL 16" OC  
1.00 STRAIGHT STAIRWAY W/ OPENING



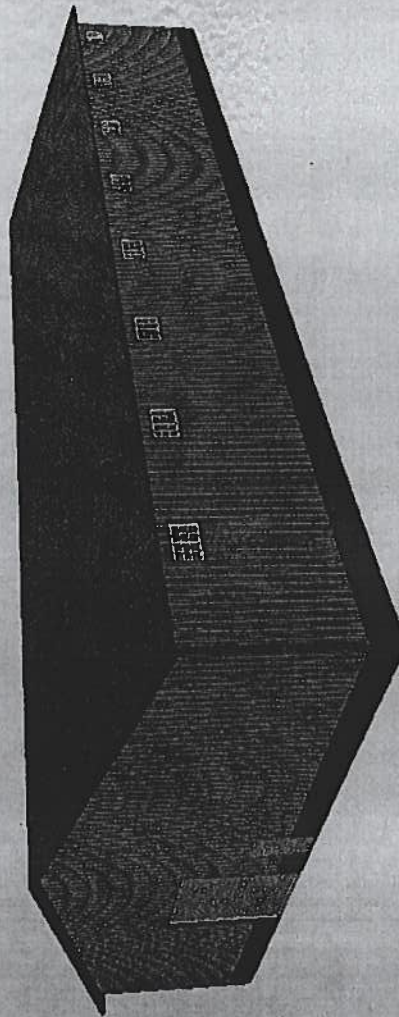
## Perspective From The Southwest



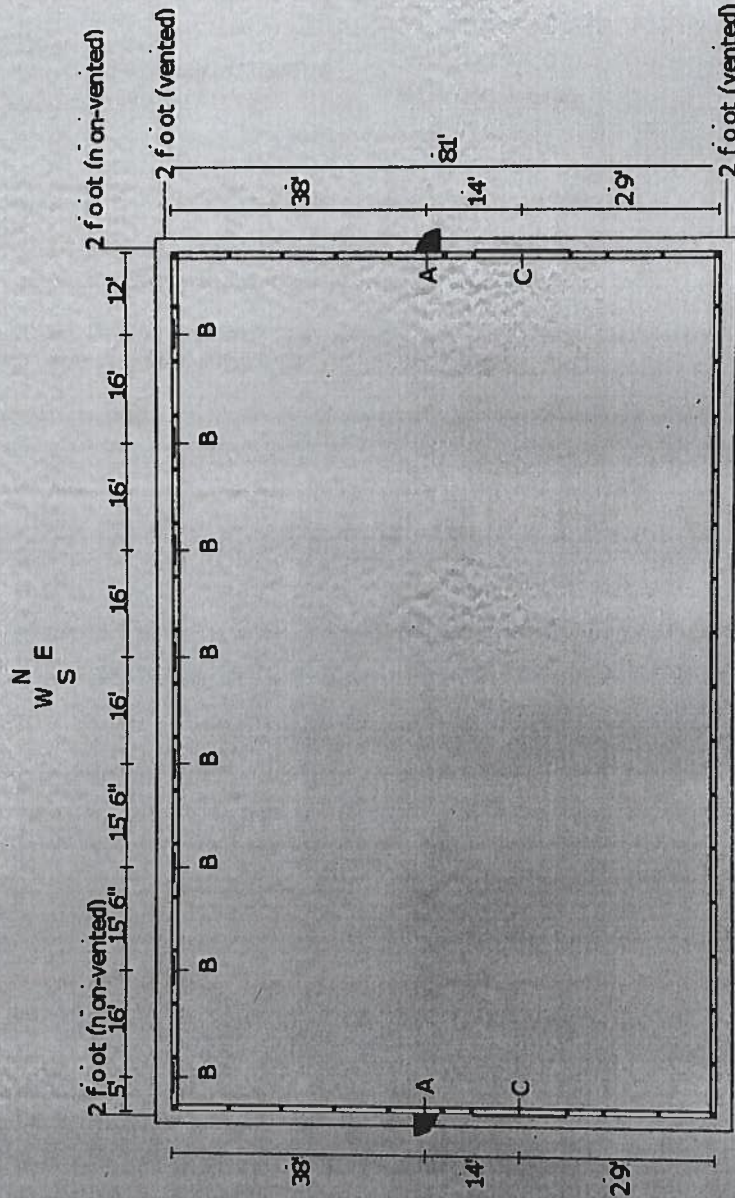




## Building 306 81'x20'x128' (#1) Perspective From The Northeast





**306 81'x20'x128' (#1) Column Plan**



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL  
FOR ADDITIONAL USE AT 1201 CEDAR  
POINT DRIVE

Reference Number: PC-11-19

Date of Report: June 17, 2019

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Edmond W. Dangler, on behalf of Cedar Point Park, LLC, has submitted a site plan application for new use at 1201 Cedar Point Drive to be used as a sunflower field in a partnership with the nonprofit "Prayers From Maria". The following information is relevant to this application:

Applicant: Cedar Point Park, LLC  
1 Cedar Point Drive  
Sandusky, Ohio 44870

Authorized Agent: Edmond W. Dangler  
1 Cedar Point Drive  
Sandusky, Ohio 44870

Site Location: 1201 Cedar Point Drive

Zoning: "CR" Commercial Recreation

Adjacent Zoning: North: "CR" Commercial Recreation, "PF" Public Facilities , "R1-40" Single-Family Residential  
East: "CR" Commercial Recreation  
South: "GB" General Business  
West: "CS" Commercial Service, "R1-50"- Single-Family Residential

Parking: Existing – 0 (Cedar Point Express Hotel is adjacent)  
Additional – 46,000 Sq. Ft. Gravel Overflow Parking Area

Existing Uses: Vacant

Proposed Uses: Sunflower Field, Merchandise Tent

Applicable Plans & Regulations:

Sandusky Zoning Code Chapter  
Chapter 1149 Site Plan Review & Off-Street Parking  
Chapter 1137 Commercial Districts

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## SITE DESCRIPTION

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The subject property is located near the intersection of First Street and Cedar Point Drive, just south of Kiwanis Park. The site is adjacent to Cedar Point dorms employee parking, and near other parcels zoned Commercial Recreation within the City of Sandusky. The area is zoned "CR" Commercial Recreation, which permits the following:

### **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.

**(b) Similar Main Uses. Any other recreational use not listed above or in any other use classification, and if determined as similar by the commission.**



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

**1201 Cedar Point Drive**



**Zone Map – Parcels Indicated**



**PUD - Planned Unit Development**



**TRO - Transient Rental Overlay**



**Zoning**



AG - Agriculture



CA - Commercial Amusement



CR - Commercial Recreation



CS - Commercial Service



DBD - Downtown Business



GB - General Business



GM - General Manufacturing



LB - Local Business



LM - Local Manufacturing



P - Auto Parking



PF - Public Facilities



R1-40 - Single Family Residential



R1-50 - Single Family Residential



R1-60 - Single Family Residential



R1-75 - Single Family Residential



R2F Two-Family Residential



RB - Roadside Business



RMF - Multi-Family Residential



RRB - Residential/Business



RS - Residential Suburban

---

**DIVISION OF PLANNING COMMENTS**

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The applicant is partnering with a nonprofit titled "Prayers From Maria" to grow a sunflower field with a walking path through it. Along with the sunflower field will be a small merchandise tent. Along with the new use, the applicant is also proposing to add additional gravel overflow parking area to the west of the field.

Staff does note that the applicant believes there is plenty of parking to serve the needs of this attraction. However, they are constructing a nearly 47,000 Sq. Ft. gravel overflow parking area that will be used if necessary. It is being requested that the paving for this parking lot be waived due to the temporary nature of the lot. If this lot continue to be utilized following two years staff would recommend exploring the possibility of a grid system or possibly pavement.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed site plan and has stated the following comments and concerns:

No comments

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**BUILDING STAFF COMMENTS**

---

The City Building Official has reviewed the application and has no concerns regarding the proposed site plan.

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**POLICE DEPARTMENT COMMENTS**

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

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**FIRE DEPARTMENT COMMENTS**

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

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**CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff recommends approval of the proposed site plan for 2200 First Street with the following conditions:

1. Planning Commission waves the requirement for paved parking as per section 1149.09 (a)





## 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: Cedar Point Park LLC

Property Owner Address: 1201 Cedar Point Drive

Sandusky, Ohio 44870

Property Owner Telephone: 419-627-2270

Authorized Agent Name: Edmond W. Dangler

Authorized Agent Address: 1 Cedar Point Drive

Authorized Agent Telephone: 419-627-2270 (Office) 419-202-4535 (Cell)

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1201 Cedar Point Drive

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

Parcel Number: 57-00775.00 Zoning District: CR

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 5 Acres (sq. ft. or acres)

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

**Building #1:** 100 (in sq. ft.)

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

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

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

**Total Building Coverage (as % of lot area):** <.1

**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:** 100

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

**Landscaped Area:** 5 Acres (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.):**

16,000 Sunflowers

Small sales booth selling logo merchandise for the nonprofit "Prayers from

Maria".



**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

5-31-19  
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

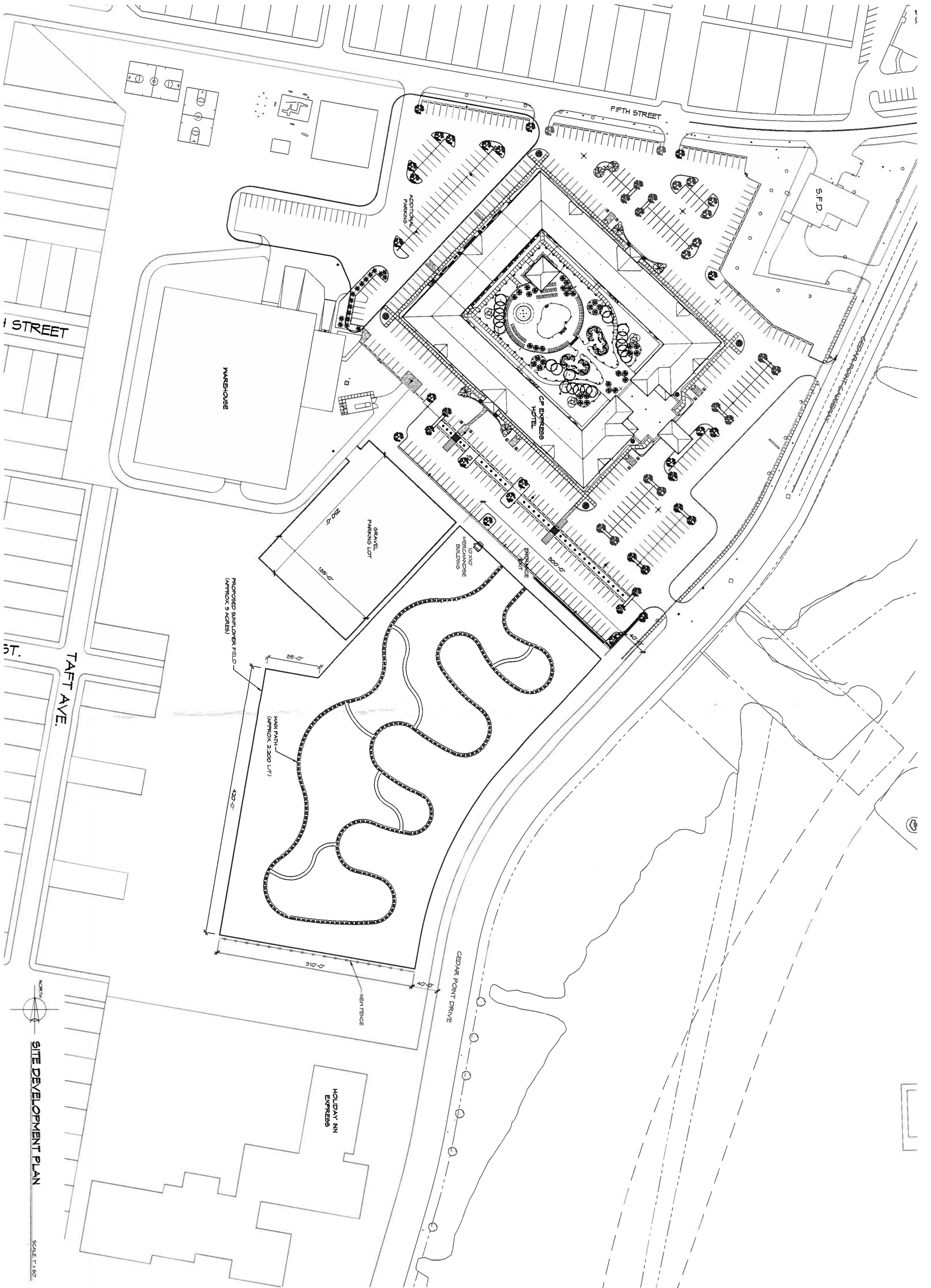
5-31-19  
Date

**STAFF USE ONLY:**

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

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

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



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<b>SD-1</b> SHEET NO. 1 OF 1	TITLE SITE DEVELOPMENT PLAN PROJECT <b>PRAYERS FOR MARIA SUNFLOWER FIELD</b>		.\Marie logo1.jpg	SCALE 1" = 60' DATE 6-3-19 DRAWN DCR FILE

CITY OF SANDUSKY, OHIO  
PLANNING DEPARTMENT

# DESIGN REVIEW REPORT REPORT

---

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION IN THE DOWNTOWN DESIGN REVIEW DISTRICT

Reference Number: PSPOS 19-0008

Date of Report: June 18, 2019

Report Author: Tom Horsman, Assistant Planner





# City of Sandusky, Ohio

## Design Review Report

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### BACKGROUND INFORMATION

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Case Development, LLC has submitted a Design Review application for a Certificate of Appropriateness for new construction of a 13-unit condominium project at 409 W. Water St. The following information is relevant to this application:

**Applicant:** Case Development, LLC  
409 W. Water St.  
Cleveland, Ohio 44102

**Owner:** Case Development, LLC  
409 W. Water St.  
Cleveland, Ohio 44102

**Site Location:** 409 W. Water St.  
Sandusky, Ohio 44870

**Zoning:** "DBD" Downtown Business

**Existing Uses:** Vacant land

**Proposed Use:** Residential

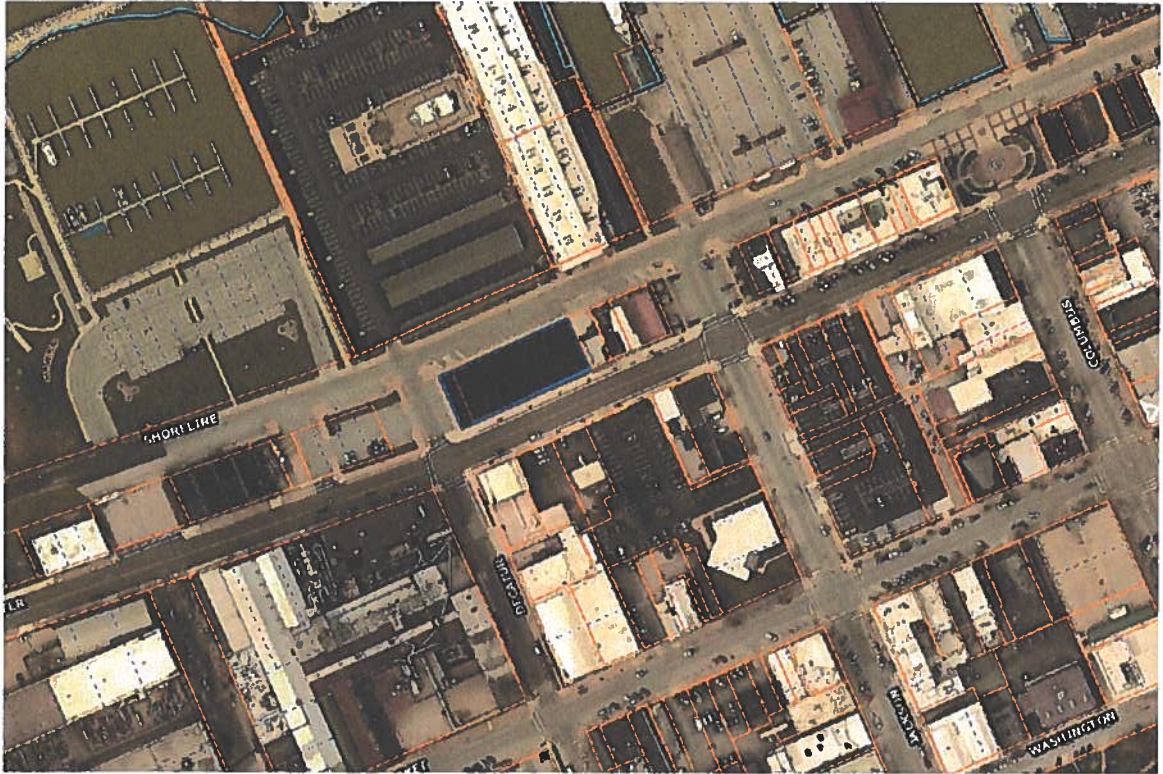
**Proposed Project:** 13-unit condominium development

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**SITE DESCRIPTION**

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**409 W. Water St.**



**Former site of the Keller Building (demolished 2015)**





### **Surrounding Buildings**



### **Current View of the Site**



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## DEPARTMENT OF PLANNING COMMENTS

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### Site History

The site at 409 West Water Street is roughly 0.45 acres and is bound by Shoreline Drive to the north, Decatur Street to the west, and Water Street to the south. The site was once home to a building called Norman Hall, which is where Frederick Douglas spoke to a crowd on March 16, 1864. Norman Hall eventually became offices for the Hinde and Dauch Paper Company, and as the company expanded, it was demolished and replaced with a much larger building that later came to be known as the Keller Building (pictured above). The Keller Building was demolished in 2015 after years of vacancy and the lot has since sat empty.

### Plan Overview

Case Development, LLC. has submitted plans to construct a 13-unit townhouse condominium development on this site. The applicant received site plan approval in April 2016 for a townhouse development, but has since submitted revised plans that include three additional units. Ten of the townhomes will be facing south toward Water Street and three will be facing Shoreline Drive. Attached covered parking will be provided for all units via 14' or 16' garage doors that all face the interior of the site. Vehicle access will be off of Decatur Street.

### Zoning Conformance

This site is located in the DBD Downtown Business District. There are no front setbacks required in this district and the buildings are well below the height limit. There is a five foot side yard setback requirement, and the development meets that provision. There are also no parking requirements in the district. The applicant has shown landscaped areas along both the east and west ends of the site as well as a small nook along Water Street midway between the ten units. Even though parking is not required, the applicant must still conform to the standards in Chapter 1149 of the Zoning Code with regard to the dimensions of parking facilities. The private access driveway will be 21 feet in width, which is two feet below the minimum requirement for parking aisle widths. The applicant received a variance in April 2016 to allow for first floor residential use in the DBD.

### Design Review

Staff has reviewed the proposed development in accordance with the City's Preservation Design Guidelines.

*Building Plan* – The massing of the structures are appropriate within the surrounding context of Water Street and Shoreline Drive.

*Height* – The front of the units along Water Street are 35 feet 4 ¾ inches high and the rooftop entryway tops out at just over 40 feet. The ridge of the roof on the units along Shoreline Drive is 34 feet and 7 ¾ inches. This height is appropriate for the area as the surrounding buildings on Water Street and Shoreline Drive are all just slightly shorter or slightly taller than these units.

*Materials*- The main materials for these units are smooth concrete masonry units painted "timberwolf range," which is a grey color, at the base, and "Eco-side" for the remainder of the



structure. Eco-side is an engineered wood siding. The colors will alternate between units as shown in the applicant's renderings. While not inappropriate, staff does have some concern about the materials as the surrounding buildings are constructed primarily of stone and brick and there is some question as to how these units will fit in visually with the surrounding structures. However, as this site straddles the main core area of downtown and the area known as the Paper District (which has an industrial identity), the general materials and feel of the units to fit that aesthetic.

*Scale and proportion-* The scale and proportion of these structures are appropriate for the site.

*Front setback-* Setbacks are not required in the DBD, and these units will be constructed right up to the sidewalk, as is appropriate in a downtown setting. Staff does have some concerns with the building facades along Shoreline Drive, however. The City is currently making a big investment in reconstructing Shoreline Drive to better connect to the waterfront and increase pedestrian connectivity, and staff would prefer to see doorways to Shoreline Drive along the front façades. There are three north-facing windows in each unit on the first floor, however, it still could appear to give a blank wall appearance and be a slight detriment to the pedestrian experience on this part of Shoreline Drive. Also of note, these units will be directly across from the blank brick wall of the Chesapeake Building (as seen above).

*Building and spacing and rhythm-* As these are exclusively residential units and do not have any commercial uses on the first floor, they are unique among structures in the downtown area. Thus the spacing of doors and windows along Water Street is tighter than typical on the street, but that will add a new element that should increase pedestrian-friendliness. The units facing Shoreline also have more windows than the surrounding buildings, but this is in line with the City's goals for Shoreline Drive in making it a more active street.

*Roof shapes-* The Water Street units have a flat roof, as is typical along Water Street. The Shoreline Drive units have a pitched roof over half the unit, which is not out of place considering the surroundings. A bit further to the east on Shoreline, the Boeckling Building has a pitched roof as will the future pavilion structure on the Jackson Street Pier.

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#### CONCLUSION/RECOMMENDATION

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Staff is enthusiastic about the proposal to develop the former Keller Building site and adding residential units to the City's downtown is an important part of our Bicentennial Vision and Comprehensive Plans. Staff recommends granting the Certificate of Appropriateness. As mentioned above, staff does have concerns about the lack of entryways on the north wall of the three units facing Shoreline Drive, as well as the materials fitting in with the surrounding context of the Paper District.

## City of Sandusky/Downtown Design Review District Application for Certificate of Appropriateness



Address of Property: 409 W. Water St.

Property Owner Name: Case Development LLC.

Property Owner Address: 6606 Father Caruso Dr. Cleveland, Ohio 44102

Property Owner Phone Number: (Phone): 216-695-0094 (FAX): N/A

Have you reviewed the Downtown Sandusky Design Review Guidelines?

☒ Yes

☐ No

Is the building on the National Register of Historic Places?

☐ Yes

☒ No

Scope of project to include: (Please check appropriate items.)

☐ Awnings/Shutters

☐ Energy Conservation

☐ Fences

☐ Signage

☐ Doors, Windows, Entrances

☐ Siding

☐ Roofing

☐ Complete Façade Restoration

☐ Landscaping

☐ Partial Façade Restoration

☐ Rear Access

☐ Exterior Painting (Commercial)

☐ Parking Lot Layout

☒ Other: New Construction

Briefly explain the proposed work: (Attach extra sheets if necessary.)

Develop and Build a 13 unit townhouse style condominium project of the site of the previous Keller Building



## City of Sandusky/Downtown Design Review District Application for Certificate of Appropriateness, Page Two



Please submit the following information:

- One historical (if available) and one modern photograph of building
- Eight (8) copies of plans of proposed work, including color and/or material samples if appropriate.

Estimated total cost/budget for proposed project: **\$3.2 million**

Do you have any questions or concerns? **Not at this time**

I understand the criteria for this application, approval and reviews by the Design Review Board and agree to be subject to the Secretary of the Interior's Standards for the above described work in accordance with City ordinances.

Signed: Michael DeCesare

Date: June 6, 2019

Property Owner

### FOR OFFICE USE ONLY

Application Number: \_\_\_\_\_

Received By: \_\_\_\_\_

Date Received: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Approved or Denied?: \_\_\_\_\_

Conditions of Approval or Reasons for Denial:

DECLASSIFIED

2 STORY SINGLE FAMILY  
UNIT M  
20 X 52 FOOTPRINT  
1600 SF

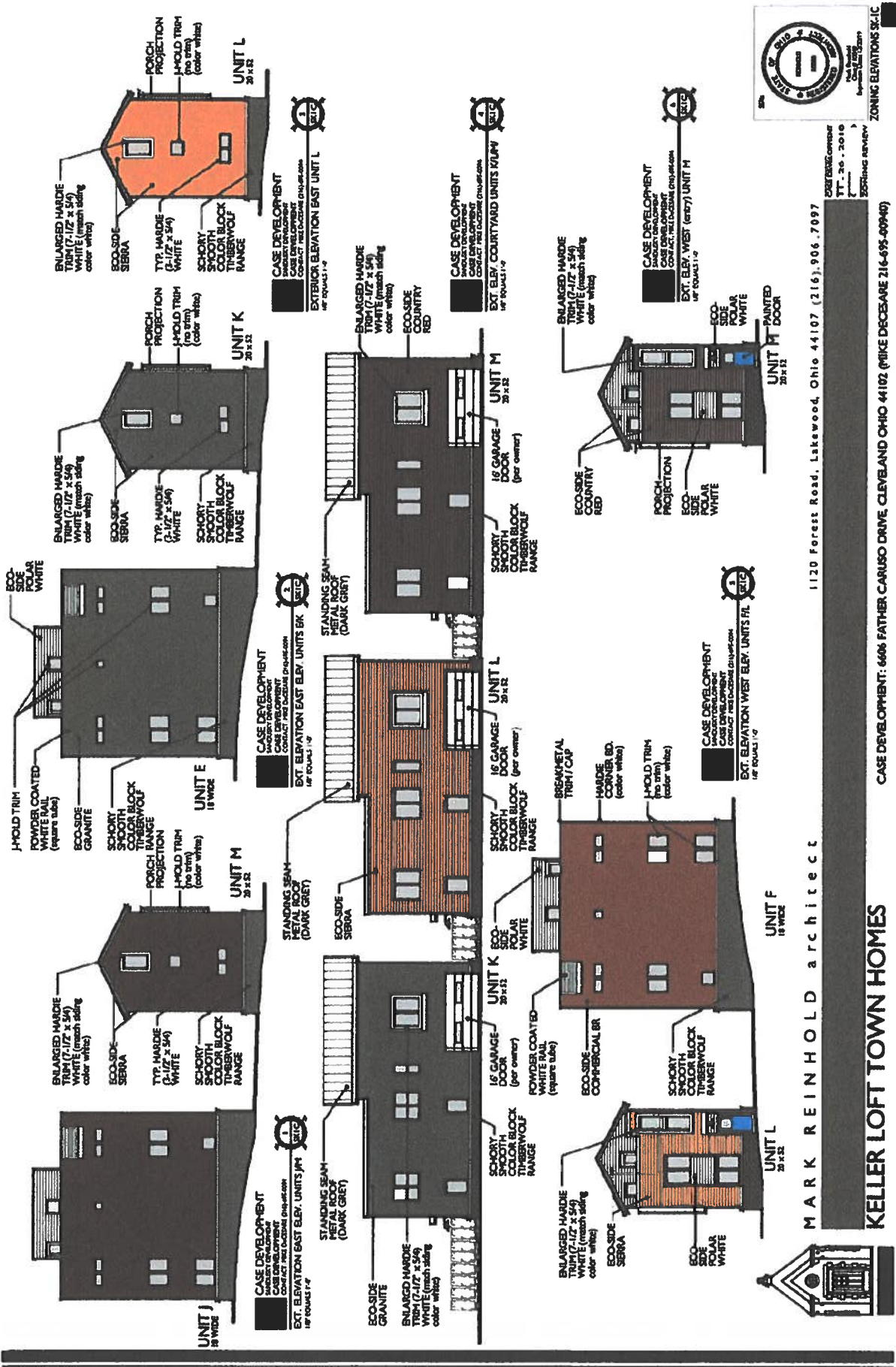


RECEIVED  
 JUL 23 2010  
 FISCAL ESTATE

CASE DEVELOPMENT: 6606 PATHER CARUSO DRIVE CLEVELAND OHIO 44102 (MIKE DECEASE 216-595-009409)

**SITE PLAN SK-1A**





1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

MARK REINHOLD architect

KELLER LOFT TOWN HOMES

CASE DEVELOPMENT: 6406 FATHER CARUSO DRIVE, CLEVELAND OHIO 44102 (MIKE DECEASE 216-695-4094)

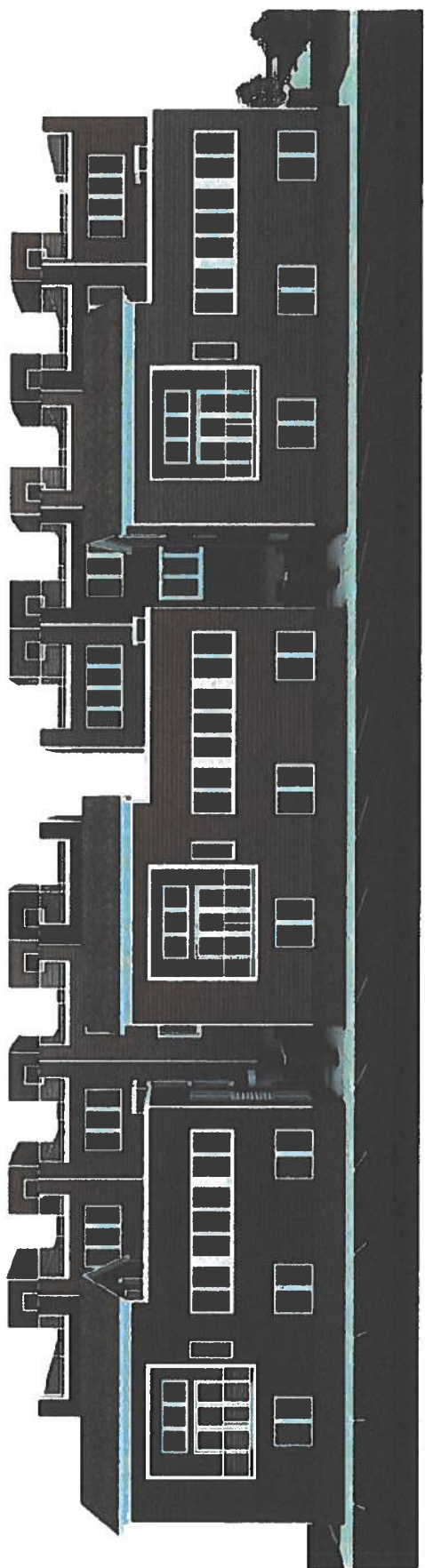
ZONING ELEVATIONS S.C.1C







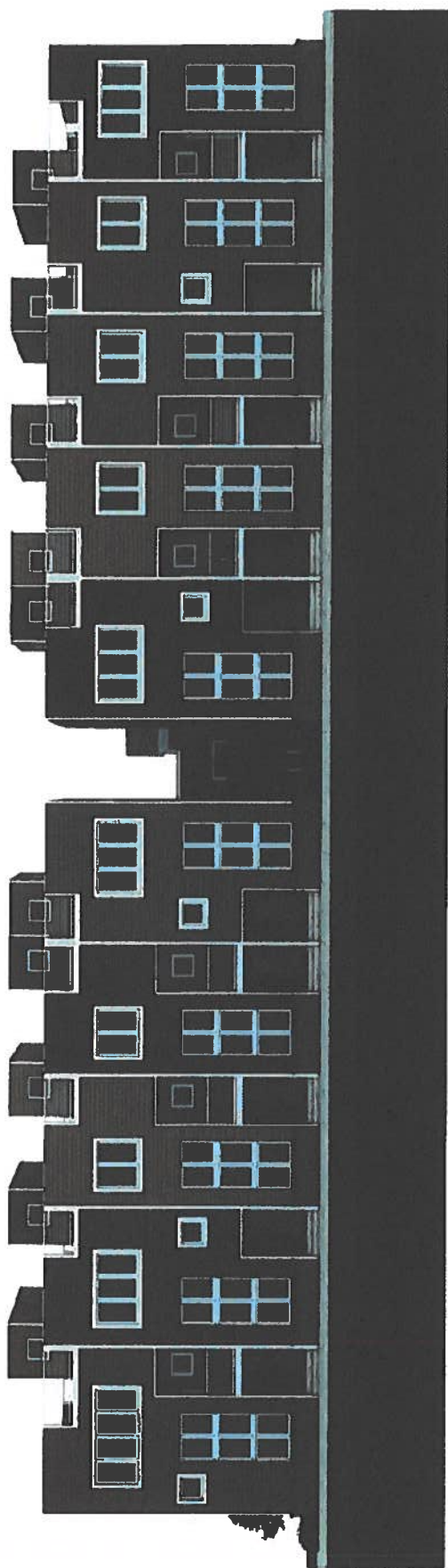
















# YOUNG PROFESSIONALS WEEK 2019

## Calendar of Events

JULY 12 (12PM-2PM): KEYNOTE LUNCHEON WITH JAY CRAWFORD @ CASTAWAY BAY \$20

JULY 12 (6PM-9PM): PARTY AT THE PLAZA @ SCHADE-MYLANDER PLAZA IN DOWNTOWN SANDUSKY

JULY 13 (8AM-11AM & 11AM-2:30PM): "HELPING HABITAT" @ 823 3RD ST. SANDUSKY  
(LUNCH PROVIDED BY GREAT LAKES GRINDERS)

JULY 14 (TIME TBD): ROOFTOP BRUNCH @ MOSELEY'S IN DOWNTOWN SANDUSKY

JULY 15 (8AM): WAKE UP! MAKING MONEY MOVES @ BOOMTOWN COFFEE

JULY 15 (5:30PM-7:30PM): TRIVIA AT THE TAPHOUSE @ SMALL CITY TAP HOUSE \$5

JULY 16 (9:30AM-11:30AM/LOCATION TBD): WELL BLENDED: SMOOTHIES & CIVICS WITH LOCAL INTERNS \$5

JULY 16 (7PM-9PM): "ON THE WATER" CRUISING & CONVERSATION: ABOARD THE GOODTIME 1 W/ SPECIAL SPEAKER \$1

JULY 17 (NOON-2PM): FROM THE VINE: WHAT A TOMATO REPRESENTS @ MUCCI FARMS IN HURON \$5

JULY 18 (6PM-8PM): ASK THE ENTREPRENEURS: LOCAL ENTREPRENEURS SESSION @ MARKETPLACE AT COOKE \$5

JULY 19 (8AM): WAKE UP! YOUR PLACE IN THE WORKPLACE @ SANDUSKY CITY HALL

JULY 19 (6PM-9PM): PARTY AT THE PLAZA @ SCHADE-MYLANDER PLAZA IN DOWNTOWN SANDUSKY



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For more info, visit:  
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Register Here <http://bit.ly/ncypweek2019>