



Planning Commission

City Building

City of Sandusky, Ohio 44870

**July 24th, 2019
1ST FLOOR CONFERENCE ROOM
240 COLUMBUS AVE
4:30 P.M.
AGENDA**

-
1. Meeting called to order – Roll Call
 2. Approval of the minutes from the special meeting held on May 22nd, 2019.

Public Hearing:

3. Lake Erie Shores and Islands has submitted a Planning Commission application for a conditional use permit for exterior signage above the first floor at 125 E. Water Street.
4. Daniel J. McGookey, on behalf of Theodore and Debra Peters, has submitted an application for an Amendment to the Zone Map for the property located at 2309 Columbus Avenue.
5. OSports, on behalf of Cedar Point Park, LLC has submitted an application for a conditional use permit for a digital message board sign for the Cedar Point Sports Center indoor recreation and medical facility to be located at 2700 Cleveland Road.

New Business

6. Jeff Rengel, on behalf of RLR Properties, has submitted a site plan application for a private storage building to be located on parcels 57-03841.000 and 57-03857.000 along First Street.
7. Josh Welfle, of Feick Design Group, on behalf of Balconi Monuments, Inc. has submitted a site plan application for a new building at 807 E. Perkins Avenue.
8. Steven J. Toft, on behalf of Toft Funeral Home and Crematory LLC. has submitted a site plan application for new construction of an 1,421 SF accessory building at 2001 Columbus Avenue to be used as a garage for vehicles and lawn equipment.

Old Business

9. Meeting Adjourned

NEXT MEETING: August 28th, 2019

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

CITY OF SANDUSKY, OHIO
DEPARTMENT OF
PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR CONDITIONAL USE
PERMIT FOR A DIGITAL MESSAGE BOARD
SIGN AT CEDAR POINT SPORTS CENTER
INDOOR FACILITY AT 2700 CLEVELAND
ROAD

Reference Number: PC-15-2019

Date of Report: July 16, 2019

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

OSports, on behalf of Cedar Point Park LLC, has submitted an application for a conditional use permit for a digital message board sign for the Cedar Point Sports Center indoor recreation and medical facility to be located at 2700 Cleveland Road. The property currently under construction is to be utilized as a multi-use indoor sports facility, and medical facility. The following information is relevant to this application:

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

Authorized Agent: OSports
1100 Superior Ave.
Suite 300
Cleveland, OH 44114

Site Location: 2700 Cleveland Road W.

Zoning: "CR" Commercial Recreation
North: "CR" Commercial Recreation
South: Perkins Township "I-1" Light Industrial
East: "CR" Commercial Recreation
West: "CR" Commercial Recreation

Existing Uses: Vacant Property

Proposed Uses: Multi-use indoor tournament sports park and medical facility

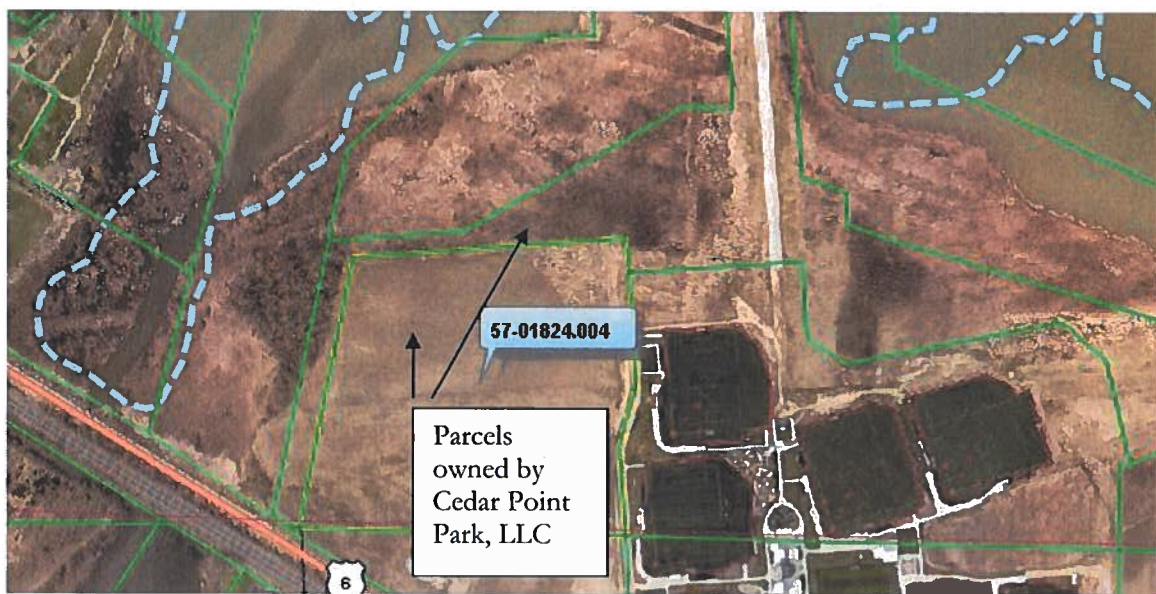
Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1137 Commercial Districts

SITE DESCRIPTION

The subject property is located at the edge of the city along Cleveland Road within the "CR" Commercial Recreation Zoning District. The subject property is located within both the City of Sandusky and Perkins Township. The portion of the property located within the City of Sandusky is directly adjacent to "CR" Commercial Recreation, further to the west there is property zoned "CS" commercial service. A small portion of the property is located within Perkins Township, the majority of this area is zoned as "I-1" Light Industrial District, a small area along the north side of Cleveland Road is zoned as "R-1" Single Family Residential District but recently went through the rezoning process within the township. As stated, the area located within the City of Sandusky is zoned "CR" Commercial Recreation, which permits the following:

- (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, service and office as permitted in General Business districts

2700 Cleveland Road W.



Zone Map – Parcels Indicated



DIVISION OF PLANNING COMMENTS

The applicant has applied for a Conditional Use permit for a roughly 440 square foot digital message board sign for use at the Cedar Point Sports Center along the front façade of the building. Section 1143.06 states that electronic message board signs are prohibited unless approval through a conditional use permit. Staff believes that this wall sign will fit into the context of the site and will not be overly large when taken into context with the rest of the building façade. The Board of Zoning Appeals granted a variance for amount of wall signage permitted on site at the 7/18/19 meeting. Staff believes with the amount of linear frontage facing Cleveland Road there is a substantial amount of façade that will be enhanced with this signage. Staff also believes it is important to note that the setback from the street is very substantial and should not be detrimental to those driving vehicles.

The signage was also shown on the elevations when the indoor sports center went through site plan approval. Section 1143- Signage Regulations, does not prohibit the size of the digital message board sign that can be installed. The City of Sandusky currently has no specific regulations regarding digital message board signs beyond requiring them to receive a Conditional Use Permit, however, in the past staff has conditioned approval of roadside digital message board signs following the same criteria as ODOT.

ENGINEERING STAFF COMMENTS

The City Engineer has stated:

BUILDING STAFF COMMENTS

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

POLICE DEPARTMENT COMMENTS

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

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections to the proposed sign.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recognizes that while large this sign will aesthetically improve the building façade and is substantially setback from the street. As such, staff recommends approval of the Conditional Use permit for the digital message board sign located at 2700 Cleveland Road (Parcel 57-01824.004) with the following conditions:

1. The minimum display time shall be 10 seconds.
2. Brightness shall not impose hazard to pedestrian or vehicular traffic, nor a nuisance to surrounding properties.
3. No animations, videos, illumination with flashing lights.



CITY OF SANDUSKY APPLICATION FOR PLANNING COMMISSION APPROVAL

TYPE OF APPLICATION:

☒ **X**

**Conditional Use Permit
Flood Plain Variance
Other**

☐

**Similar Main Use
Front Yard Fence**

APPLICANT/AGENT INFORMATION:

Property Owner Name: CEDAR POINT PARK, LLC ONE

**Property Owner Address: CEDAR POINT ROAD
SANDUSKY, OHIO 44870**

Property Owner Telephone: 419.609.5770

Authorized Agent Name: OSPORTS

**Authorized Agent Address: 1100 SUPERIOR AVE., SUITE #300
CLEVELAND, OHIO 44114**

Authorized Agent Telephone: 216.861.2020

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: ADDRESS IS PENDING

**Legal Description of Property (check property deed for description):
OL 1 DAR SURVEY N SIDE CLEVELAND RD RAD LAND 18.5960A**

**Parcel Number: #57.01824.004 Zoning District: CR-COMMERICAL
RECREATIONAL**

DETAILED SITE INFORMATION:

Land Area of Property: 810,042 SF (sq. ft. or acres)

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

Building #1: 147,704 SF (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 22%

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: _____

CEDAR FAIR SPORTS COMPLEX: 121,520 SF

FIRELANDS MEDICAL FACILITY: 26,184 SF

Proposed Building Height (for any new construction): 48'-0"

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

Number of Off-Street Parking Spaces Provided: 897 SPACES

Parking Area Coverage (including driveways): 458,200 SF (in sq. ft.)

Landscaped Area: 204,138 SF (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

☒ X

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.):

**THE INTENT OF THIS APPLICATION IS TO RECEIVE APPROVAL
FOR THE 27'-7" x 15'-9" LED VIDEO BOARD LOCATED ON THE
SOUTH FACADE OF THE SPORTS CENTER, HUNG DIRECTLY
ABOVE THE TICKET BOOTH AREA (NEAR THE MAIN ENTRY TO
THE COMPLEX).**

REQUIRED SUBMITTALS:

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

Application Fee:

Similar Main Use: \$100.00

Front Yard Fence: no charge

Conditional Use Permit: \$100.00

Flood Plan Variance: \$100.00

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

APPLICATION AUTHORIZATION:

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

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

CEDAR POINT SPORTS CENTER

As owner of (ADDRESS IS PENDING) **(municipal street address of property), I hereby authorize** NICK BRADAC **to act on my behalf during the Planning Commission approval process.**

Alonso
Signature of Property Owner

6-5-19
Date

STAFF USE ONLY:

Date Application Accepted: _____ **Permit Number:** _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

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SIDE



1. LED SCREEN CONSISTS OF (28) LED CABINETS - (7) CABINETS WIDE BY (4) CABINETS TALL OF FLEXstorm IV SERIES. EACH CABINET IS 1200mm X 1200mm.
2. POWER CONSUMPTION IS APPROX 19,600W MAX. 6,533W AVG. REQUIRES (7) 208V 20A CKTS ON BARE LEADS WITHIN WEATHERPROOF J-BOXES LOCATED WHERE SHOWN.
3. LED SCREEN REQUIRES A MIN OF (3) CAT5e UTP CABLES ON RJ45 JACKS WITHIN WEATHERPROOF J-BOX LOCATED WHERE SHOWN.
4. TOTAL SCREEN WEIGHT IS APPROX 2950lbs INCLUDING STRUT CHANNEL.
5. ☐ = (1) 208V 20A CKT ON BARE LEADS WITHIN WEATHERPROOF J-BOX.
5. ☐ = (3) CAT5e SOLID UTP CABLES ON RJ45 JACKS WITHIN A WEATHERPROOF J-BOX BACK TO SENDER.



CEDAR POINT SPORTS CENTER **CEDAR FAIR ENTERTAINMENT COMPANY**

ONE CEDAR POINT DRIVE
 SANDUSKY, OHIO 44870



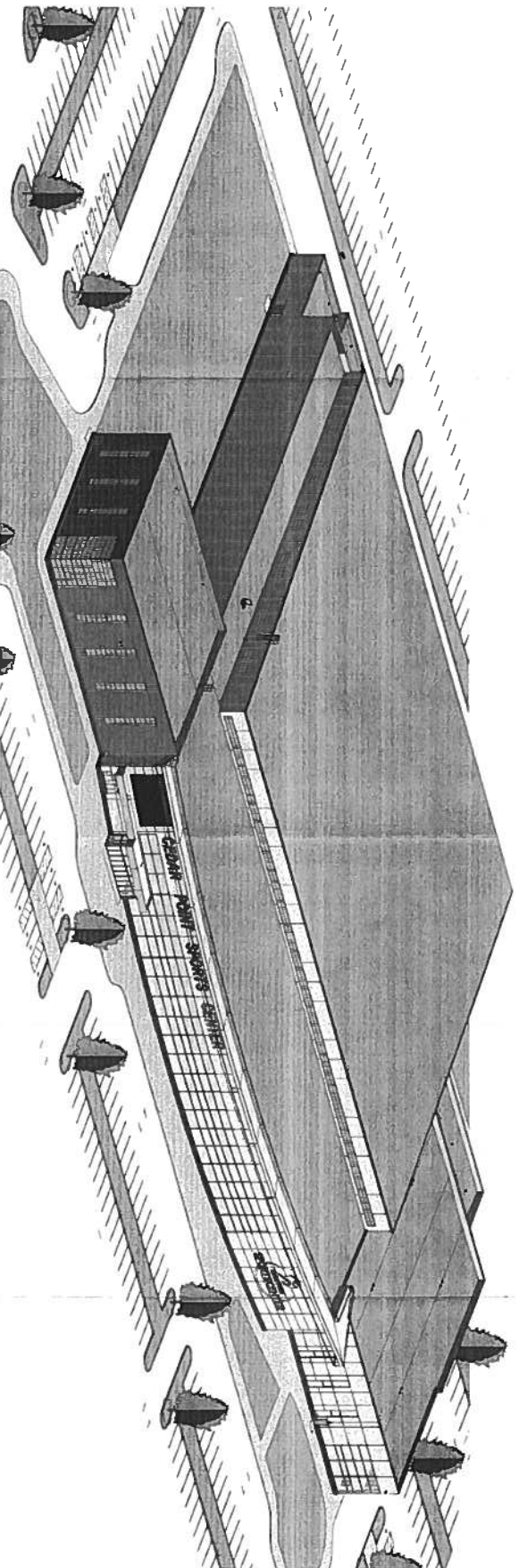
CONFORMED SET

LOCATION MAP



CONTACT INFORMATION

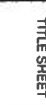
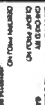
DYN DYN, ACT. JON ZEGAL EMAIL: JZEGAL@DYN.COM PHONE: 815 280 DYN, INC. 10000 DYN DRIVE SANDUSKY, OHIO 44870 PHONE: 815 280	BLANCK BLANCK, DAVE VANLIER EMAIL: DAVE.VANLIER@BLANCK.COM PHONE: 815 280 BLANCK, INC. 10000 BLANCK DRIVE SANDUSKY, OHIO 44870 PHONE: 815 280
STONER STONER, JEFF HOLLER EMAIL: JEFF.HOLLER@STONER.COM PHONE: 815 280 STONER, INC. 10000 STONER DRIVE SANDUSKY, OHIO 44870 PHONE: 815 280	TIGER TIGER, CAROL AND EMAIL: CAROL@TIGER.COM PHONE: 815 280 TIGER, INC. 10000 TIGER DRIVE SANDUSKY, OHIO 44870 PHONE: 815 280



OSPORTS

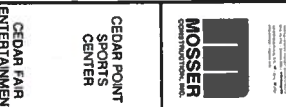


OSPORTS



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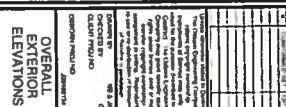
1 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION



OVERALL EXTERIOR ELEVATIONS
 A2-001

OSPORTS
 OSBORN
 MOSSER
 CEDAR FAIR ENTERTAINMENT COMPANY

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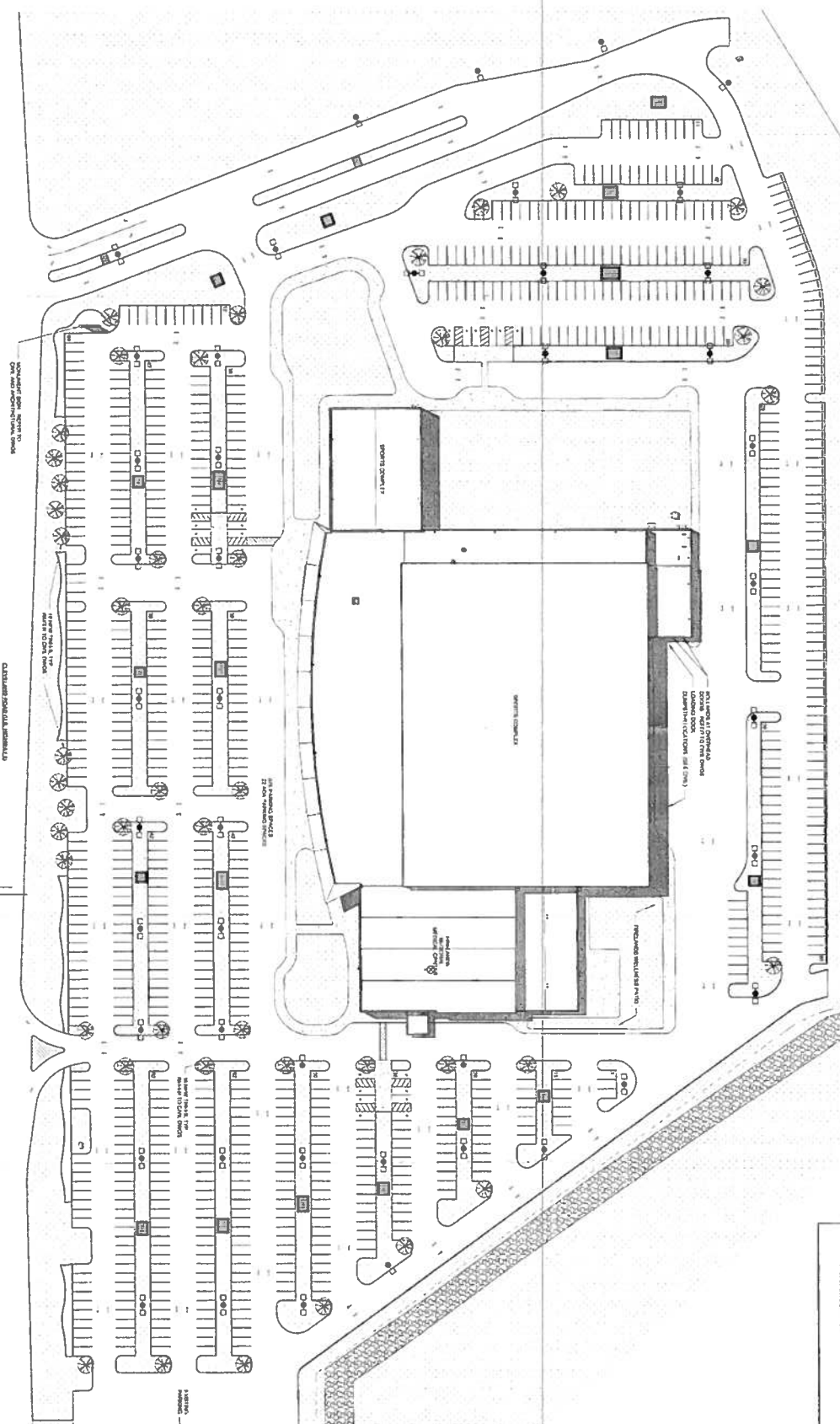
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OSPORTS
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 MOSSER
 CEDAR FAIR ENTERTAINMENT COMPANY

Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s*, Table 1.1.


[illegible]




Cedar Fair
Amusement Group



OSPORTS
THE BEST INVESTMENT™



OSBORN
P&O BUILDINGS



MOSSER
CONSTRUCTION, INC.

CEDAR POINT
SPORTS
CENTER

CEDAR FAIR
ENTERTAINMENT
COMPANY

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CEDAR POINT SPORTS CENTER CEDAR FAIR ENTERTAINMENT COMPANY

ONE CEDAR POINT DRIVE
SANDUSKY, OHIO 44870



**Cedar Point
SPORTS
CENTER**

CONFORMED SET

LOCATION MAP



CONTACT INFORMATION

GENERAL CONTRACTOR
Cedar Point Sports Center
Cedar Point, OH 44870
PHONE EXT. 3000
EMAIL: CEDARPOINT@CSPC.COM

ARCHITECT
Cedar Point Sports Center
Cedar Point, OH 44870
PHONE EXT. 3000
EMAIL: CEDARPOINT@CSPC.COM

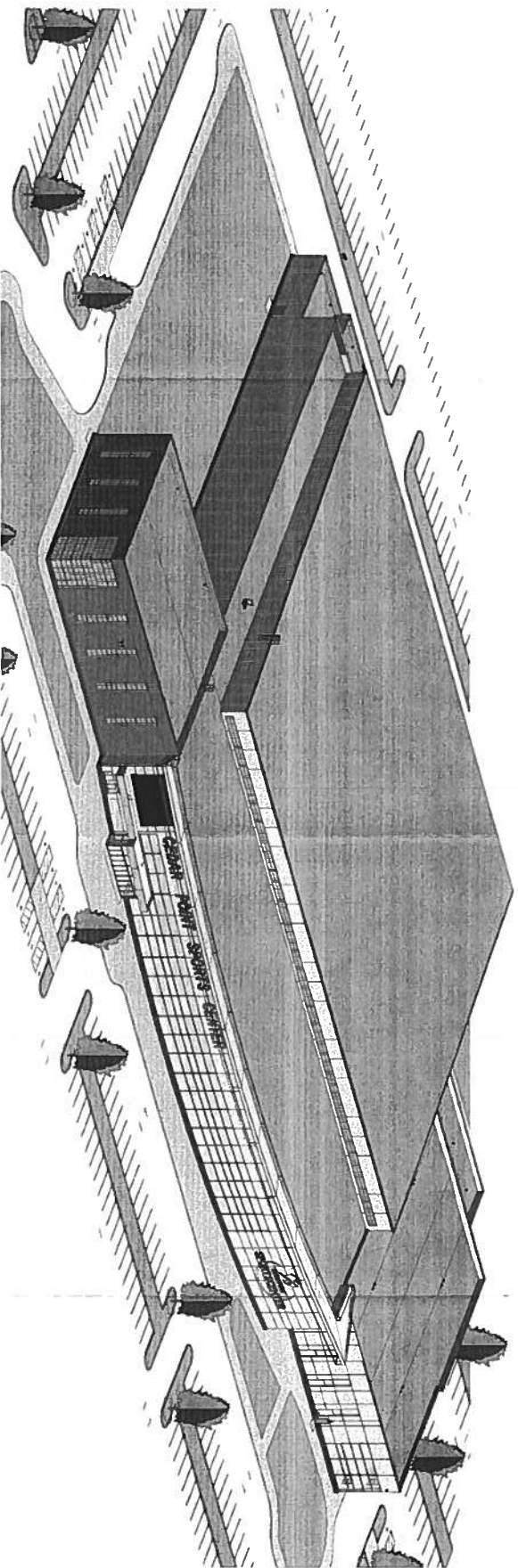
ENGINEER
Cedar Point Sports Center
Cedar Point, OH 44870
PHONE EXT. 3000
EMAIL: CEDARPOINT@CSPC.COM

LANDSCAPE ARCHITECT
Cedar Point Sports Center
Cedar Point, OH 44870
PHONE EXT. 3000
EMAIL: CEDARPOINT@CSPC.COM



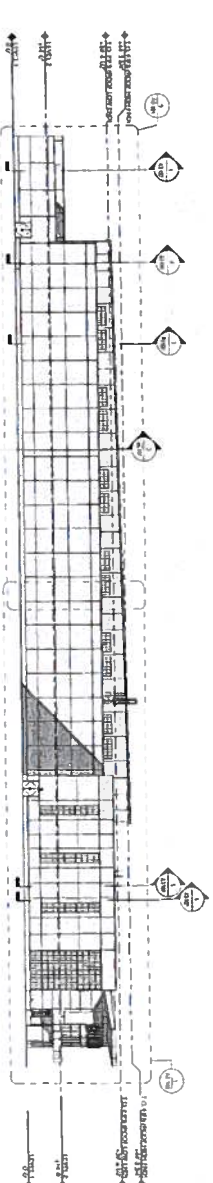
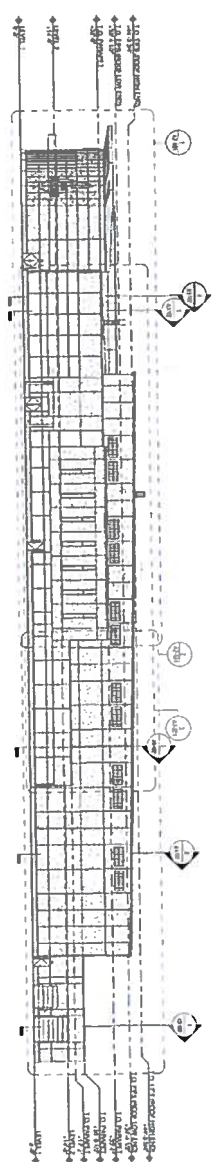
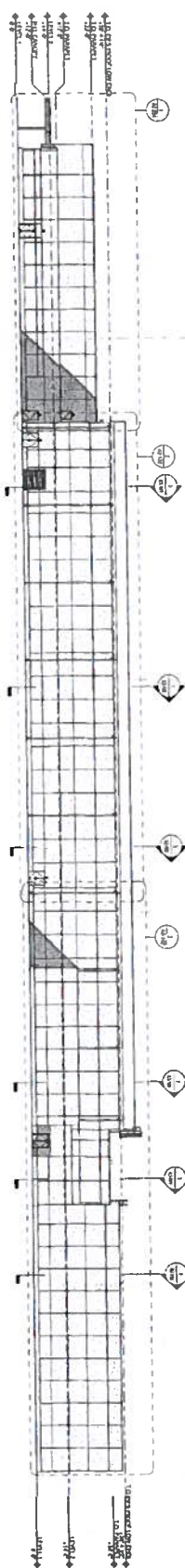
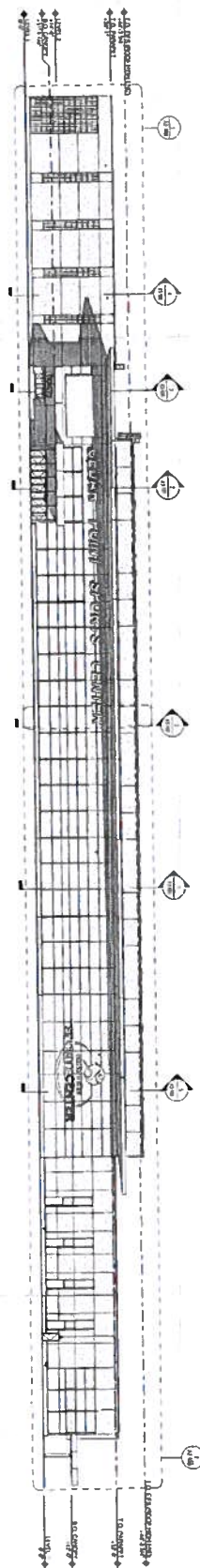
CEDAR POINT
SPORTS
CENTER

CEDAR FAIR
ENTERTAINMENT
COMPANY

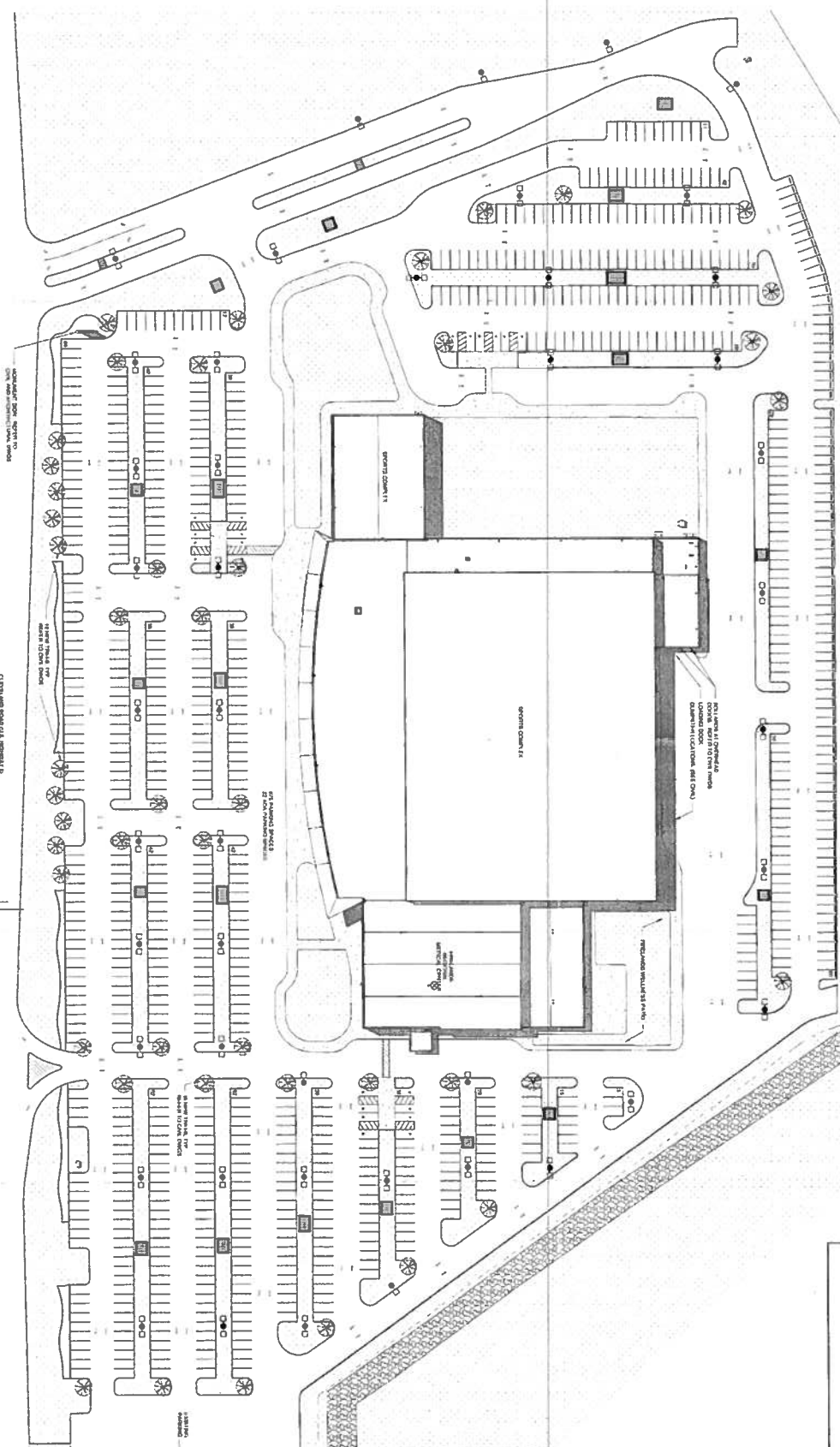


TITLE SHEET

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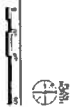


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**CEDAR POINT
SPORTS
CENTER**

[illegible]

1 SITE PLAN
SCALE: 1" = 40' 0"



A1-000

PLANNING COMMISSION REPORT

APPLICATION FOR A CONDITIONAL USE PERMIT FOR EXTERIOR SIGNAGE ABOVE THE FIRST FLOOR AT 125 EAST WATER STREET

Reference Number: PCONDU19-0005

Date of Report: July 16, 2019

Report Author: Tom Horsman, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Lake Erie Shores and Islands has submitted a Planning Commission application for conditional use permit for exterior signage above the first floor at 125 East Water Street. The following information is relevant to this application:

Applicant: Lake Erie Shores and Islands
125 E. Water St.
Sandusky, Ohio 44870

Owner: Renaissance Too
PO Box 10270
Sandusky, Ohio 44870

Site Location: 125 East Water St.
Sandusky, Ohio 44870

Zoning: "DBD" Downtown Business District

Surrounding Zoning: "DBD" Downtown Business District

Existing Uses: Vacant

Proposed Use: Office and residential

Proposed Project: Exterior Signage

SITE DESCRIPTION

125 E. Water St.



Building Façade with Signage Circa 1890s and Proposed New Signage



DEPARTMENT OF PLANNING COMMENTS

The applicant has submitted an application for a Conditional Use Permit to install exterior signage above the first floor. The Sandusky Zoning Code prohibits signage located above the first floor, unless it is granted a Conditional Use Permit. The signage will be affixed above the second floor windows in an existing recessed panel on the south wall and above the first floor windows on the north wall. The recessed panel on the south wall had been used historically for signage as shown in the photo on the previous page. The signs will be routed ¾" PVC board with raised letters and borders and the background will be painted with semi gloss exterior house paint and the white letters and border will be covered in white vinyl graphics. The signs will be screwed to 1"x2" square aluminum extruded tubing and attached to the masonry with approximately 10 3" masonry screws. The manufacturer of this sign also produced the sign for the Reber Building, just a few doors down from 125 E. Water.

The Landmark Commission approved a Certificate of Appropriateness for the signage on July 17th, 2019.

ENGINEERING STAFF COMMENTS

Engineering has no issues

BUILDING STAFF COMMENTS

Building has no issues

POLICE DEPARTMENT COMMENTS

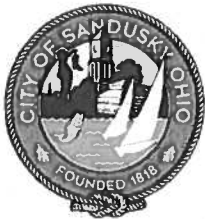
Police has no issues

FIRE DEPARTMENT COMMENTS

Fire has no issues

CONCLUSION/RECOMMENDATION

Staff recommends the granting of the Conditional Use Permit for the signage. The signage will be located in a space that has historically been used for signage, which is in accordance with our Sandusky Preservation Design Guidelines.



CITY OF SANDUSKY

APPLICATION FOR PLANNING COMMISSION APPROVAL

TYPE OF APPLICATION:

☒ **Conditional Use Permit** ☐ **Similar Main Use**
☐ **Flood Plain Variance** ☐ **Front Yard Fence**
☐ **Other**

APPLICANT/AGENT INFORMATION:

Property Owner Name: Renaissance Too, LLC.
Property Owner Address: 212 E Water St.
Sandusky, OH 44870
Property Owner Telephone: 419.277.0815
Authorized Agent Name: Dawn Weinhardt, Lake Erie Shores & Islands
Authorized Agent Address: 216 E Water St., Sandusky, OH 44870
Authorized Agent Telephone: 419.625.3229

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 125 E Water St., Sandusky

Legal Description of Property (check property deed for description):
57 ALL S OF RR ST 33X80'

Parcel Number: 56-01387.00 **Zoning District:** _____

DETAILED SITE INFORMATION:

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

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

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

Building #2: _____

Building #3: _____

Additional: _____

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

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

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

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

Landscaped Area: _____ (in sq. ft.)

REQUIRED SUBMITTALS:

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

Application Fee:

Similar Main Use: \$100.00

Front Yard Fence: no charge

Conditional Use Permit: \$100.00

Flood Plan Variance: \$100.00

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

APPLICATION AUTHORIZATION:

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

Dawn M. Weinhardt
Signature of Owner or Agent

7-8-19

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 125 E. Water St. (municipal street address of property), I hereby authorize Dawn Weinhardt, Lake Erie Shores & Islands to act on my behalf during the Planning Commission approval process.

Robert A. [Signature], Manager
Signature of Property Owner

7-8-19

Date

Renaissance to LLC

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

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.):

Place signage for Lake Erie Shores & Islands Welcome Center on the front of the Welcome Center above the second story windows and on back of the building above the first floor windows. We plan to produce signage that would be similar to the type of signage that would have originally been used when the building was first built.



(2) Signs to fit into brick area on front and stone area on back of the building as shown. Signs to be routed 3/4" thick PVC board with raised letters and borders, painted to specs with the background painted with semi gloss exterior house paint and the white letters and borders to be covered in white vinyl graphics. The signs are to be screwed to 1"x2" square aluminum extruded tubing then attached to the masonry with approximately (10) 3" masonry screws.

Permits acquired by Lake Erie Shores and Islands.

Cost per sign, fabricated and installed: \$2,370.00 plus tax if applicable for the total of:
\$4,740.00

CITY OF SANDUSKY, OHIO
DEPARTMENT OF
PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR
MAP AMENDMENTS TO
2309 COLUMBUS AVENUE (PARCEL# 57-
1468.000)

Reference Number: PC-14-19

Date of Report: July 16, 2019

Report Author: Greg Voltz, Planner

City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Daniel J. McGookey, on behalf of Theodore and Debra Peters, has submitted an application for an Amendment to the Zone Map. The properties located at 2309 Columbus Avenue, currently zoned as “R1-40” Single-Family Residential. The applicant is proposing to rezone the property to “RRB” Residential/Business. The following information is relevant to this application:

Applicant: Theodore and Debra Peters
2315 Columbus Avenue
Sandusky, Ohio 44870

Authorized Agent: Daniel L. McGookey
225 Meigs Street
Sandusky, Ohio 44870

Site Location: 2309 Columbus Avenue

Zoning: “R1-40” Single-Family Residential

Adjacent Zoning
& Uses: North: “R1-40” Single-Family Residential/Residential
East: “R1-60” Single-Family Residential/Residential
South: “R1-40” Single-Family Residential/Residential
West: “R1-40” Single-Family Residential/Residential

Proposed Zoning: “RRB” – Residential/Business

Existing Uses: Vacant Building

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1113 Amendments to the Zone Map & Zoning Code
Chapter 1129 Residential Districts

SITE DESCRIPTION

The subject property is located along Columbus Avenue about two blocks north of Perkins Avenue. The property has been vacant for numerous years as the interior floor plan of the building makes it difficult to renovate into a single family residence. The property has attempted to be utilized for a variety of uses after the doctors office close a few years back.

The subject property is surrounded by residential, however the subject property is on a block that has a mix of zoning districts with Local Business, Auto Parking, General Business, and Residential.

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



2309 Columbus Avenue



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

As the Commission will recall this site has come to the Commission and Board of Zoning Appeals for a few different uses over the course of the past few years. However, these uses never materialized. The site was previously approved for a contractor office and a use variance was request for transient rental, which was not granted through the Board of Zoning Appeals. The applicant is the neighboring property owner and has stated that the building makes it difficult to turn into a Single-Family Residential unit and by changing this zoning to “RRB” this could allow for a variety of other uses while still having a check on future business to what will go into the property by requiring a conditional use for a variety of stores and services.

The City adopted the Bicentennial Vision/ Comprehensive Plan, which outlines a citywide development plan for the next ten years. Following the approval of this plan, it is the responsibility of Planning Staff to review the areas of the city that will need to be rezoned to carry out the vision of this plan. Although, within this specific area, the Comprehensive Plan doesn't have a recommendation for new uses, Planning Staff believes the properties would be logistically suited for Residential/Business use, also keeping in mind that the we haven't received any objection to this date from adjacent neighbors.

The proposed zoning amendment does address a few priorities in the Bicentennial Vision as well.

Vibrant City:

- **Reclaim and repurpose blighted land/sites for industrial redevelopment/commercial redevelopment.** This property has sat vacant for many years and which could lead to future blight if left vacant, the proposed zoning amendment would allow this area to be development for commercial use.

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) **Whenever a general hardship prevails throughout a given district;**
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the property owner has received inquiries for commercial development, and not single-family residential and the surrounding block is currently zoned as a mix of uses, Staff would support the zoning amendment. Staff believes that, with the requirement for Conditional Use Permits for a variety of uses, this will safeguard the community from unwanted future developments. Staff also notes that both Residential/Business and Local Business exist throughout the City on sites that are either single parcels or just a few parcels.

Lastly, whatever development may locate on this site may require Site Plan Off-Street Parking approval by Planning Commission.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed zoning amendment and has no objections.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections.

POLICE DEPARTMENT COMMENTS

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

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed zone map amendment and has no objections

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed amendment to the Zone Map for the subject properties. The Bicentennial Vision supports reclamation of blighted properties for commercial development, and as being a major corridor this could beautify a corridor. Lastly, many potential uses within an "RRB" district will still require a conditional use permit, or site plan approval, or both.



DEPARTMENT of PLANNING

240 Columbus Ave
Sandusky, Ohio 44870
419.627.5715
www.cityofsandusky.com

CITY OF SANDUSKY
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

The City of Sandusky Ohio City Commission will conduct a "Public Hearing" during the course of their meeting on Wednesday, July 24th, 2019 at 4:30p.m. in the 1st floor conference room, City Building, 240 Columbus Ave, Sandusky, Ohio to consider the following:

1. An application for an amendment to the Zoning Map has been filled by Daniel McGookey on behalf of Theodore and Debra Peters for 2309 Columbus Avenue parcel #57-01486.000. The rezoning from "R1-40" / Single-Family Residential to "RRB" / Residential/Business is requested.

Further details and information with respect to the above may be obtained during normal business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m.) from the Division of Planning, City Building, 240 Columbus Ave, Sandusky, Ohio, 419-627-5973. All persons interested in or affected by this request will have the right and opportunity to be heard at this meeting.

Greg Voltz

July 8th, 2019



**CITY OF SANDUSKY
PLANNING DIVISION
APPLICATION FOR PLANNING COMMISSION
APPROVAL**

☒ Amendment to the Zone Map/Rezoning

APPLICANT/AGENT INFORMATION:

Property Owner Name: Theodore + Debra Peters

Property Owner Address: 2315
~~2309~~ Columbus Ave.
Sandusky, Oh 44870

Property Owner Telephone: 419-656-0817 ☒ Check if okay to text

Email: Kayjacbru@gmail.com

Authorized Agent Name: Daniel L. McGookey

Authorized Agent Address: 225 Meigs Street
Sandusky, Ohio 44870

Authorized Agent Telephone: 419-271-5694 ☒ Check if okay to text

Email: dmcgookey@mcgookeylaw.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2309 Columbus Ave, Sandusky,
Ohio 44870

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

See attached Exhibit "A"

Parcel Number: 57-01486.000 Zoning District: R1-40

DETAILED SITE INFORMATION:

Land Area of Property: .1516 (sq. ft. or acres)

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

Building #1: 1800 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 27.5%

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:

100%

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

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

Number of Off-Street Parking Spaces Provided: 9 (see Exhibit "B")

Parking Area Coverage (including driveways): 900 (in sq. ft.)

Landscaped Area: 4700 (in sq. ft.)

Requested Zoning District Classification: RR-B

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

6/17/19
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2309 Columbus Ave, Sandusky, Oh 44870 (municipal street address of property), I hereby authorize Daniel McGookey to act on my behalf during the Planning Commission approval process.


Signature of Property Owner

6/28/19
Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

APPLICATION MUST BE FILLED OUT COMPLETELY!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

"Exhibit A"

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	20.00
Exempt:	
R.E. TRANSFER:	
\$	60.00
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	50
Date:	7-25-18

Pet R.C. 319.203
Erie County Auditor/Engineer
Date
Richard H. Jeffrey

Barbara A. Sessler
County Recorder, Erie County OH

201806481 Total Pages: 2
07/25/2018 01:35:35 PM Fees: \$28.00

First American Title DEED OF TRUSTEE

#252563

PAMELA FIDLER, SUCCESSOR TRUSTEE OF THE ROBERT G. FIDLER, SR. TRUST dated December 28, 2008 ("Grantor"), by the power conferred by Robert G. Fidler, Sr. and grants, with fiduciary covenants, to **THEODORE R. PETERS** and **DEBRA A. PETERS**, husband and wife ("Grantees"), whose tax mailing address is 2309 Columbus Avenue, Sandusky, Ohio 44870, the following real property:

Real property in the City of Sandusky, County of Erie, State of Ohio, and is described as follows:
Being Lot Number Two Hundred Thirty-Eight (238) on Columbus Avenue, in James Flynn, et al. Subdivision of Outlots 57 and 58 South of Southwark, as per plat recorded in Volume 3 of Plats, Page 22, Erie County, Ohio records

Prior Instrument Reference: Recorder's File No. 201000275, Erie County, Ohio Records.

Auditor's Parcel Number: 57-01486.000

To have and to hold the above-granted and bargained premises, with all the privileges and appurtenances thereunto belonging to the said Grantees, and for their joint lives, to the remainder to the survivor of Grantees, and to the survivor's heirs and assigns forever. And the said Grantor, for their heirs and assigns, does hereby covenant with the said Grantees, their heirs and assigns, that is lawfully seized of the premises aforesaid; that the said premises are free and clear of all encumbrances, whatsoever except those created by Grantees, zoning ordinances, legal highways, restrictions and easements of record created or reserved as a part of a general plan in and for the subdivision in which the property is located, and taxes and assessments due and payable for the current tax year and thereafter, and that she will forever warrant and defend the same, with the appurtenances, unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except as noted above.

[Print](#) | [Back](#)

Erie County GIS



Notes

4 parking spaces to the west of bldg.
5 parking spaces off alley behind bldg.

Exhibit "B"
Parking Plan for 2309 Columbus Ave

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
OF A PRIVATE STORAGE BUILDING TO BE
LOCATED ON PARCELS 57-03841.000, 57-
03858.000, AND 57-03857.000.

Reference Number: PC-10-19

Date of Report: 06-14-2019

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Jeff Rengel, on behalf of RLR Properties, has submitted a site plan application for a private storage building to be located on parcels 57-03841.000, 57-03858.000, and 57-03857.000 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 Rengel
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

SITE DESCRIPTION

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.

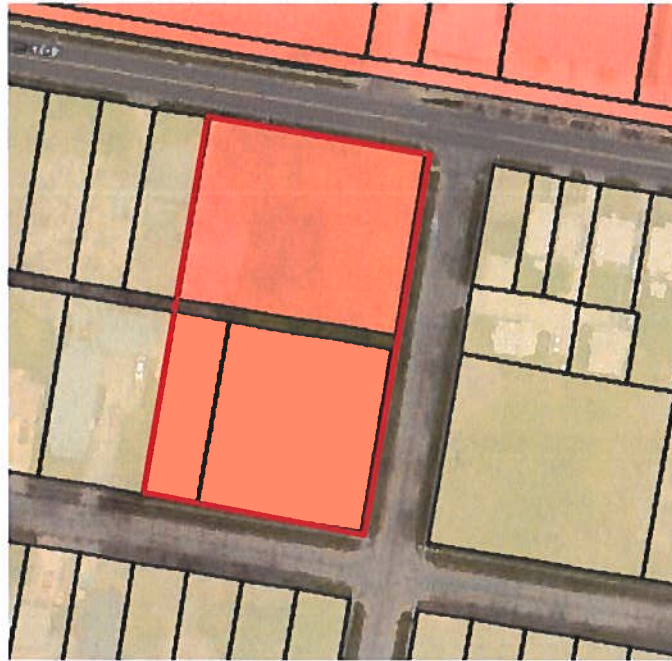
(a) Main Buildings and Uses.

- (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

DIVISION OF PLANNING COMMENTS

At the June meeting this site plan application was tabled due to lack of information on site plan, and the drawing wasn't to scale. 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 from the previous meeting for the alley vacation also submitted by the property owner for these parcels. At the June Planning Commission the Commission recommended that the alley be vacated, and it will be heard by City Commission in August.

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, with the current proposed use, 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. If the use of the property ever changes to commercial use, off-street parking will need to be provided in according with the zoning code.

ENGINEERING STAFF COMMENTS

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

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

POLICE DEPARTMENT COMMENTS

The Police Department has reviewed the site plan and has no issues.

FIRE DEPARTMENT COMMENTS

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

CONCLUSION/RECOMMENDATION

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
4. A landscaping plan shall be submitted for staff approval.



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 - WILLOW - 2nd ST)

Legal Description of Property (check property deed for description):
LOTS 400-407

Parcel Number: 57-03858.000
57-03857.000
57-03844.000

Zoning District: CR
(recent change)

DETAILED SITE INFORMATION:

Land Area of Property: 43,200 ft² (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 ft² 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.)
Grass 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. & 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 1st & 2nd streets. no business or
set hours of operation. no rental or
transient transactions. Morton Building Contractors
(Brian Kropp 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 *4-17-19*
Signature of Owner or Agent 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

Rengel *5-24-19*
Signature of Property Owner 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!

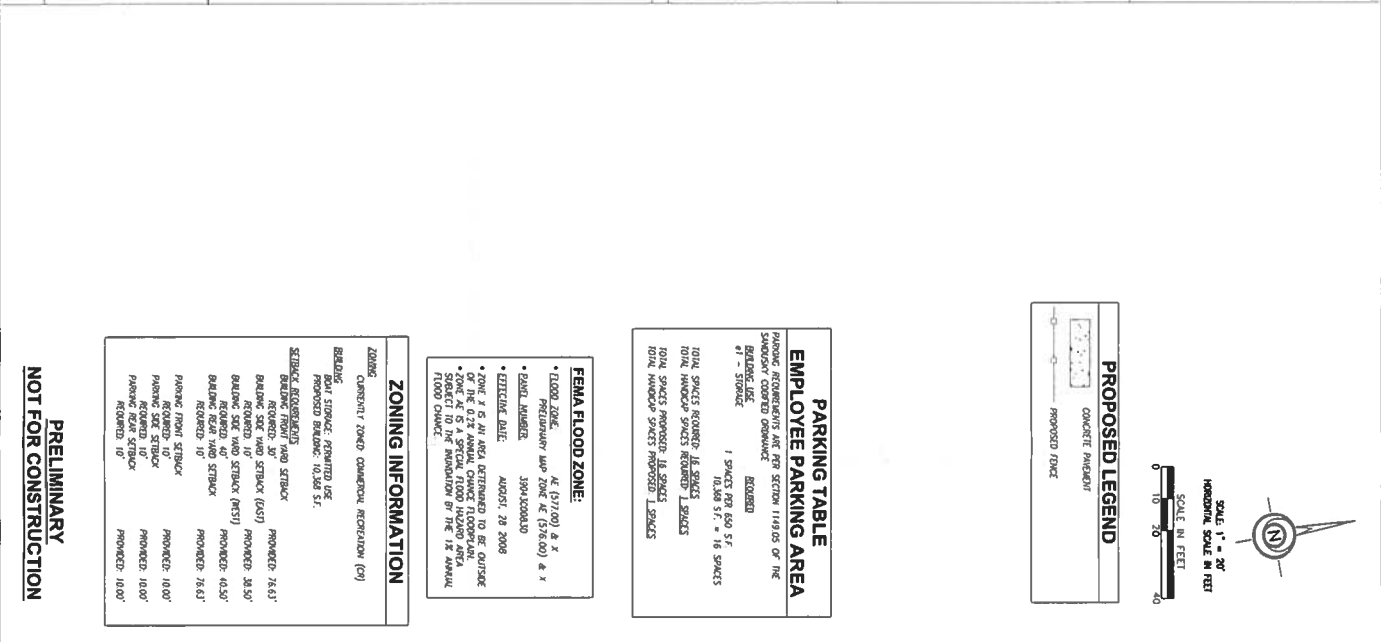
STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____





JOB NO. 233719 DATE 7/15/19 FILE NO. 2337-0000040 SHEET NO. 1 OF 1	POWER'S SITE PLAN PRELIMINARY SITE DEVELOPMENT SITE LAYOUT CITY OF SANDUSKY, ERIE COUNTY, OHIO	REVISIONS:
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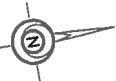
S 80°12'47" E 979.08

SECOND ST. (50')


WILDMAN ST. (50')

PROPOSED LEGEND

	CONCRETE PIER
	PROPOSED ROAD



SCALE: 1" = 20'
HORIZONTAL SCALE IN FEET

A horizontal scale bar with a black and white alternating pattern. It is marked with the numbers 0, 10, 20, and 40 at regular intervals.

EMPLOYEE PARKING AREA

SPACING REQUIREMENTS ARE PER SECTION 1149.05 OF THE
STANDARD COUNTY ORDINANCE

BLANKET USE	REQUIRED
#1 - STORAGE	1 SPACES PER 50 S.F. 10,140 S.F. = 16 SPACES
TOTAL SPACES REQUIRED: 16 SPACES	
TOTAL AVAILABLE SPACES REQUIRED: 1 SPACES	
TOTAL SPACES PROPOSED: 16 SPACES	
TOTAL AVAILABLE SPACES PROPOSED: 1 SPACES	

FEMA FLOOD ZONE:

- **FLOOD ZONE:** *AE* (577.00) & *X*
PRELIMINARY MAP ZONE AE (576.00) & *X*
- **PLAIN NUMBER:** 39043C00030
- **EFFECTIVE DATE:** AUGUST, 28 2008
- **ZONE X IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.**
• **ZONE AE IS A SPECIAL HAZARD AREA**
• **SUBJECT TO THE INUNDATION BY THE 1% ANNUAL FLOOD CHANCE.**

ZONING
CURRENTLY ZONED: COMMERCIAL RECREATION (CR)

BALANCE		SECTOR, RECOVERED/USED	
RAW STOCK	PERMITTED USE	BALANCE, RAW STOCK	PROVED: 76.67
PROCESSED BALANCE	10.34 S.F.	RECOVERED: 30	PROVED: 38.50
BALANCE, S&W STOCK	PROVED: 46.57	BALANCE, S&W STOCK	PROVED: 40.50
RECOVERED: 40	PROVED: 76.67	BALANCE, REAR STOCK	PROVED: 10.00
RECOVERED: 10		PROVED: 10.00	

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.:	273719
DRN BY:	KMG
FILE NO.:	2737-SOURCE
DATE:	7/15/19
SHEET NO.:	1 OF 1

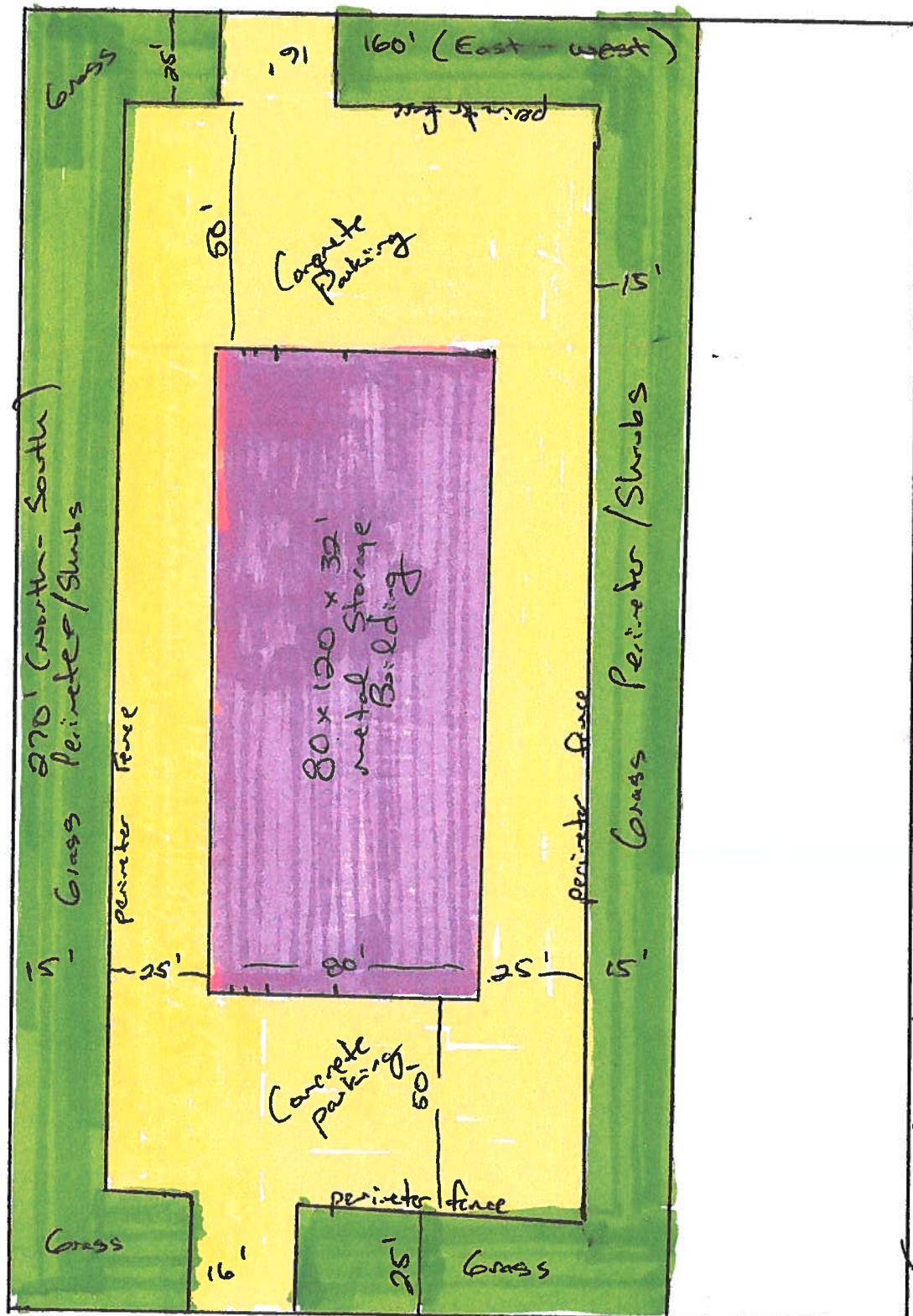
Aerial View

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

Second St

Wildman St.

Farwell St



First St

bucket
corner
over
500
bucket

Mike : Monica Ponce
419-681-0092
419-681-2441

Buried 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.

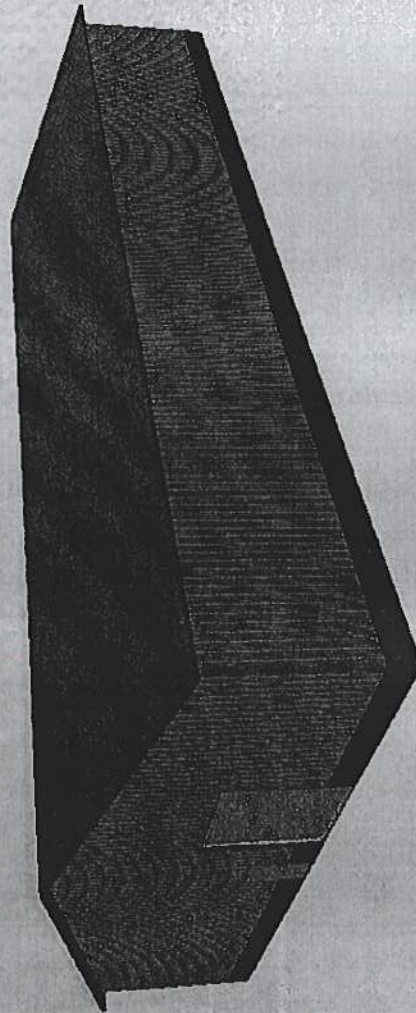
Install (2) 14'2' x 14' trinar white flush panel Haas 616 , with high lift track with 68" headroom requirement. Includes jackshaft openers and remotes

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

Additional Information**Manually Added**

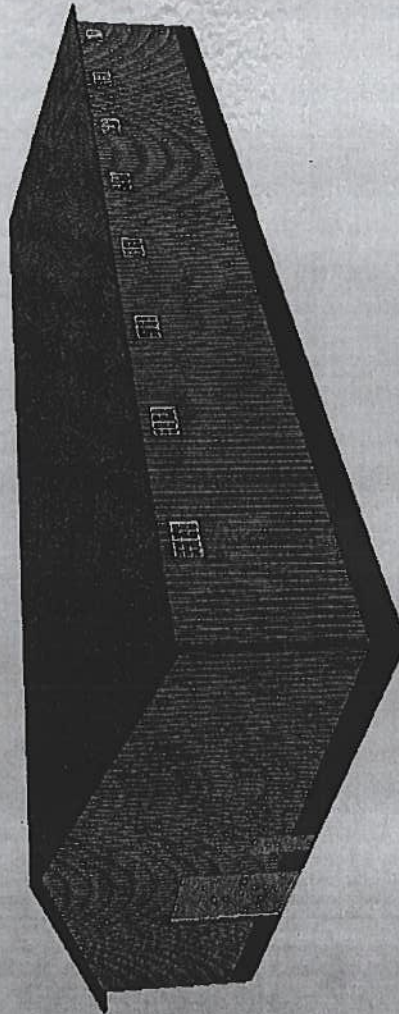
12.00 STANDARD STEEL SUPPORT COLUMN
128.00 LF DECK HEADER 3-2x12
2560.00 SQ FT FLOOR SYSTEM 2x12 @ 16" OC & 3/4 T&G
168.00 LF EXT WALL HEADER DIM LUMBER JOISTS (Trims NOT Included to Cover Header)
90.00 LF 2x4x8' STUDWALL 16" OC
1.00 STRAIGHT STAIRWAY W/ OPENING

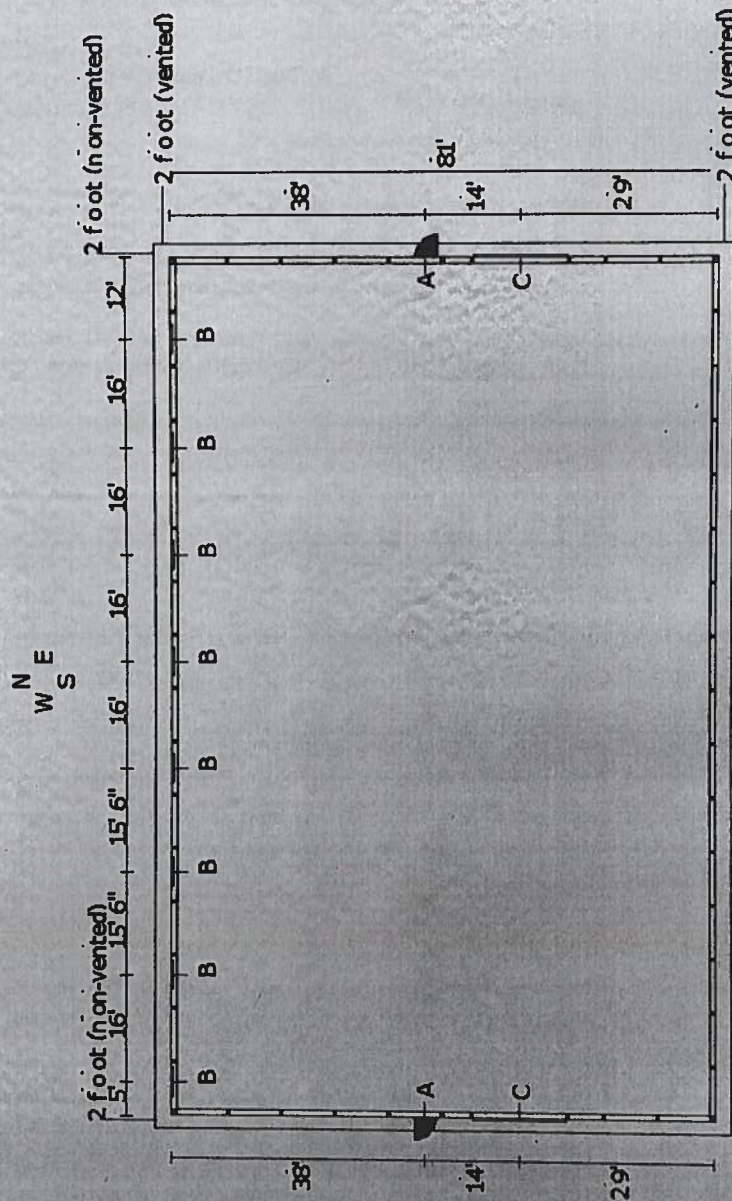
Perspective From The Southwest





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

APPLICATION FOR SITE PLAN REVISION
APPROVAL FOR ADDITIONAL BUILDING AT
807 E PERKINS AVENUE

Reference Number: PC-12-19

Date of Report: July 15, 2019

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Josh Welfle, of Feick Design Group, on behalf of Balconi Monument Inc., has submitted a site plan application for a new building at 807 E Perkins Avenue. The following information is relevant to this application:

Applicant: Balconi Monument Inc.
807 E. Perkins Avenue
Sandusky, Ohio 44870

Authorized Agent: Josh Welfle, Feick Design Group
224 East Water Street
Sandusky, Ohio 44870

Site Location: 807 E. Perkins Avenue

Zoning: "GB" General Business
Adjacent Zoning: North: "R1-40" Single-Family Residential
East: "PF" Public Facilities, "R1-40" Single-Family Residential
South: "C-1" Local Manufacturing (Perkins Township)
West: "GB" General Business

Parking: Existing – 8
Required – 23
Provided - 15

Existing Uses: Office, shop, and storage

Proposed Uses: Office, shop, and storage

Applicable Plans & Regulations:

- Sandusky Zoning Code Chapter
- Chapter 1149 Site Plan Review & Off-Street Parking
- Chapter 1133 Business Districts

SITE DESCRIPTION

The subject property is located at the intersection of Milan Road, Perkins Avenue and C Street. The site is adjacent to other general business uses, and near to residential and public facilities uses as well all within the City of Sandusky. The area is zoned “GB” General Business, which permits the following:

1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (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;**

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

807 E Perkins Avenue



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

This application is for a revision to a previously approved site plan application. During the May 2019 meeting the Planning Commission approved a site plan for a storage facility to be located at the site. During that meeting there was discussion about the General Business zoned lot that had a residential unit on it, and it was mentioned that the house would be demolished. After that approval the applicant believed that with that demolition it would be beneficial to utilize that space more and thus they have submitted the site plan revision.

The applicant is proposing to remove three small garage type buildings on the site, and construct a new larger storage building in its place. The applicant stated that the new building will be used for

storage. The site is currently used as office for Balconi Monuments, a shop for repair for the business, as well as storage for the business.

Staff does note that the proposed new building would bring the total required parking to 23 spaces, however due to the amount of new square footage being used for storage only, we do believe that 15 provided spaces are enough. The applicant has stated that they believe the 15 proposed spaces is more than enough for both employees and customers. If we base parking off of the office and repair shop this would require 11 spaces. Taking into the square footage of the two storage buildings the total would require the previously mentioned 23 spaces. Therefore, per section 1149.04 (C), the applicant is requesting Planning Commission waive 8 required parking spaces due to the use being storage.

PARKING CALCULATIONS				
BUILDING:	SIZE:	USE:	CALCULATION:	SPACES REQUIRED:
EXIST. SMALL STORAGE BLDG	1,274 S.F.	STORAGE	1 PER 650 S.F.	2 SPACES
EXIST. OFFICE	1,720 S.F.	BUSINESS	1 PER 250 S.F.	7 SPACES
EXIST. REPAIR SHOP	2,496 S.F.	SHOP	1 PER 650 S.F.	4 SPACES
PROPOSED LARGE STORAGE BLDG	6,000 S.F.	STORAGE	1 PER 650 S.F.	10 SPACES
TOTAL REQUIRED SPACES:				23 SPACES
TOTAL PROVIDED SPACES:				15 SPACES

With the previous site plan approval staff recommended that landscaping be added to the parking area along C Street. With the revision those landscaping islands have been added. However, one is shown in the right of way which may require an encroachment license.

ENGINEERING STAFF COMMENTS

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

BUILDING STAFF COMMENTS

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

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 site plan revision for 807 E Perkins Avenue with the following conditions:

1. The lots that the proposed new building will be constructed on will be combined prior to construction.
2. Applicant provides, for staff approval, a drawing showing circulation of vehicles on site.
3. All applicable permits are obtained prior to construction.
4. Vehicles will no longer be permitted to park in the right-of-way, and outside of curb cuts the areas no longer used for parking shall be returned to grass.



CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL



Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: BALCONI MONUMENT, INC.

Property Owner Address: 807 E. PERKINS AVE.

SANDUSKY, OH 44870

Property Owner Telephone: 419-626-5134

Authorized Agent Name: JOSH WELFLE, FEICK DESIGN GROUP

Authorized Agent Address: 224 E. WATER STREET

SANDUSKY, OH 44870

Authorized Agent Telephone: 419-625-2554

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 807 EAST PERKINS AVE

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

(VARIES PER PARCEL) - 337 339 341 PERKINS AVE W/ 1/4 069 N SIDE PERKINS AVE TO N 4083A
57-00161.00, 57-00162.00, 57-00163.00, ALL

Parcel Number: 57-00164.00, 57-04958.00

Zoning District: GB

DETAILED SITE INFORMATION:

Land Area of Property: 48,517 (sq. ft. or acres)

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

Building #1: 1,274 SF (in sq. ft.)

Building #2: 1,720 SF

Building #3: 2,496 SF

Additional: 7,200 SF (NEW BLDG)

Total Building Coverage (as % of lot area): 26.2%

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: RETAIL/OFFICE - 1,720 SF, REPAIR SHOP - 2,496 SF, STORAGE - 7,200 SF + 1,274 SF = 7,274 SF

Proposed Building Height (for any new construction): 20 FEET

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

Number of Off-Street Parking Spaces Provided: 15 SPACES

Parking Area Coverage (including driveways): 14,222 (in sq. ft.)

Landscaped Area: 21,605 (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 7,200 SF STORAGE BUILDING TO TAKE THE PLACE
OF 3-SMALL GARAGES ON BACK SIDE OF BALCONI
MONUMENTS SITE. NO CHANGES TO 3 BUILDINGS
FRONTING PERKINS AVE + MILAN ROAD. ADDING
3 PARKING SPACES, MAINTAINING 12 PARKING
SPACES AND EXPANDING CURB CUT 15 FT TO ALLOW FOR
ADDITIONAL PARKING. NEW BUILDING TO HAVE NO SEATS,
OPERATING SAME TIMES AS REPAIR CENTER AND OFFICE
(MON-FRI 8^A-5^P, SATURDAY 9 AM-1 PM, SUN BY APPT).
NEW 28' CURB CUT AT NORTHEAST CORNER OF LOT. ALL LOTS
WOULD BE COMBINED (ALL CURRENTLY OWNED BY BALCONI)

APPLICATION AUTHORIZATION:

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


Signature of Owner or Agent

~~4/4~~ 6/25/19
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 807 E. PERKINS AVE (municipal street address of property), I hereby authorize FEICE DESIGN GROUP LLC to act on my behalf during the Planning Commission approval process.


Signature of Property Owner

6/25/19
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: _____

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

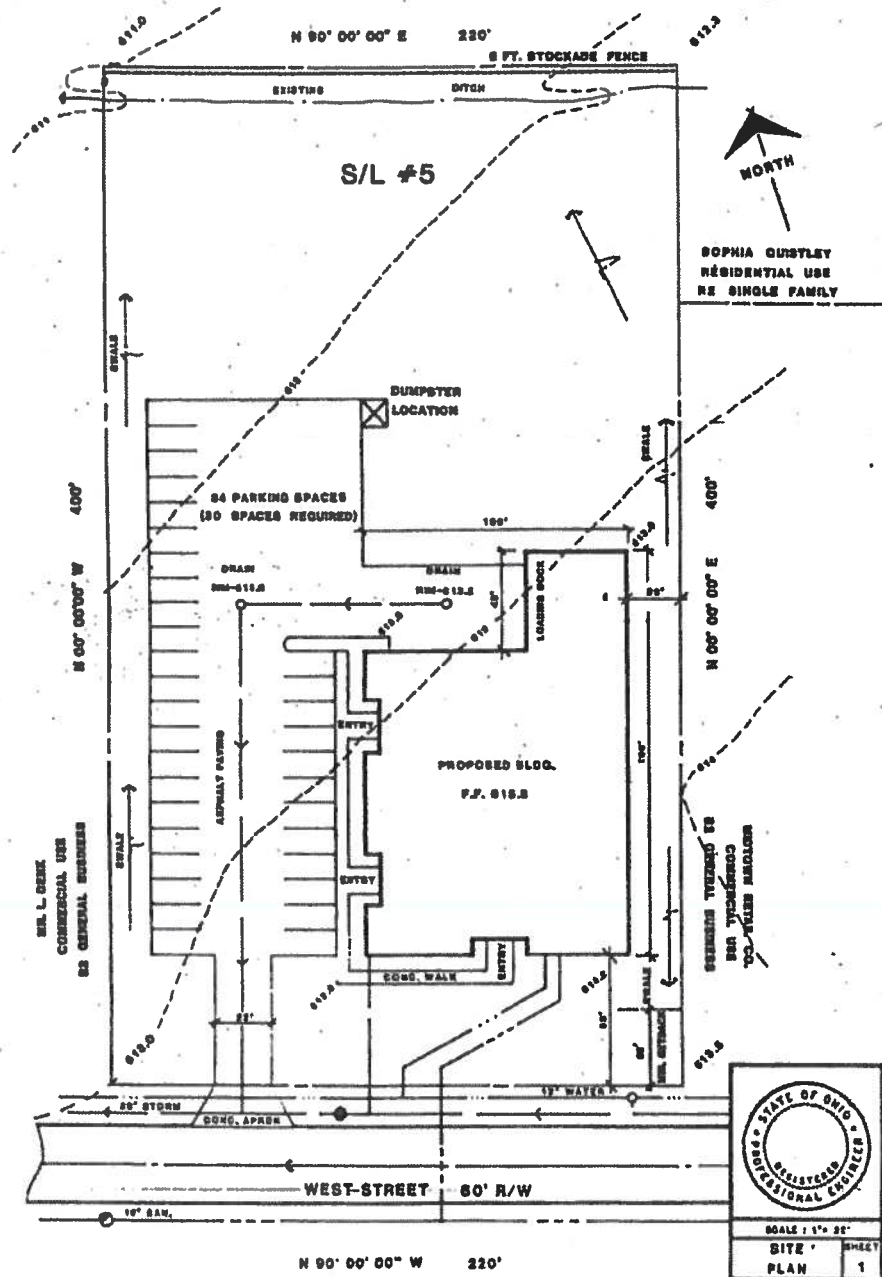
- **Property Description:** The site plan should accurately reflect the size and shape of the property.
- **Buildings:** All buildings should be shown on the site plan indicating setbacks from all lot lines, distance between buildings, dimensions of all buildings, identification by type of each building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



224 EAST WATER STREET
SANDUSKY, OHIO 44870
(419)-625-2554

Balconi Monuments

807 E. PERKINS AVE. SANDUSKY, OHIO

[illegible]

1. All work shall be constructed under CITY OF SANDBSKY inspection. Materials and construction for street & sanitary sewage, water and highway improvements shall meet all State Building Code, Building and Zoning Codes and Ohio Residential Building Code.
2. All proper permits must be obtained for all construction work which has been approved by proper departments prior to any construction. It shall be the responsibility of each individual contractor to secure and pay for all the required permits and to be responsible for their own permits, fees and extensions to the City of Sandusky.
3. All contractors, including the General and his Subcontractors, Electrical, Plumbing, must be licensed to do work within the governing municipality.
4. All materials to be new or unused quality and installed & finished per manufacturer specifications & industry standards. Contractors shall visit the site and familiarize themselves with existing physical conditions. Before & during construction, contractors will verify all dimensions & elevations & conditions. Any discrepancies or unknowns
5. Any damage by contractors to existing surfaces, materials or structures, shall be repaired or replaced to meet or exceed original condition.
6. Materials and arrangements neither shown nor noted, but obviously necessary to complete the work for proper performance and use, usually included in work of similar nature, shall be furnished and installed at no additional cost to the Owner.
7. Any materials and/or equipment to be removed by contractors will be offered to the Owner after removal. Materials and/or equipment not wanted by the Owner shall be disposed by the Contractor off the site.
8. It is the Contractor's sole responsibility to follow all applicable safety codes and all regulations and standards to maintain Owner's safety.
9. All construction materials, equipment & job trailers shall be stored only in areas designated by the Owner.
10. General Contractor shall provide & maintain a refuse container for all construction debris. Contractors working on the site shall clean up work areas on a daily basis to the satisfaction of the Owner.
11. Any damage by contractors to existing surfaces, materials or structures, shall be repaired or replaced to meet or exceed original condition.

DATE	FEICK DESIGN GROUP, INC.	
REVISION	JOHN A. FEICK, ARCHITECT	
	224 EAST WATER STREET	SANDUSKY, OHIO
	(419)-625-2554	

DATE	REVISION
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ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORKS OF THE ARCHITECT AND THE SAME MAY NOT BE COPIED, USED OR DISCLOSED WITHOUT THEIR EXPRESS WRITTEN CONSENT.

TITLE SHEET

NEW BUILDING FOR:

Balconi Monuments

807 EAST PERKINS AVENUE, SANDUSKY, OH 44870

DATE	JUNE 24, 2019
DRAWN BY	PJW
CHECKED BY	JAF

T-1

PRELIMINARY
NOT FOR CONSTRUCTION

FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-625-2554

DATE	REVISIONS

ALL DEMOLITION AND REMOVAL MATERIALS
SHALL BE REMOVED FROM THE SITE AND
DISPOSED OF IN AN APPROPRIATE MANNER
IN ACCORDANCE WITH THE OHIO
DEMOLITION ACT, AND THE STATE MAY
WITHHOLD FUNDING FROM ANY
CONTRACTOR WHO DOES NOT
COMPLY WITH THE
DEMOLITION ACT.

FEICK DESIGN GROUP, INC.
224 EAST WATER STREET
SANDUSKY, OHIO 44870

DEMOLITION SITE PLAN

NEW BUILDING FOR:
Balconi Monuments
807 EAST PERKINS AVENUE, SANDUSKY, OH 44870

DATE: JUNE 24, 2019

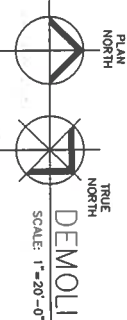
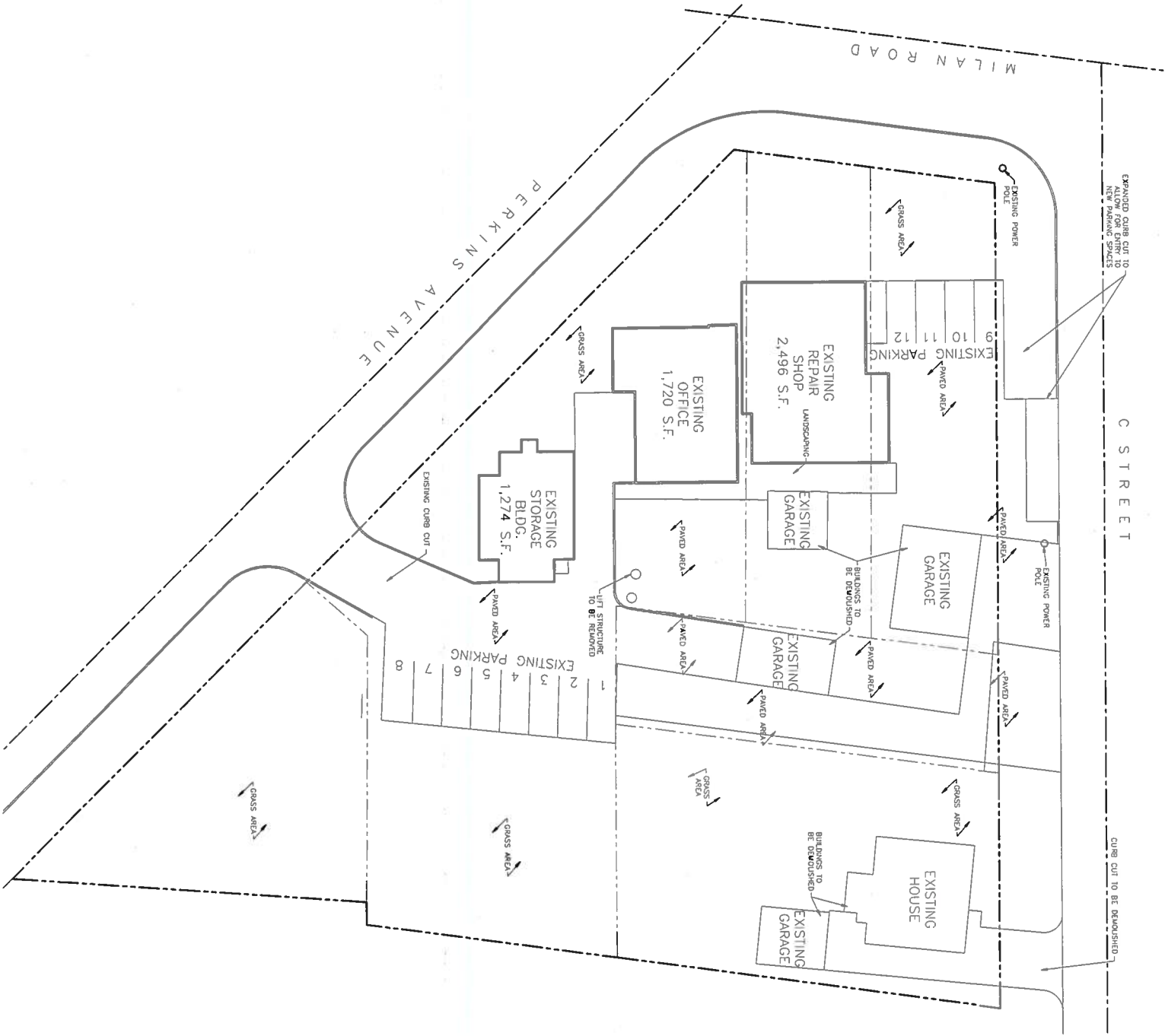
DRAWN BY: PJW

CHECKED BY: JAF

SHEET NUMBER

SP-1

PROJECT NO. 19-015



DEMOLITION SITE PLAN

DATE	REVISIONS
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DATE	REVISIONS
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NEW BUILDING FOR:
Balconi Monuments
807 EAST PERKINS AVENUE, SANDUSKY, OH 44870

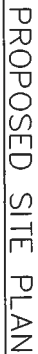
DATE JUNE 24, 2019

DRAWN BY PJW

CHECKED BY JAF

SHEET NUMBER

PROJECT NO. 19-015



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FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-625-2554

DATE	REVISIONS

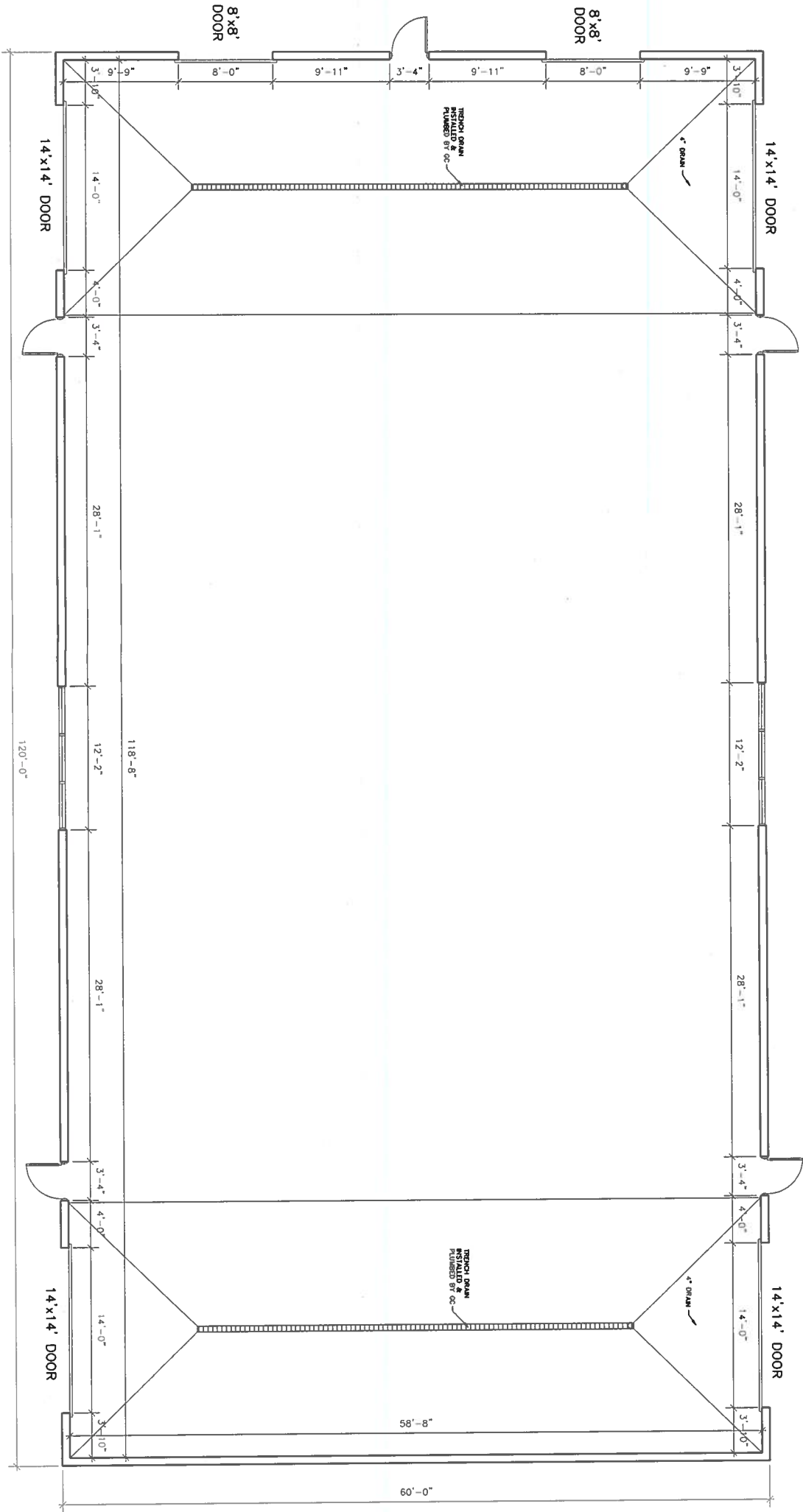
ALL DRAWINGS AND ANY OTHER MATERIALS
PREPARED BY OR FOR THE ARCHITECT
OR ANY OTHER PERSON OR FIRM ARE TO BE
THE PROPERTY OF THE ARCHITECT AND NO
PART THEREOF IS TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, WITHOUT THE WRITTEN PERMISSION
OF THE ARCHITECT.

JOHN A. FEICK, ARCHITECT
FEICK DESIGN GROUP, INC.
224 EAST WATER STREET
SANDUSKY, OHIO 44870
(419) 625-2554

PROPOSED FLOOR PLAN

NEW BUILDING FOR:
Balconi Monuments
807 EAST PERKINS AVENUE, SANDUSKY, OH 44870

DATE	JUNE 24, 2019
DRAWN BY	PLW
CHECKED BY	JAF
SHEET NUMBER	A-1



PRELIMINARY
NOT FOR CONSTRUCTION

FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-625-2554

DATE	REVISIONS
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ALL DIMENSIONS AND MATERIALS
SHOWN ARE BASED ON THE
ARCHITECT'S RECORD DRAWINGS
AND FIELD SURVEY. THE
OWNER'S FIELD SURVEY
MAY BE USED TO
CORRECT THE
DIMENSIONS AND
MATERIALS
SHOWN ON THE
DRAWINGS.

FEICK DESIGN GROUP, INC.
SANDUSKY, OHIO

ELEVATIONS
NEW BUILDING FOR: Balconi Monuments 807 EAST PERKINS AVENUE, SANDUSKY, OH 44870

DATE JUNE 24, 2019

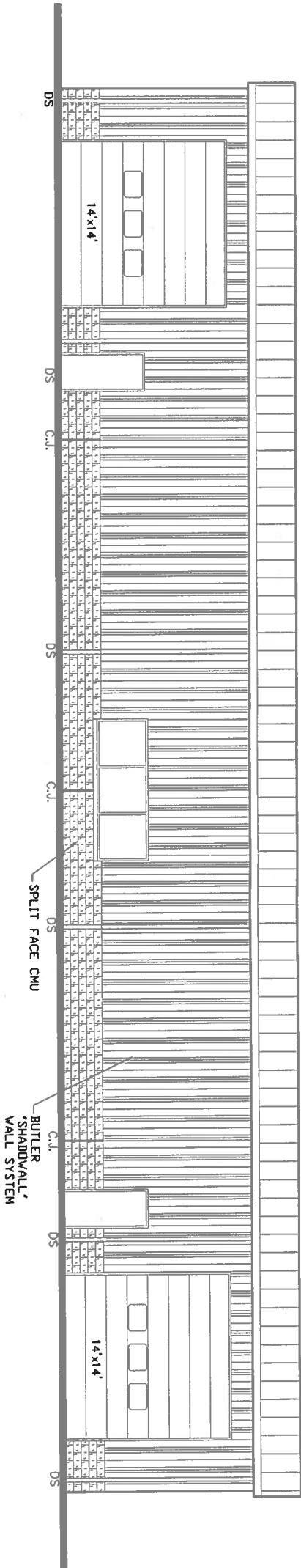
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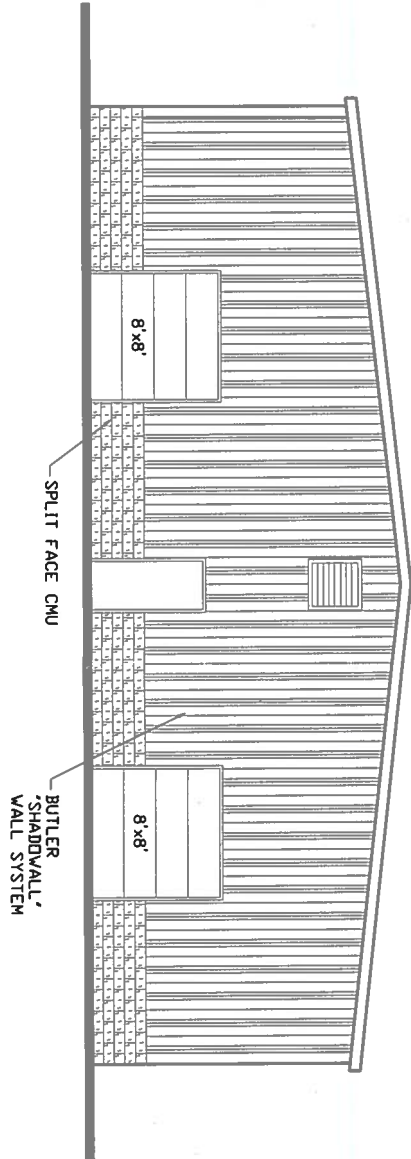
A-2

PROJECT NO. 19-015



NORTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET SANDUSKY, OHIO
(419)-625-2554

DATE	REVISIONS
------	-----------

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ELEVATIONS
NEW BUILDING FOR: Balconi Monuments 807 EAST PERKINS AVENUE. SANDUSKY, OH 44870

DATE	JUNE 24, 2019
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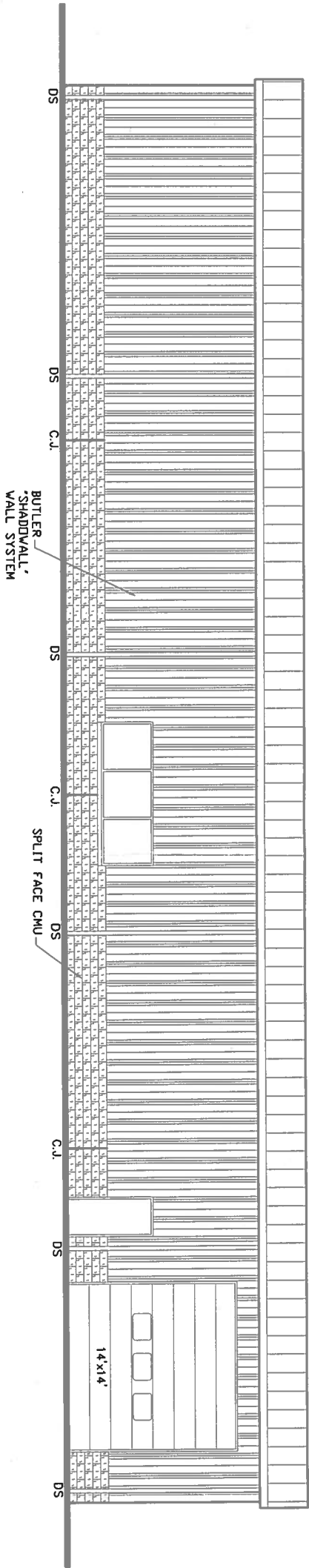
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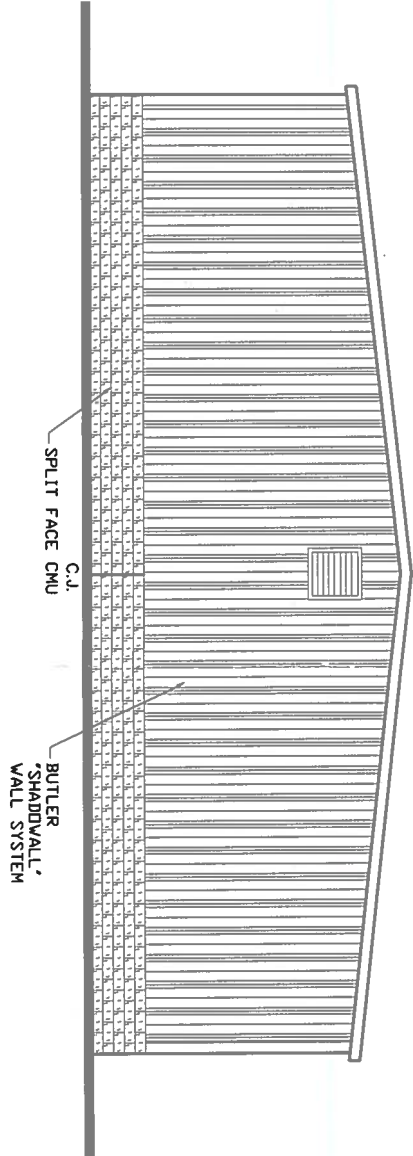
A-3

PROJECT NO. 19-015



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR ACCESSORY BUILDING AT 2001
COLUMBUS AVENUE

Reference Number: PC-13-19

Date of Report: July 15, 2019

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Steven J. Toft, on behalf of Toft Funeral Home and Crematory LLC., has submitted a site plan application for new construction of an 1,421 SF accessory building at 2001 Columbus Avenue to be used as a garage for vehicles and lawn equipment. The following information is relevant to this application:

Applicant: Toft Funeral Home and Crematory LLC.
2001 Columbus Avenue
Sandusky, Ohio 44870

Authorized Agent: Steven J. Toft
2001 Columbus Avenue
Sandusky, Ohio 44870

Site Location: 2001 Columbus Avenue

Zoning: "CS" Commercial Service "RRB" Residential Business
Adjacent
Zoning/use: North: "CS" Commercial Service/Vacant Land
East: "RRB" Residential/Business/Funeral Home & Residential
South: "CS" Commercial Service/Residential
West: "CS" Commercial Service/Water Tower

Parking: Existing – 62
Provided – 80+ with the overflow area

Existing Uses: Funeral Home

Proposed Uses: Funeral Home

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

SITE DESCRIPTION

The subject property is located along Columbus Avenue, just south of the railroad tracks. The site is adjacent to parcels zoned Commercial Service and Residential/Business 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;
- (2) Wholesale businesses, services and storage establishments as follows:
 - A. Cleaning establishments. Laundries, dyeing, carpet cleaning, dry cleaning, towel supply; auto-wash provided the waiting-line area is maintained entirely within premises;
 - B. Food and drink preparation. Baking, cake ornaments, canning, dehydrating, freezing, grinding, mixing, pasteurizing, refining, and roasting processes, meat processing, ice manufacturing, bottling works, breweries, wineries;
 - C. Laboratories; research, experimental, and testing;
 - D. Print and publishing establishment, stationary products;
 - E. Boat building and repair, fisheries, shipping docks;
 - F. Poultry packing and dressing;
 - G. Repair establishments for automotive motors, body and paint, tire vulcanizing, electrical and household appliances;
 - H. Other shops. Contractors, carpentry, plumbing, heating, painting, glazing, ornamental iron, roofing and sheet metal, packing and crating;
 - I. Warehouses, storage and wholesale establishments, freight yards and stations, excluding storage of explosive and flammable gases, solids, or liquids;
 - J. Yards for storage of coal, lumber, and other building materials, monument works;
 - K. Yards for public utility materials, equipment, and vehicles;
 - L. Animal hospitals, veterinarians' offices, kennels, stables for horses;
 - M. Commercial greenhouses.
- (3) Manufacturing uses, limited to the following products and processes.
 - A. Advertising signs, sign painting;
 - B. Awnings, blinds, shades, brushes, brooms;
 - C. Cameras, clocks, jewelry, cutlery, kitchen utensils;
 - D. Clothing and leather goods;
 - E. Cosmetics and toiletries, compounding of pharmaceutical products;
 - F. Electrical equipment. Fans, irons, toasters; radios, televisions, and other electronic equipment; assembly of lighting fixtures;
 - G. Furniture, boxes, crates, patterns, and similar small wood products;
 - H. Hand tools and hardware, dies and similar small metal products;
 - I. Instruments and equipment for athletic, engineering, medical, musical purposes;
 - J. Mattresses and upholstering;
 - K. Metal finishing, grinding, plating, polishing, sharpening, welding;

L. Assembly and fabrication of machine tools; processing and machining of castings; assembly, fabrication, machining, processing, painting, plating and rustproofing of metal and nonmetal parts and accessories, including screw machine parts.

(4) Multi-family residences as a conditional use in structures listed on the National Register of Historic Places as published from time to time by the Secretary of the United States Department of the Interior.

(b) Similar Main Uses. Any other service, storage, or manufacturing establishment not listed above or in subsequent use classifications, and determined as similar by the Commission.

(c) Accessory Buildings or Uses.

(1) Accessory off-street parking and loading facilities as regulated and set forth in Chapter [1149](#).

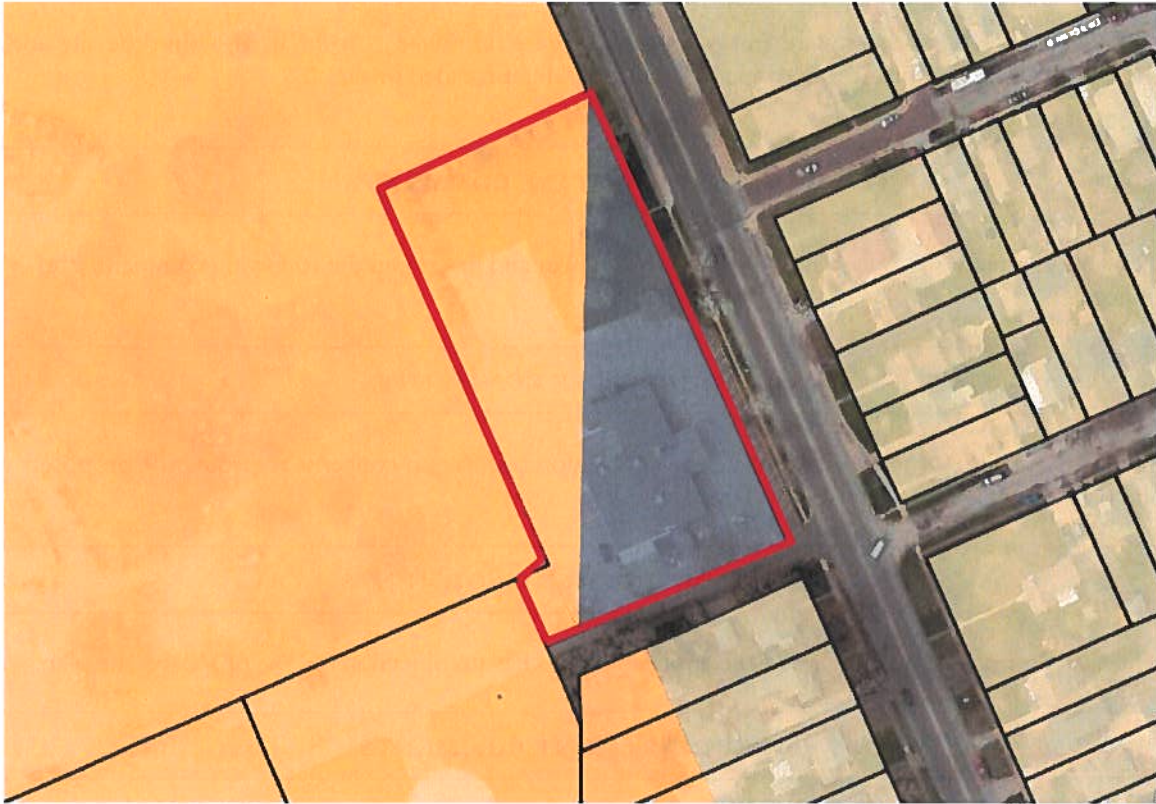
(2) **Any accessory use customarily incident to a permitted main use.**
(1980 Code 151.65)

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

2001 Columbus Avenue



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

The applicant is proposing new construction for a new garage/storage building to be used to store funeral home vehicles, hearse, van, lawn care equipment and other items. There is no mechanical work to be performed in the garage. The location where this new garage is being built currently is a vacant portion of grass and a small storage shed.

This does not add to any square feet of assembly space or any seats to be used within the site and there won't be a significant change in amount of parking provided onsite.

ENGINEERING STAFF COMMENTS

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

BUILDING STAFF COMMENTS

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

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 2001 Columbus Avenue with the following condition:

1. All applicable permits are obtained prior to construction.



CITY OF SANDUSKY

APPLICATION FOR PLANNING COMMISSION APPROVAL

 X

Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: TOFT FUNERAL HOME AND CREAMATORY LLC.

Property Owner Address: 2001 COLUMBUS AVE.

SANDUSKY, OH 44870

Property Owner Telephone: 419-625-8816

Authorized Agent Name: Steven J. Toft

Authorized Agent Address: 2001 Columbus Ave.

Sandusky, OH 44870

Authorized Agent Telephone: 419-625-8816

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2001 COLUMBUS AVE.

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

LOTS 184 186 188 190 192 194 196 COLUMBUS AVE WH & .790 RL & REAR LAND

Parcel Number: 57-00089.000

Zoning District: CS@ REAR
RRB @ FRONT

DETAILED SITE INFORMATION:

Land Area of Property: 1.7781 ACRES (sq. ft. or acres)

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

Building #1: 10,570S.F. (in sq. ft.)

Building #2: 96S.F.

Building #3:

Additional: 1421S.F.

Total Building Coverage (as % of lot area): 15.6%

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: 10,570S.F. - FUNERAL HOME

96S.F. - UTILITY STORAGE

1421- VEHICLE GARAGE

Proposed Building Height (for any new construction): 18FT.

Number of Dwelling Units (if applicable): NONE

Number of Off-Street Parking Spaces Provided: 80

Parking Area Coverage (including driveways): 34,722S.F. (in sq. ft.)

Landscaped Area: 30,641S.F. (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

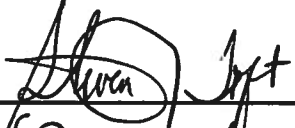
- ☒ New Construction (new building(s))
☐ Addition to Existing Building(s)
☐ Change of Use in Existing Building(s)

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 STORAGE GARAGE FOR FUNERAL HOME VEHICLES, HEARSE, VAN, ETC. AND
AND LAWN CARE EQUIPMENT. NO MECHANICAL WORK TO BE PERFORMED IN THE
GARAGE

APPLICATION AUTHORIZATION:

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


Signature of Owner or Agent

7-3-19
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

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
\$25.00 application fee

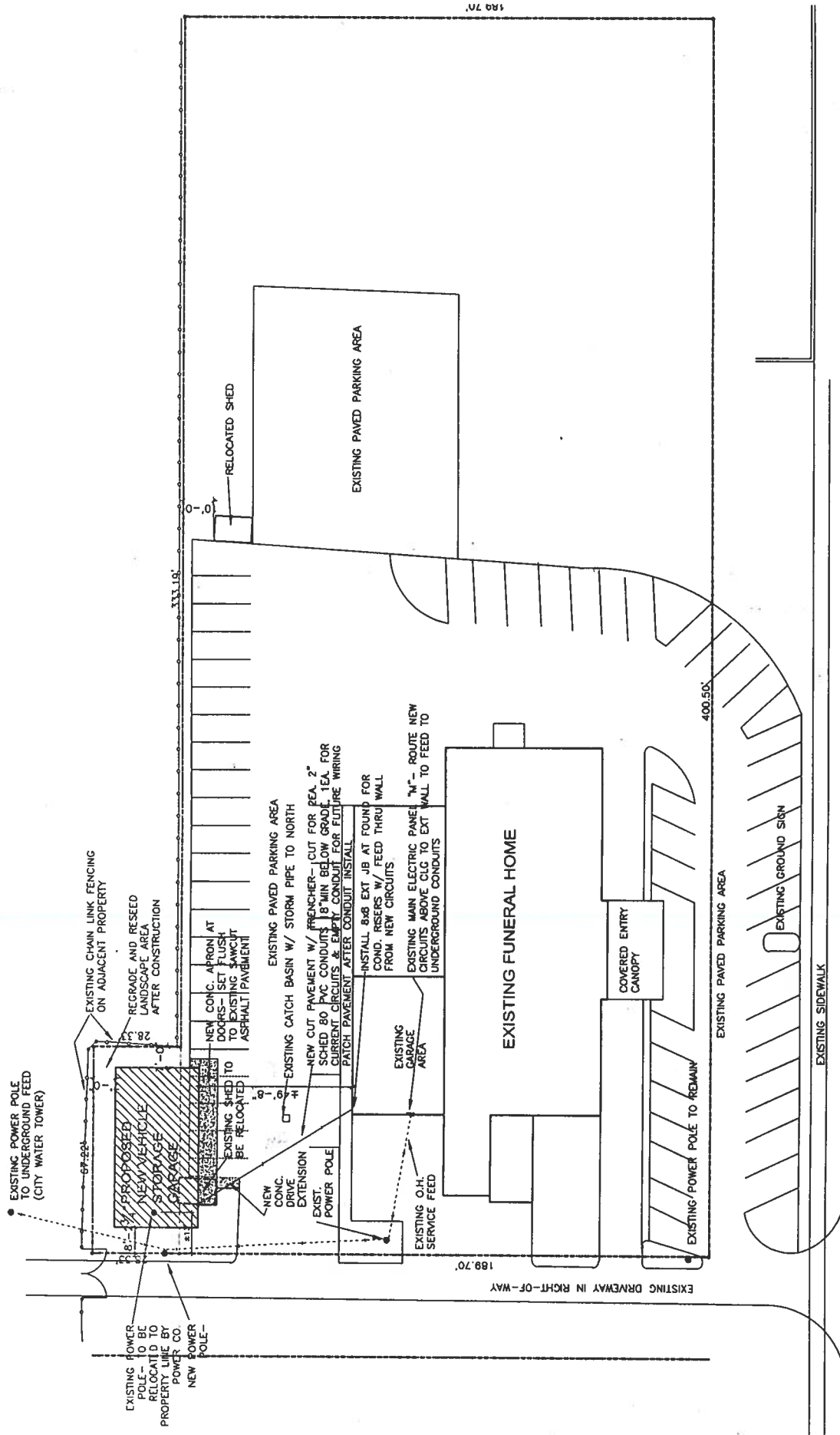
APPLICATION MUST BE FILLED OUT COMPLETELY!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



NEW STORAGE GARAGE FOR:
TOFT FUNERAL HOME
2001 COLUMBUS AVE
SANDUSKY, OH 44870



SITE PLAN
1"=30'-0"
CALLED

COLUMBUS AVE

BODNER & KERIK
ARCHITECTS, INC.
432 COLUMBUS AVENUE
SANDUSKY, OHIO 44870-2752

6-18-19 1910PLANB SHT. 1 OF 7

