



Planning Commission

City Building

City of Sandusky, Ohio 44870

November 26th, 2019
1ST FLOOR CONFERENCE ROOM
240 COLUMBUS AVE
5:00 P.M.
AGENDA

1. Meeting called to order – Roll Call
2. Approval of the minutes from October 23rd, 2019.

New Business

3. Application for Downtown Design Review Certificate of Appropriateness for Decorative Exterior Flood Lighting to the Cedar Fair Resort and Attractions Management Facility of Bowling Green State University, at 250 E. Market St. Submitted by Lynn Harlan on behalf of Resort School LLC.

Old Business

4. Review which members have terms expiring 12/31/19.
5. Discuss if members are okay with clerk emailing agenda and printing one if requested or if they would like to continue getting one via email and mail.

NEXT MEETING: Wednesday, December 18th at 4:30pm.

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

**Planning Commission
October 23rd, 2019
Meeting Minutes**

Meeting called to order:

The Chairman called the meeting to order at 4:30pm. The following members were present: Mr. David Miller, Mr. Dave Waddington, Chairman Mike Zuilhof, Mr. Peter McGory, Mr. Jim Jackson, and Mr. Conor Whelan. Mr. Greg Voltz represented the Planning Department.

Approval of minutes from the September 25th meeting:

Mr. Waddington moved to approve the minutes. Mr. McGory seconded the motion. All in favor to approve.

New business:

Mr. Zuilhof stated that next on the agenda was an application for Site Plan Approval for adding an additional parking area at 310 East Boalt Street, submitted by Josh Welfle on behalf of 310 East Boalt Street LLC.

Mr. Voltz stated that the application is to expand a parking area and create a new entry off of Hancock Street. The existed zoning is Commercial Service. Existing use of the land is vacant. The lot is located adjacent to other parcels zoned as Commercial Service and also Two Family Residential. The applicant has applied for Site Plan Approval. He stated the applicant has met all requirements for stall width and lot size. A parking island has been added to the east of the final stall on the site plan. The applicant stated that no additional lighting will be installed. He said that the applicant is working closely with Public Works for stormwater related items, including a potential stormwater treatment area in the boulevard. This will remove some parking areas that were within the boulevards, so the Planning Department sees this as a benefit. Staff recommends approval of the Site Plan with a couple of conditions: 1) The applicant provides engineering with necessary drawings for construction including but not limited to: a. Drainage and Stormwater Plans, and 2) All applicable permits from the engineering and building departments are obtained prior to construction. He stated that the applicant is available if there are questions for him.

Mr. Zuilhof asked if the applicant wanted to say anything.

Mr. Dick Brady, with 310 East Boalt Street LLC, stated that the purpose of adding these additional spaces on the property is because the main tenant of the building is Serving our Seniors and an elder law attorney, both who are expanding footprint on the property, and turning what used to be a five-six unit building into a two unit building. He said that as we all age, need for Serving our Seniors has expanded dramatically. The back area is used for employee parking, and they are all maxed out on the 16 spaces that are currently there now. They are expecting by fall of next year, with the federal mandates on Part D of prescription plans, to require them to add at least 50% more staff. The elder law attorney in the building, also serves the elder population. He stated that 310 East Boalt Street LLC owns the property in the front and back of the building.

Architect Josh Welfle, with Feick Design Group, located at 24 East Water Street in Sandusky, stated that he just wanted to request one thing. He said that today he heard back from their engineer, who has been working with Josh Snyder from the City's Engineering Department, and stated that they will not be

able to do a swale. It was going to be between both of the drives, in the island, but because there is bedrock just one foot below the ground, they will not be able to do that. So what they are working with him on is a rain garden design, which would take the entire length of the parking area, to the south, and would be four feet deep. Since they were originally required to have a 100 square foot landscaped area, which is at the top right corner of the new lot, if maybe they could get rid of that since they are going to have the rain garden instead, which will be well over 100 square feet.

Mr. Zuilhof stated that the rain garden would count, wouldn't it.

Mr. Voltz replied yes.

Mr. Brady stated that they would be trading 100 square feet of the shrubs on the one side, for probably 500 square feet of rain garden. The rain garden will parallel the parking lot all the way to the street. It makes more sense to allow water to run off the entire length of the property instead of one tiny 10x10 area, which was originally requested by the City.

Mr. Voltz asked if they would curb with just cutouts within the curb along the length.

Mr. Welfle asked if he is referring to the outsides of the rain garden.

Mr. Voltz said between the rain garden and the parking area so cars do not roll into there.

Mr. Welfle stated that they can do whatever is recommended.

Mr. Zuilhof asked if dry swale does not count as landscaping but a rain garden does.

Mr. Welfle replied yes.

Mr. Zuilhof asked if there was any further discussion.

With no further discussion, Mr. Miller motioned to approve the application subject to staff conditions.

Mr. Waddington seconded the motion. Without any further discussion, motion carries, with all members in favor.

Meeting Adjourned:

Mr. McGory moved to adjourn the meeting. Mr. Waddington seconded the motion. All members were in favor and the meeting was adjourned at 4:38pm.

Approved:

Kristen Barone, Clerk

Michael Zuilhof, Chairman

PLANNING COMMISSION REPORT

APPLICATION FOR DOWNTOWN DESIGN REVIEW
CERTIFICATE OF APPROPRIATENESS FOR
DECORATIVE EXTERIOR FLOOD LIGHTING TO THE
CEDAR FAIR RESORT AND ATTRACTIONS
MANAGEMENT FACILITY OF BOWLING GREEN
STATE UNIVERSITY AT 250 E. MARKET STREET

Reference Number: PLC19-0024

Date of Report: November 14, 2019

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Downtown Design Review Report

BACKGROUND INFORMATION

Lynn Harlan, on behalf of Resort School LLC, has submitted a site plan Application for Downtown Design Review Certificate of Appropriateness for Decorative Exterior Flood Lighting to the Cedar Fair Resort and Attractions Management facility of Bowling Green State University at 250 E. Market Street. The following information is relevant to this application:

Applicant: Resort School LLC
38025 2nd Street
Willoughby, OH 44094

Authorized Agent: Lynn Harlan
38025 2nd Street
Willoughby, OH 44094

Site Location: 250 E. Market Street (Parcel # 56-64051.000)

Zoning: "DBD" Downtown Business
North: "DBD" Downtown Business
East: "DBD" Downtown Business
South: "DBD" Downtown Business
West: "DBD" Downtown Business

Parking: Required – 0
Proposed – 31 on-site, 8 on-street, 3 handicap

Existing Uses: Under Construction

Proposed Uses: Mixed-used development with higher education, retail, and housing

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1149 Site Plan Review & Off-Street Parking
Chapter 1133 Business Districts

SITE DESCRIPTION

The subject property is located within the Central Business District, at the intersection East Market Street and Hancock Street within the City of Sandusky. The area is zoned "DBD" Downtown Business, which permits the following:

1133.08 PERMITTED BUILDINGS AND USES; DOWNTOWN BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (1) Single, two and multi-family residential uses above the first floor.**
- (2) All stores and services permitted in the General Business District;**
- (3) Public uses as follows and as defined in Section 1123.02: governmental, civic, education, religious, recreational and transportation.**

(4) Transient Occupancy.

(b) Similar Main Uses. Any other business, service or recreation activity not listed above or in any subsequent use classification and determined as similar by the Commission.

(c) Conditional Uses Permitted: Outdoor recreational facilities such as beaches, waterparks, amphitheaters, marinas, swimming pools, etc.

(d) Accessory Buildings or Uses:

(1) Accessory off-street parking and loading facilities as required and set forth in Chapter 1149;

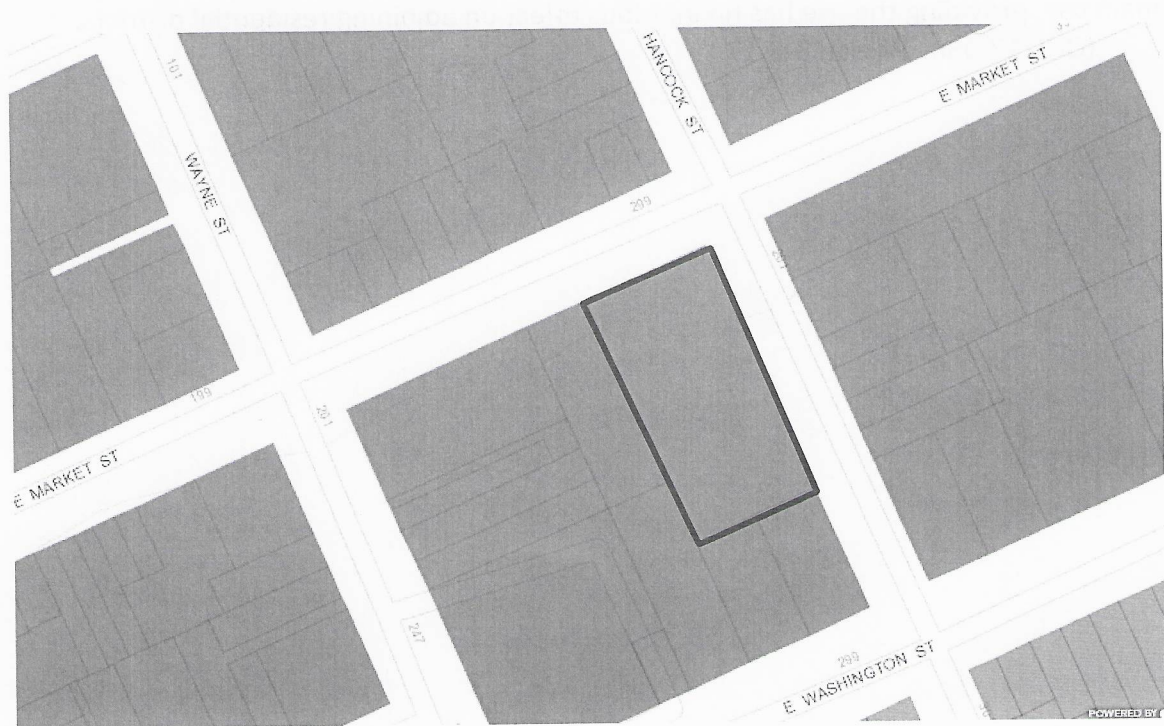
(2) Any accessory use and building clearly incident to the conduct of a permitted main use, providing the use has no injurious effect on adjoining residential districts.

(Ord. 17-088. Passed 5-8-17.



SW Corner East Market Street and Hancoc

Zone Map – Parcels Indicated



Zoning

AG - Agriculture	LB - Local Business	R1-75 - Single Family Residential
CA - Commercial Amusement	LM - Local Manufacturing	R2F Two-Family Residential
CR - Commercial Recreation	P - Auto Parking	RB - Roadside Business
CS - Commercial Service	PF - Public Facilities	RMF - Multi-Family Residential
DBD - Downtown Business	R1-40 - Single Family Residential	RRB - Residential/Business
GB - General Business	R1-50 - Single Family Residential	RS - Residential Suburban
GM - General Manufacturing	R1-60 - Single Family Residential	

HANCOCK ST LOOKING WEST

9 / 19



MAROUS DEVELOPMENT GROUP • RESIDENTIAL HOUSING AND RELATED USES | SANDUSKY, OH
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vocon.

DIVISION OF PLANNING DESIGN REVIEW COMMENTS

This application is for the applicants desire to add decorative exterior flood lighting (up lighting) to the building. This building previously obtained a Certificate of Appropriateness for the rest of the building design and materials in December 2018. However, we do want to mention some previously discussed design elements as they ultimately are what these floodlights will be illuminating.

The building's height and scale are consistent with the design review guidelines. It will be two stories taller than the two buildings to the west on the block, and it will be three stories taller than the buildings across the street. The length of the building along Hancock Street would make the building's proposed height appropriate in terms of scale. The height is also not

unprecedented for downtown as the much taller Feick Building is only one block to the west and the Rieger Building further west on Market would be of a similar height.

The façade of the building will be primarily comprised of five materials: ochre buff (reddish) brick veneer, arctic white structural brick, and 3-types of high-pressure laminate panels (graphite grey, front white, and black). The first floor façade is white structural brick, second through third floors are a mix of brick veneer and grey and black laminate panels, and the fifth floor is almost exclusively white laminate panels. There is also a porcelain tile being used at the base of the first-floor windows as well as a cast stone unit as a trim above the first-floor. The surrounding buildings are primarily red brick, with some of the buildings having a mix and darker red brick with lighter brick. The mix of the ochre buff and arctic white brick would nicely complement the surroundings buildings. The design guidelines state that materials of a new building should stay within the limitation of the surrounding buildings, and the laminate panels would be a unique feature for this area.

This application for Certificate of Appropriateness will utilize lighting to highlight the above mentioned architectural elements of the newest large scale mixed use building to be built in downtown Sandusky for many years. Staff believes it will also create a sense of vibrancy towards this edge of the central business district and should help draw downtown users along Market Street from Columbus Avenue. This will also add a sense of safety to the surrounding area as well. The proposed lighting treatment is only to be installed on the eastern and northern sides of the building.

Up lighting has been mentioned throughout various planning activities as a way to highlight our great architecture in Sandusky, and staff is hopeful that this is a first of many projects that will utilize new technology to up light their buildings. The proposed fixtures are meant to highlight only the building and should not affect adjacent buildings or shine off directly into the sky. The proposed 31 lighting fixtures will be mounted along the line between the first floor and second floor of the building and shine the full height of the building. The lighting will be RGB fixtures which would allow for lighting of multiple colors such as red white and blue for Fourth of July.

It is important to note that our current Downtown Design Review Guidelines do not speak to this type of lighting application. The Downtown Design Review Guidelines do speak to lighting fixtures, as well as area lighting in general. Staff believes these guidelines are meant for lights that shine out from the building, not for an up lighting application. However, this sort of application is a common practice worldwide and as previously mentioned, it is a great way to highlight the architectural elements of the building.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends granting of the Certificate of Appropriateness for the Permanent Exterior Flood Lighting of the Cedar Fair Resort and Attractions Management Facility of Bowling Green State University at 250 East Market Street (Parcel #56-64051.000)



DOWNTOWN DESIGN REVIEW DISTRICT
Application for a Certificate of Appropriateness

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

Preparing Your Application

Please type or use ink and use paper no larger than 11" x 17" for the required supporting information. Planning Department staff is available to assist in the preparation of applications.

Filing Your Application:

This application is for properties in the Downtown Design Review District. The application will enable the Planning Department staff to determine whether the proposed changes to the property meet the criteria for a Certificate of Appropriateness. The Planning Department staff will consider the Sandusky Preservation Design Guidelines when reviewing this application. The guidelines can be found on the city's website at <http://www.ci.sandusky.oh.us/Planning%20&%20Zoning/DDRB%20Guidelines.pdf>.

If the property is a designated historic property or within the Downtown Commercial Historic District, please contact the Planning Department staff to determine whether an application to the Landmark Commission needs to be submitted instead.

**The guidelines developed for this application are based on the evaluation process set forth in Chapter 1359 of the City of Sandusky's Code of Ordinances.*

1. Location

Building/Property Name (if applicable): Cedar Fair RAM & Residential Facility

Street Address: 250 E. Market St. Sandusky, Ohio

Parcel Number(s): 56-64051.000

2. Owner Information (If more than one, list primary contact)

Name: Resort School LLC

Address: 38025 2nd St. Willoughby, Ohio 44094

Phone: 440-527-8091

3. Applicant/Contact Person (If other than owner)

Name:

Lynn Harlan

Address:

38025 2ND St. Willoughby, Ohio 44094

Phone:

216 - 299 - 6498

4. Scope of the Project (Please circle all that apply)

Awnings/ Shutters

Signage

Roofing

Landscaping

Rear Access

Parking Lot Layout

Siding

Energy Conservation

Doors, Windows, Entrances

Complete Façade Restoration

Partial Façade Restoration

Exterior Painting (Commercial)

Fences

Other Exterior Flood Lighting

5. Description of Work to be Done

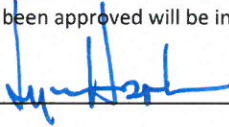
request too add permanent exterior Flood lighting to new building currently under construction. The lights will be attached at the line between level 1 and level 2 and will shine the full height of the building. The lights will be located on the North and East faces of the building. The location of the lights should not affect any of the neighboring properties.

6. Supporting Documentation (attach to application on separate sheets, as applicable)

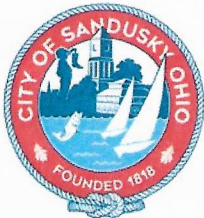
- A. New Construction
 - a. Scaled drawings
 - b. Site plan (site plan requirements are attached at the end of application)
 - c. Photographs
 - d. Material list
- B. Additions/Alterations
 - a. Scaled drawings
 - b. Photographs
 - c. Material list
- C. Signage
 - a. Scaled drawings
 - b. Location of sign
 - c. Photographs
 - d. Width of building
 - e. Lot frontage

7. Signature

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved. Any work done that has not been approved will be in violation of the City of Sandusky's Codified Ordinances

Applicant/Agent:  _____ Date: 11/4/19

Owner: _____ Date: _____



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: Resort school LLC

Property Owner Address: 38025 2ND St.

Willoughby, Ohio 44094

Property Owner Telephone: 440-527-8091

Authorized Agent Name: Lynn Horton

Authorized Agent Address: 38025 2ND St. Willoughby, Ohio 44094

Authorized Agent Telephone: 216-299-6498

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 250 E. Market St.

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

Attached

Parcel Number: 56-64051.000 Zoning District: Downtown Business

DETAILED SITE INFORMATION:

Land Area of Property: 1/4 (sq. ft. or acres)

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

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

Building #2: _____

Building #3: _____

Additional: _____

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

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

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

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

Landscaped Area: _____ (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

Request to add ^{Permanent} exterior Flood lighting to
New building currently under construction
(Cedar Fair RAM + Residential Facility) at
250 E. Market St. lights will be attached at
the line between Level 1 + Level 2 and will
shine the full height of the building. The lights
will be located on the north and east faces of
the building.

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

11-4-19

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: _____

Exhibit A

Situated in the City of Sandusky, County of Erie, State of Ohio and being in part of Lots 7, 8 and 10 on Hancock Street and part of Lots 49 and 51 on Washington Street as shown in the Old Town Plat of the City of Sandusky, also being the lands of the City of Sandusky as recorded in Deed Volume 264, Page 338, Deed Volume 264, Page 340, Deed Volume 264, Page 342, Deed Volume 266, Page 421 and Deed Volume 267, Page 130 of the Erie County, Ohio records (all further referenced documents being of the Erie County records) and being further described as follows:

COMMENCING at the intersection of chiseled marks on a manhole rim at the centerline intersection of E. Market and Wayne Streets;

Thence with the centerline of said Wayne Street South $23^{\circ}40'04''$ East a distance of 41.25 feet to a point on a westerly extension of the southerly Right of Way line of said Market Street;

Thence with said westerly extension and said southerly Right of Way line North $66^{\circ}13'26''$ East a distance of 307.29 feet to an iron pin to be set at a northeasterly corner of that tract conveyed by deed to Wagner Building, LLC in Record Number 201706236, being also a northwesterly corner of that tract conveyed by deed to the City of Sandusky in Deed Volume 264, Page 342, said iron pin being also the Point of beginning of the tract herein described;

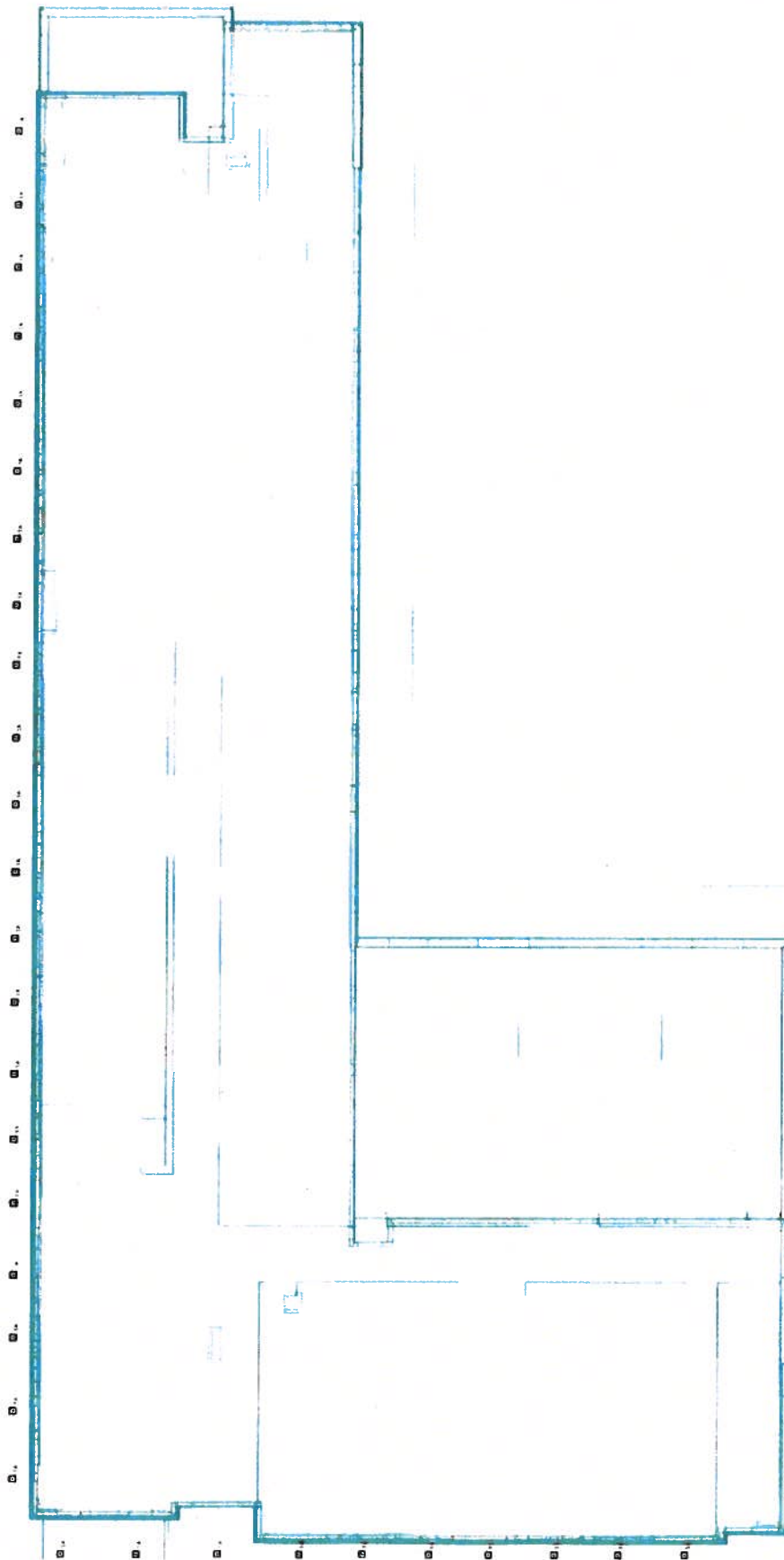
- Course 1. Thence continuing with said southerly Right of Way line, being a northerly line of said Lot 7 on Hancock Street, North $66^{\circ}13'26''$ East a distance of 132.70 feet to an iron pin to be set at the intersection with the westerly Right of Way line of said Hancock street;
- Course 2. Thence with said westerly Right of Way line, being an easterly line of said Lots 7, 8 and 10 on Hancock Street and of said Lot 49 on Washington Street, South $23^{\circ}41'35''$ East a distance of 265.79 feet to an iron pin to be set at a northeasterly corner of that tract conveyed by deed to John T. & Susan Murray in Record Number 201805904;
- Course 3. Thence crossing said Lots 49 and 51 on Washington Street along a northerly line of said Murray tract and a northerly line of that tract conveyed by deed to CLP Lakeside, LLC in record Number 201802639, South $66^{\circ}13'26''$ West a distance of 132.70 feet to an iron pin to be set on an easterly line of that tract conveyed by deed to Sandusky GSA Properties, LTD in Record number 201605540, being also a westerly line of said Lot 51;
- Course 4. Thence with an easterly line of said Sandusky GSA Properties and a westerly line of said Lot 51, and crossing said Lots 7, 8 and 10, North $23^{\circ}41'35''$ West a distance of 265.79 feet to the Point of Beginning and containing 0.8097 acres be the same more or less but subject to all legal

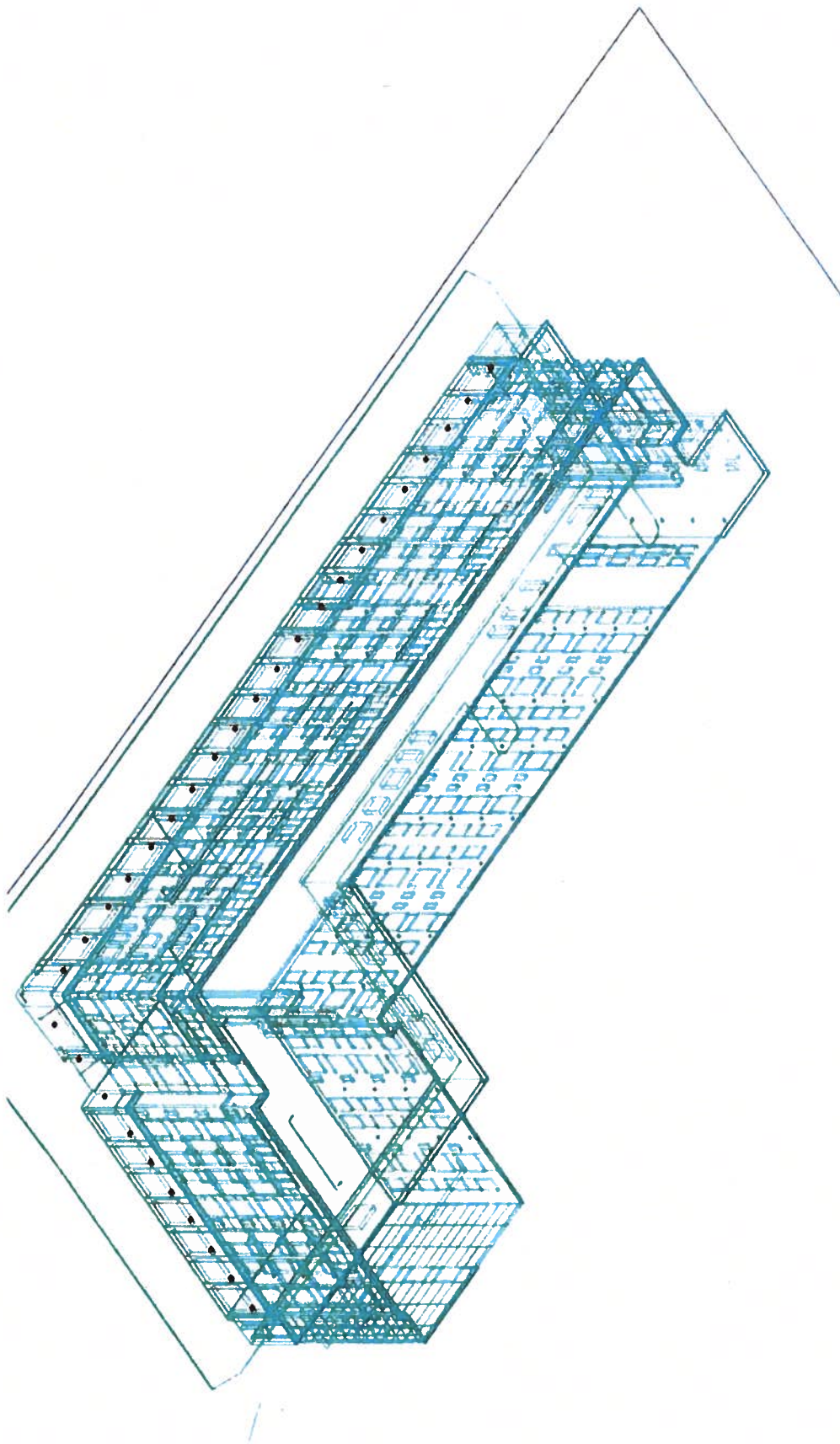
highways and easements of record.

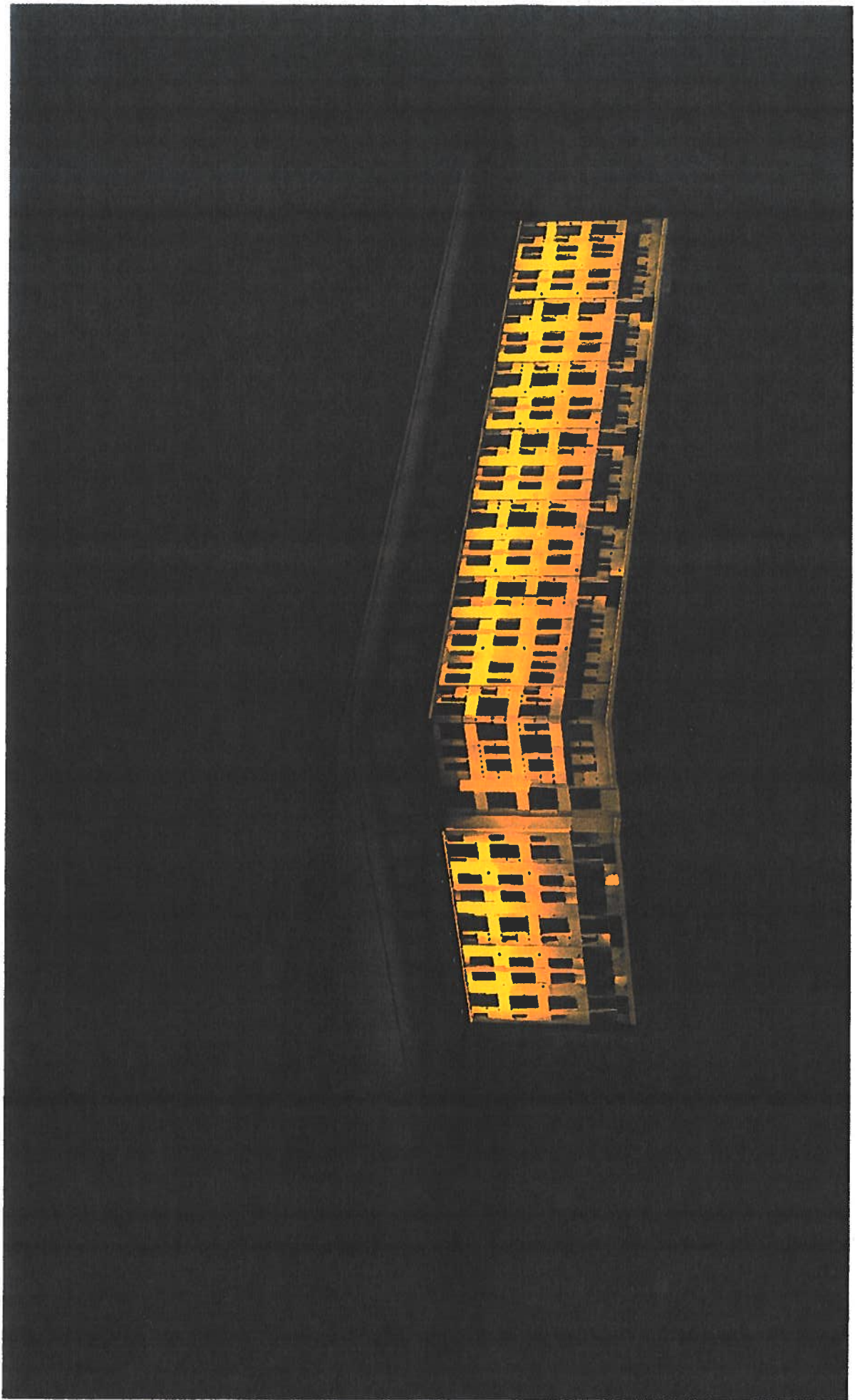
Basis of Bearings is the Southerly right of way line of E. Market St. shown as North $66^{\circ}13'26''$ East, determined using GNSS observations in the Ohio State Plane (North) Coordinate System, and the North American Datum of 1983(2011).

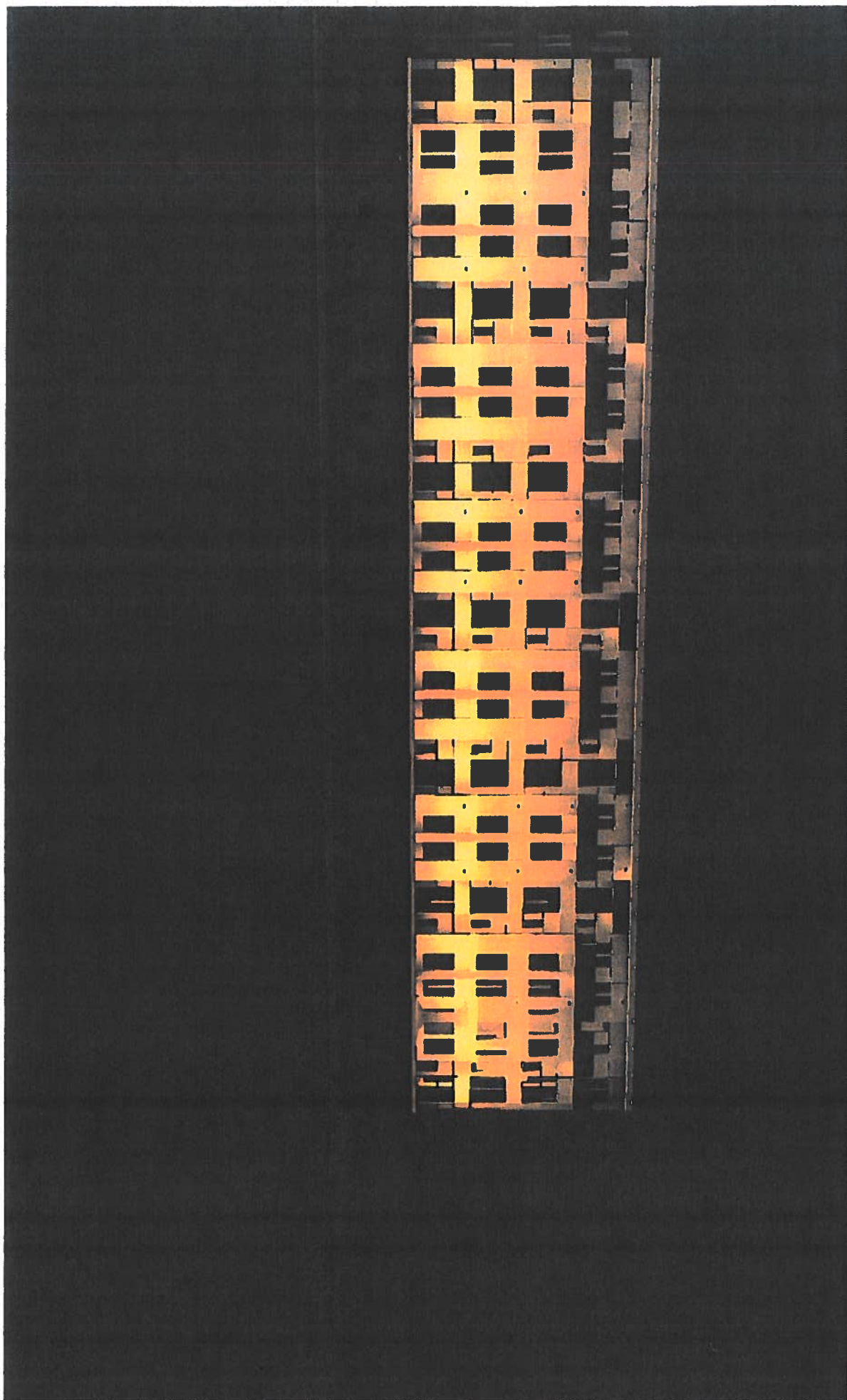
The above description is based on a field survey performed August 09, 2018 under the direct supervision of Steve Barlow, Professional Surveyor # 8744 in the State of Ohio.

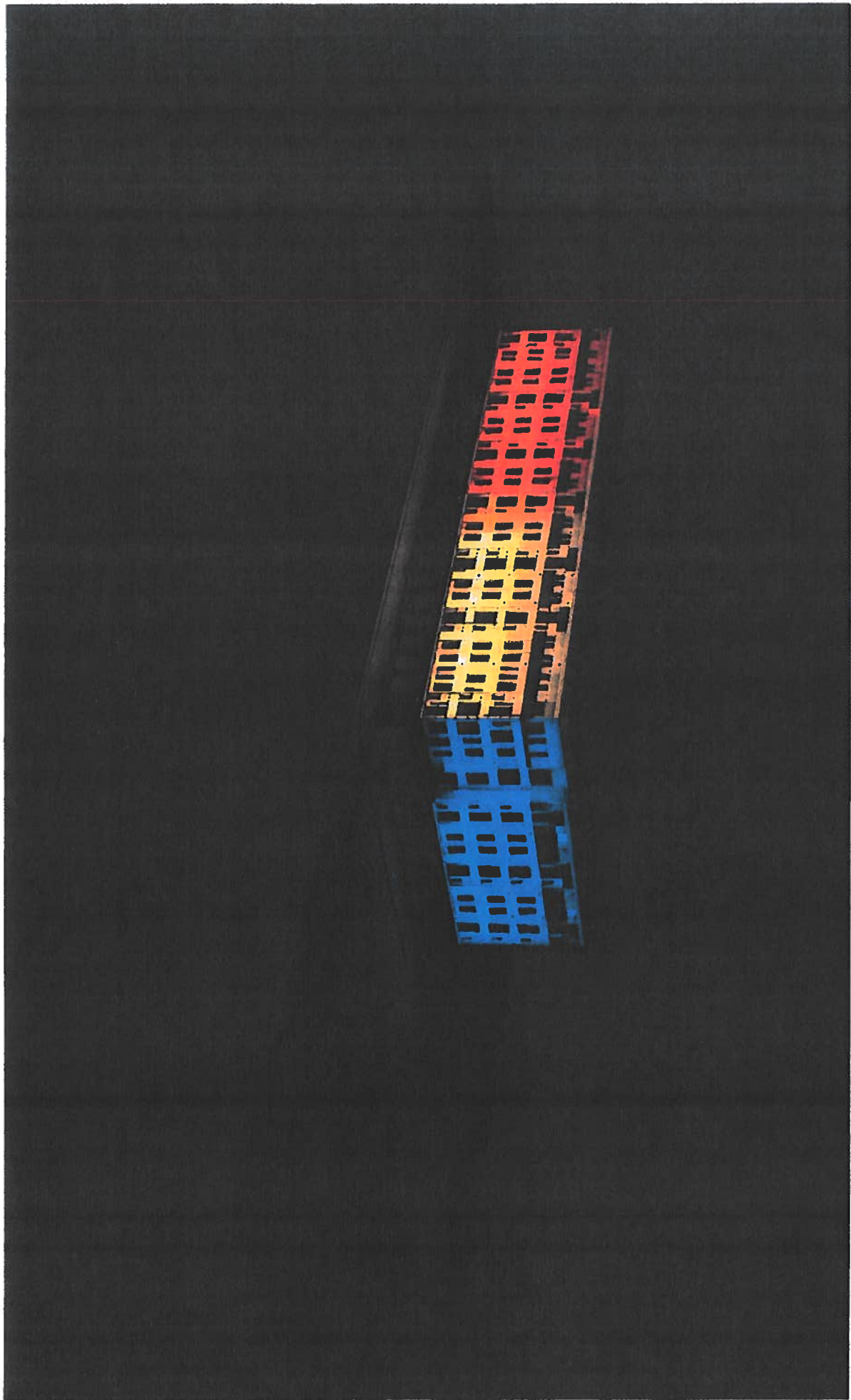
T.D. Parcel Number: 56-64051.000

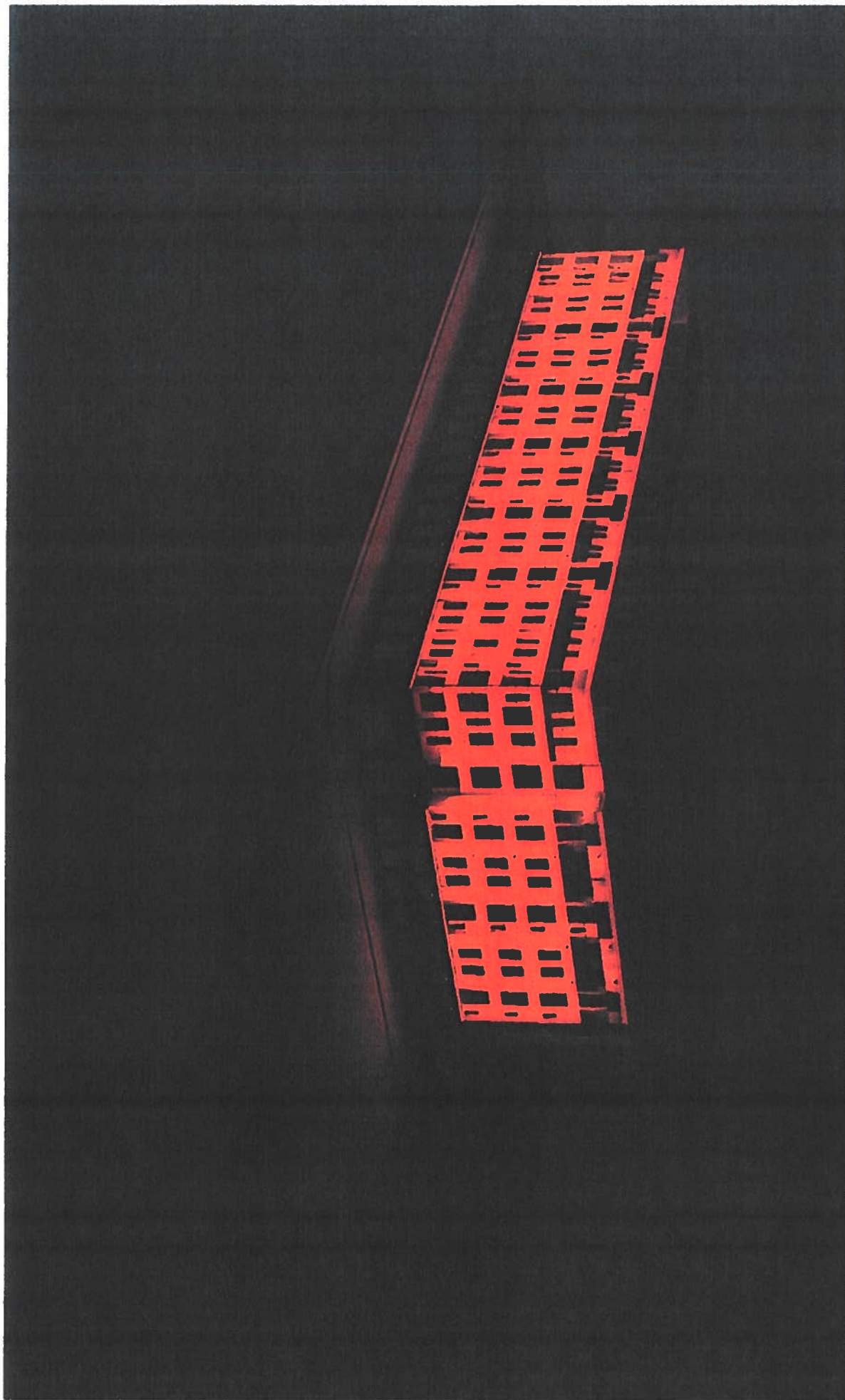












Configured Specification Sheet

lumenquad

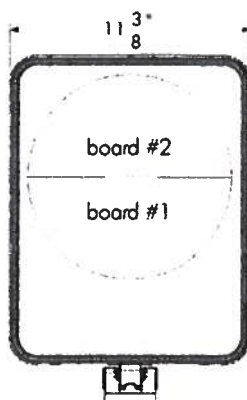
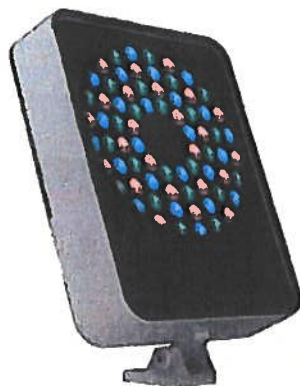
Grande
LGG

COLOR CHANGING

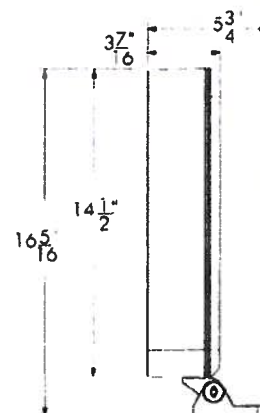
Project Name MAROUS CEDARFAIR

Qty 31

Type SA Catalog / Part Number LGG 120 RGBA M M WAM24 WHTX DMX/RDM



Front view



Side view

Photometric Summary

Symmetric

	Delivered output (lm)	Intensity (peak cd)
XN (5°)	3350	303,196
VN (6°)	3732*	268,274*
NS (10°)	3760	145,079
NF (20°)	3338	28,159
M (30°)	3382	14,281
FL (40°)	3102	6874
WFL (60°)	2945	2544

Asymmetric

	Delivered output (lm)	Intensity (peak cd)
NAS	3075	50,897 (@2.5°)
WW	3246	14,147 (@5°)

Based on RGBW configuration (full output), DMX/RDM. Estimated. Consult website for the latest photometric files.

*Photometric performance is measured in compliance with IESNA LM-79-08

Optics



XN - 5° VN - 6° NS - 10° NF - 20°



M - 30° FL - 40° WFL - 60°



NAS WW

Description

The Lumenquad Grande Color Changing, 100W LED luminaire, has a sleek 3 7/16 in profile with no visible wiring or hardware and seamlessly integrates with any architecture while also applying dynamic color. Lumenpulse's latest generation of LED boards possess an optimized candela and lumens recipe for both Narrow and Wide optics. The Lumenquad Grande Color Changing is the epitome of versatile and can be configured with numerous options including optics for wallwash and floodlighting, RGB, RGBW or RGBA color mixing, as well as various mounting options, accessories, controls, and multiple standard finishes.

Features

Color and Color Temperature

Additive RGB, Additive RGB + white 4000K, Additive RGB + amber

Optics (nominal distribution)

XN (5°), VN (6°), NS (10°), NF (20°), M (30°), FL (40°), WFL (60°), NAS (Narrow Asymmetric), WW (Asymmetric Wallwash)

Mounting Options

Surface mount, Wall mount, Wall mount over recessed JBOX, Pole mount, Tenon mount, Stake mount

Optical Options (factory installed)

Linear spread lens horizontal distribution, Linear spread lens vertical distribution, Honeycomb louver

Options

Corrosion-resistant coating for hostile environments

Power Consumption

100 W

Warranty

5-year limited warranty

Performance

Maximum Delivered Output

3760 lm (RGBW full output, NS 10°, DMX/RDM)

Maximum Delivered Intensity

303,196 cd at nadir (RGBW full output, XN 5°, DMX/RDM)

Illuminance at Distance

Minimum 1 fc at 552 ft (RGBW full output, XN 5°, DMX/RDM)

Lumen Maintenance

L70 120,000 hrs (Ta 25 °C)

lumenpulse™

1220 Marie-Victorin Blvd., Longueuil, QC J4G 2H9 CA
info@lumenpulse.com www.lumenpulse.com

United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003
www.lumenpulse.com/en/products/1746/lumenquad-grande-color-changing

F 514.937.6289

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SA - R3

1 / 4