



Planning Commission

City Building

City of Sandusky, Ohio 44870

**February 26th, 2020
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 December 18th, 2019
3. Election of Planning Commission Officers

New Business

4. JACK P. SMITH JR. AND JEFFERY A. SMITH, HAS SUBMITTED AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A CONDITIONAL USE PERMIT TO ALLOW A "GB" - GENERAL BUSINESS USE WITHIN THE "LB" – LOCAL BUSINESS DISTRICT AT 520 FINCH STREET.
5. JOSHUA J. O'NEIL, PE, CPESC, ON BEHALF OF NEIL TRAUTMAN, HAS SUBMITTED A SITE PLAN APPLICATION FOR A TWO NEW BUILDINGS AT 2216 MILAN ROAD.
6. MITCHELL BORES, ON BEHALF OF LARRY K. KESSLER, HAS SUBMITTED A SITE PLAN APPLICATION FOR A BUILDING ADDITION AT 1202 FIRST STREET.
7. JOSEPH O. SINGLER, ON BEHALF OF RAMSDELL'S GARAGE INC., HAS SUBMITTED A SITE PLAN APPLICATION FOR A NEW BUILDING AT 406 MELVILLE STREET (340 TIFFIN AVENUE).

Old Business

8. Meeting Adjourned

NEXT MEETING: March 25th, 2020 at 4:30pm.

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

**Planning Commission
December 18th, 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, Mr. Conor Whelan, and Mr. Joe Galea. Mr. Greg Voltz represented the Planning Department. Mr. Trevor Hayberger represented the Law Department.

Approval of minutes from the September 25th meeting:

Mr. McGory moved to approve the minutes as submitted. Mr. Waddington seconded the motion. With no further discussion, all members were in favor to approve the minutes.

New business:

Mr. Zuilhof stated that next on the agenda is an application for an amendment to the zoning map that has been filed by McGookey Properties LLC, to expand the Cove District Transient Overlay District to 623, 627, 629, and 631 East Washington Street (Parcels 56-01177.000, 56-00647.000, 56-01241.000, 56-00912.000).

Mr. Voltz stated that today's meeting is a public hearing and staff did send out the required mailings and put a notice in the newspaper. He asked if we need to swear in those who will be speaking on today's application.

Mr. Hayberger stated that he suggests that be done.

Mr. Zuilhof stated that this can be done individually since there is only one person present in the audience.

Mr. Hayberger then swore in Mr. Voltz.

Mr. Voltz stated that the underlying zoning will remain Residential Two Family. The adjacent properties are Two Family Residential and Downtown Business District. The existing use is residential. In 2015 the applicant requested to rezone some of these properties to Downtown Business. At that time staff and Planning Commission did not think that was appropriate. Since then the city has enacted legislation to handle Transient occupancy and created the Transient Overlay District. The applicant has stressed that he wants to invest in these properties and maintain the character of the street. This does address a few priorities in the Bicentennial Vision by creating a more livable city, by enacting policies to stimulate demand, and by maintaining or enhance current supply. Also, the zoning code does state that a zoning map amendment may occur if a change occurs on land use, transportation, or other sociological trends, either within or surrounding the community. If the applicant desires these properties to be utilized as Transient rentals, they would each need their own Transient rental application. That application would be reviewed by Code Enforcement and the Planning Department, as each has different things that are looked at. Planning staff recommends approval to City Commission. The Bicentennial Vision supports programs and thoughtful zoning changes that encourage hospitality and that increase investment in diverse housing types, and as being a major east-west connector, this could help incentivize the investment in these houses.

Mr. Jackson stated that in 2015 he asked if there were any plans to move those zoned areas west of Meigs St., and at that time they did not have any plans. He asked if there has been a change in policy.

Mr. Voltz asked if he was talking about the Transient Overlay District.

Mr. Jackson stated yes.

Mr. Voltz stated that he was not present on the discussion about the rezoning, but staff do want to be cognizant of the houses being by a microbrewery and Downtown Zoning issues. Further down west, there would not be those issues. These properties have a unique situation being next to the microbrewery. It will probably be discussed today whether or not the commission wants to move along those lines or not.

Mr. Zuilhof stated that at this time what is appropriate is trying to get clarification on what is being asked for and then deliberation would come next or after a motion.

Mr. McGory stated that according to the one slide in the presentation, it does look like the Overlay District has already been extended on the west side of Meigs Street.

Mr. Voltz stated that is correct, it does extend to properties facing Meigs Street.

Mr. Zuilhof asked if that was extended or if that was the original design.

Mr. Voltz stated that is the original creation.

Mr. McGory stated that the only difference is that it stopped at East Washington Street.

Mr. Voltz stated that is correct.

Mr. Zuilhof asked if it would be fair to say that it makes little difference whether this is considered an extension of the Cove District or a new district.

Mr. Hayberger then swore in the applicant, Mr. Dan McGookey.

Mr. McGookey of 1205 Cedar Point Road in Sandusky, stated that he would like to try to clarify the question regarding what happened in 2015. He stated that he submitted an application for what is now the brewery. He said at that time he only owned two of the four properties being discussed today (629 and 631 East Washington), but now owns all four. In 2015 he applied to have the two properties rezoned as Downtown Business. At that time there was not an Overlay District at all and he believes that was enacted in 2017. As far as west of Meigs Street, all of the houses that face Meigs Street and are on Meigs Street are part of the Overlay District.

Mr. Voltz stated that he recalls that in 2017 when the process for the Overlay District came about, after sending out the mailings for the request to expand the Overlay District, that did not happen because the process would need to be restarted.

Mr. Miller moved to approve the application as recommended by staff.

Mr. McGory seconded the motion.

Mr. Miller stated that when looking at the map that shows the peculiar shape of the area, especially west of Meigs Street, he remembers the discussion of what it is like that and that is because at every street that terminates into Meigs Street, it's only the houses that face Meigs Street and none of the other addresses. He stated that he is not opposed to this, but wants to draw everyone's attention to the slippery slope that was resisted years ago. Every other house similarly situated in that Overlay District can make the same claim. Maybe this case is unique because of the brewery, but in terms of sprucing up the street and improving property values, this is a change to what was agreed upon and what was said two years ago.

Mr. McGory stated that the whole east side of the downtown area, with the small bungalow houses, could end up turning into a lakeside enclave. He said he knows some neighbors in the Overlay District have expressed concern, but as staff have pointed out, there is an application process to rent, and do not see anything but good things to come from this.

Mr. Galea stated that he remembers the meeting where Mr. McGookey wanted to add this and remember that commission did have some concerns, but does not remember if there was a specific reason why Meigs was the dividing line.

Mr. Zuilhof stated that he remembers. He stated that because there are problem neighborhoods that are near the water, that could benefit from this, that are likely to be attractive as transient rentals. If you get further away into the neighborhoods, they are less likely to be attractive to visitors and could potentially do more harm than good. He stated that he would propose that if and when this application is approved, he would like to move to do additional properties, like the ones across the street.

Mr. Whelan stated that he was in favor of adding this when commission looked at this request the last time, but did not want to hold the process up.

With no further discussion, all members were in favor to approve the motion, and the application was approved.

Mr. Zuilhof then asked if this would be the time to entertain a motion to ask staff to look at other properties on that street.

Mr. Miller stated that the lots across the street seem to be the first of the slippery slope. There was not a need to get concurrents of all of the people's houses who fall in the Overlay District, and why would you resist if this will increase property value. On the other hand, if nobody is requesting it, not sure it should be done.

Mr. Zuilhof stated that before he would advocate doing this, he would want to check the ordinance to see if it allows the ability to do so. Not saying we need to go all the way down the street, but if we could just look at those three lots.

Mr. Miller asked that couldn't there be a similar argument be made to go north on Meigs Street. There is only one side of the street affected given there is public property on the other side.

Mr. McGory stated that he could foresee a time where almost everything (on the map shown on the presentation slide) ends up becoming Transient Overlay because from what has been seen so far, it is nothing to fear. He said that he agrees that it should wait until someone asks for it.

Mr. Voltz stated he wanted to remind everyone that the Downtown Business District, which is the brewery and those areas, does permit Transient Rentals. He said that he would like to speak with the Planning Director Angela Byington to get her thoughts. Also, more notifications will be sent out before this goes to City Commission.

Mr. McGory asked if staff received any responses from anyone regarding today's application.

Mr. Voltz replied that staff did not hear from a single person. He stated that staff are tracking property values with the Neighborhood Initiative. There are only two years accounted for so far.

Meeting Adjourned:

Mr. Galea moved to adjourn the meeting. Mr. McGory seconded the motion. With no further discussion, the meeting was adjourned at 4:59pm.

The next meeting date is January 22nd, 2020 at 4:30pm.

Approved:

Kristen Barone, Clerk

Michael Zuilhof, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF
PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR CONDITIONAL USE
PERMIT TO ALLOW A “GB” - GENERAL
BUSINESS USE WITHIN THE “LB” – LOCAL
BUSINESS DISTRICT AT 520 FINCH STREET.

Reference Number: PCONDU20-0001

Date of Report: February 13, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Jack P. Smith Jr. and Jeffery A. Smith, have submitted an application for a Conditional Use Permit to Allow a “GB” - General business Use within the “LB” – Local Business District at 520 Finch Street.. The property historically has functioned as an automotive dealership and automotive repair shop. The following information is relevant to this application:

Applicant: Jeffery A. Smith and Jack P. Smith Jr.
520 Finch Street
Sandusky, Ohio 44870

Authorized Agent: Jack P. Smith Jr.
520 Finch Street
Sandusky, Ohio 44870

Site Location: 520 Finch Street

Zoning: “LB” Local Business
North: “R1-40” Single-Family Residential - Residential
South: “R1-40” Single-Family Residential – Residential
East: “R1-40” Single-Family Residential - Residential
West: “R1-40” Single-Family Residential - Residential

Existing Uses: Automotive Dealership/Automotive Repair

Proposed Uses: Automotive Dealership/Automotive Repair

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1133 Business Districts

SITE DESCRIPTION

The subject property is located within the City of Sandusky at the intersection of Cleveland Road, Warren Street and Finch Street within the “LB” Local Business Zoning District. The property is directly adjacent to “R1-40” Single-Family Residential.. As stated, this property is zoned “LB” Local Business, which permits the following:

1133.04 PERMITTED BUILDINGS AND USES; LOCAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) Dwellings, of the type permitted and as regulated in the least restrictive contiguous district;

(2) Retail stores and services conducted wholly within enclosed buildings, and devoted to supplying neighborhood needs to the following limited extent:

A The sale of baked goods, confectionery, groceries, meats, fruits, vegetables, and dairy products.

B. The sale, serving, and consumption of soft drinks, juices, ice cream, beer, and wine, at such places as lunchrooms and tea rooms;

C. The sale of drugs, gifts, antique and art goods, flowers, periodicals, musical instruments and supplies (provided no loudspeaker broadcasts onto the street), tobacco, and sporting and athletic goods;

D. The sale of tools, paint, seed, garden supplies, and household appliances;

E. Personal services, such as beauty and barber shops, laundry agencies, laundromats, shoe and hat repair, radio and television repair, interior decorating, tailor, pressing and dry cleaning shops in which only nonexplosive and nonflammable solvents are used, provided that not more than one pressing or cleaning machine shall be used, or not more than 2 persons are engaged in such work, and no work shall be done on the premises for retail outlets elsewhere;

F. Automotive service stations; the sale of gasoline and oil, and the parking of automobiles are permitted in open areas. Services are limited to lubrication and minor repairing services, and only where performed wholly within an enclosed building;

G. Principal offices for dentists, doctors, and similar professions, financial institutions, and principal offices of real estate and similar businesses.

(3) Brewpub.

(b) Similar Main Uses. Any other retail neighborhood store, shop, service, or office not listed above, or in any subsequent use classification, and determined as similar by the Commission according to standards set forth in Section [1109.11](#), **Main uses set forth in the General Business District may be permitted in a Local Business District if a conditional use permit is granted.**

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;

1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) All stores, services, dwellings, and other uses permitted in Local Business Districts;

(2) Additional retail business stores and services conducted wholly within enclosed buildings, or adjoining and operated in connection with an establishment in an enclosed building to the following extent:

A. The sale and serving of all beverages, and eating places of all types permitting dancing and live entertainment. Conditional use permits shall be obtained by places selling or serving alcoholic beverages, and by all drive-in establishments;

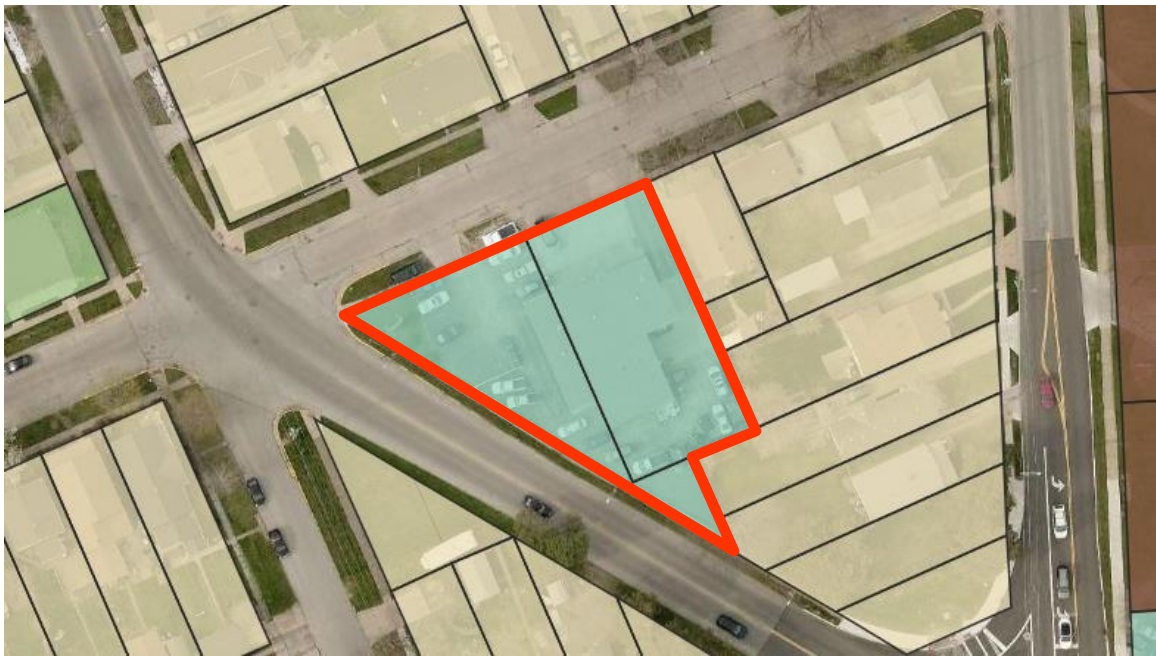
B. Motels, hotels; fraternal and social clubs, and labor union halls;

C. Automotive services, repair or service garages, and buildings for the sale of new and second-hand motor vehicles. The parking of vehicles with or without a fee, the sale of gasoline and oil, and the sale of motor vehicles may be permitted on an open lot, providing all requirements for front yards in the Business District as set forth in the Zoning Code are met;

520 Finch Street.



Zone Map – Parcels Indicated



PUD - Planned Unit Development



Parcels



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 has applied for a Conditional Use permit to continue to utilize this property for automotive repair and automotive sales. Section 1133.04 states that a General Business use is permitted in a Local Business if a Conditional Use Permit is obtained. Previously a Conditional Use Permit was granted to the former owners in 2005.

During the previous approval process there was lengthy discussion regarding where and how many vehicles can be parked. With this being a use within a residential neighborhood the comments and conditions were set up to ensure that the use would not be a detriment to the neighbors. The staff report from 2005 stated, "Staff realizes that this property is surrounded by residential properties and staff has received a complaint in regard to automobiles from this business being located on the street, thereby creating on-street congestion." Staff has also heard these comments today from our Code Enforcement Division. Therefore, we will once again recommend that a condition be added that no vehicles, including; employee, patron, vehicles being or have been worked on, or vehicles to be sold be permitted on-street. Further, if staff receives complaints on this issue or another the owner of the property shall be required to come back to Planning Commission where the Planning Commission may revoke or modify the Conditional Use Permit.

An application for a conditional use permit shall not be approved unless it conforms with the intent of the City of Sandusky Comprehensive Plan and complies with the following conditions and standards:

- A. That the proposed use is necessary to serve community needs, and existing similar facilities located in a more remote district in which the use is permitted by right, are inadequate;

This site has been utilized for this purpose at least since 2005. It does appear that it is utilized by the community and serves their needs. However, there are nearby facilities that do appear to be adequate.

- B. That the proposed use is not closer than appropriate in the particular situation to schools, churches, and other places of assembly.

This site is southeast of a nearby place of assembly, however staff does not believe that this is an inappropriate location due to its proximity to a state route.

- C. That location size, intensity, and site plan of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of noise, smoke, dust, odors, fumes, vibrations, or glare more than is normal, or as permitted by the performance standards of the district.

The location, size, intensity, and site plan are not objectionable if all conditions are follows. The hours of operation are also restricted to normal daytime hours.

- D. That the proposed use will form a harmonious part of the business, commercial, or manufacturing district, taking into account, among others, convenience of access and relationship of one use to another.

The proposed use is in line with different uses nearby ranging from small shops and restaurants to another automotive shop at the Corner of Cleveland Road and Sycamore Line.

- E. That the proposed use should be permitted in the next less restrictive district because of its limited nature, modern devices, equipment, or improvements;

If this use was going into a Roadside Business district it would be permitted.

- F. That the hours of operation and concentration of vehicles in connection with the proposed use will not be more hazardous or dangerous than the normal traffic of the district.

The hours of operation would not be more hazardous or dangerous than normal traffic to the surrounding district, however the concentration does create some situations which may lead to hazardous traffic on the street if the applicant does not adhere to conditions placed upon the permit.

ENGINEERING STAFF COMMENTS

The City Engineer has stated:
Display area in front of the garage could limit entrance to and exit from the garage.

BUILDING STAFF COMMENTS

The City Building Official has not reviewed this Conditional Use Permit Application.

POLICE DEPARTMENT COMMENTS

The City Police Chief has not reviewed this Conditional Use Permit Application

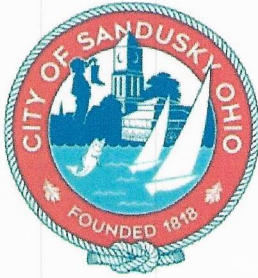
FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has required that the building maintains a 4 foot wide hose path around the perimeter of the building.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recognizes that this Conditional Use Permit is a continuation of an existing use that has been permitted since 2005. However, since this original permit has been issued ownership has changed and there have been complaints. As such, staff recommends approval of the Conditional Use permit for the “GB” General Business use of Automotive Services/Automotive Repair within a “LB” Local Business district at 520 Finch Street (Parcel 57-02333.000) with the following conditions:

1. Must maintain access in marked areas on site plan for fire apparatus and provide access to the building. Vehicles should not block exterior doors.
2. Vehicles on display must remain outside of the City right-of-way.
3. If staff receives complaints about the business, the owner will be required to return to Planning Commission, who may then either revoke or modify the Conditional Use Permit.
4. No parking in the grass areas.
5. No more than 10 vehicles may be displayed along Cleveland Road.
6. No vehicles to be worked on, have been worked on, or employee vehicles may be located on the street or within the right-of-way.



PLANNING COMMISSION

Application for Approval

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

TYPE OF APPLICATION:

☒ Conditional Use Permit
☐ Flood Plain Variance
☐ Other

☐ Similar Main Use
☐ Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name: Jeffery A. Smith and Jack P. Smith, Jr.

Property Owner Address: 520 Finch St.
Sandusky, OH 44870

Property Owner Telephone: 419-624-0900

Authorized Agent Name: Jack P. Smith, Jr.

Authorized Agent Address: 520 Finch St., Sandusky, OH 44870

Authorized Agent Telephone: 419-656-3589

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 520 Finch St., Sandusky, OH 44870

Legal Description of Property (check property deed for description):
43 45 Finch St WH

Parcel Number: 57-02333.000 Zoning District: _____
57-05979.000

DETAILED SITE INFORMATION:

Land Area of Property: 0.382 (sq. ft. or acres)

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

Building #1: 3585 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 46%

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:

Office - 825 sq. ft.

Garage - 2760 sq. ft.

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: 2

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.):

Please see The attached.

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

01/17/2020
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: _____

2019 Planning Commission Application Deadlines

Submit application and materials to:

City of Sandusky
Department of Planning
240 Columbus Ave.
Sandusky, OH 44870

Contact Greg Voltz, Planner, at 419-627-5973 or gvoltz@ci.sandusky.oh.us with any questions.

Planning Commission	
<u>Due Date</u>	<u>Hearing Date</u>
December 19	January 23
January 23	February 27
February 28	March 27
March 28	April 24
April 24	May 22
May 22	June 26
June 26	July 24
July 24	August 28
August 28	September 25
September 25	October 23
October 23	November 27
November 27	December 18

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

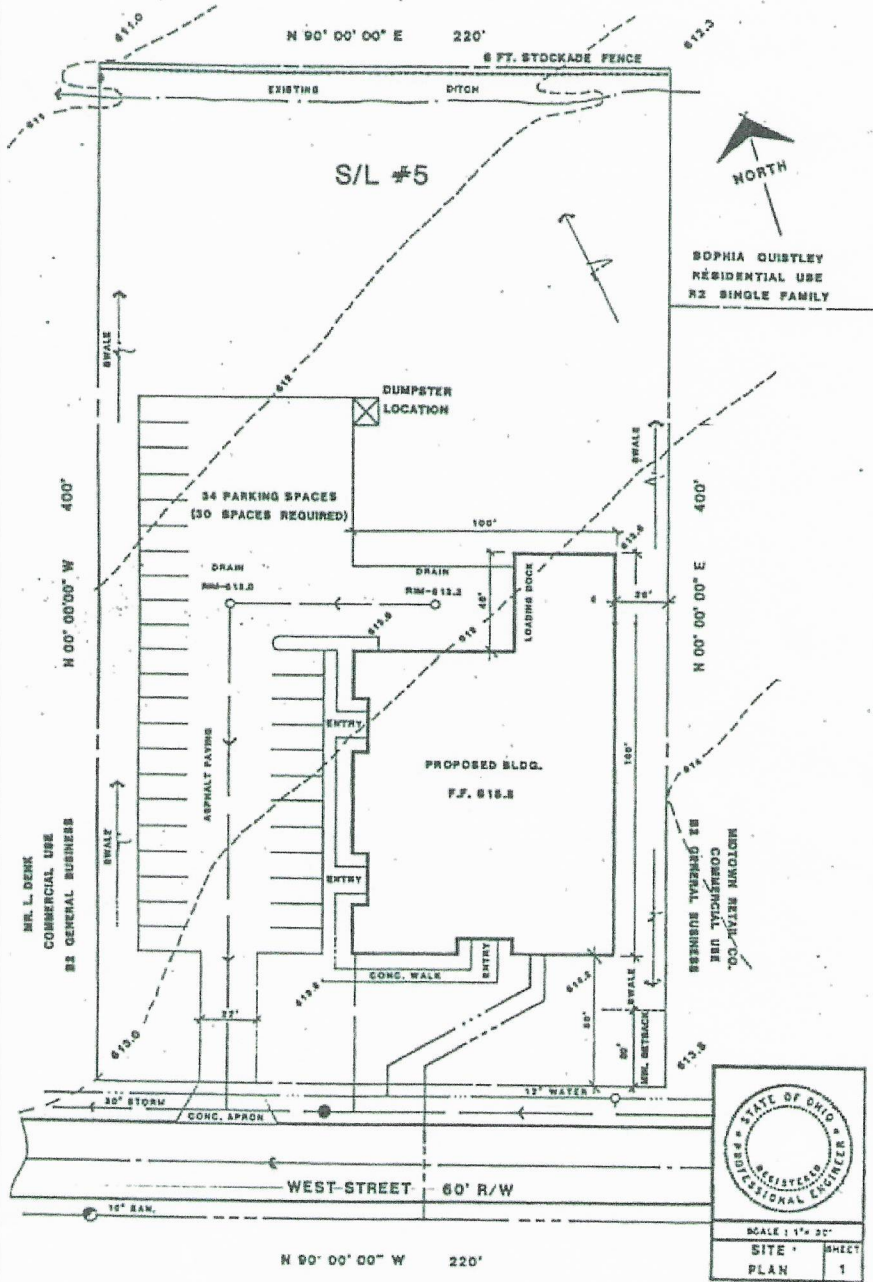
Design Details

- **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



CONDITIONAL USE PERMIT GENERAL STANDARDS

- Is a proposed use in fact a conditional use as established under the provisions of the Zoning Code?
- Will the proposed use be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and/or the Zoning Code?
- Will the proposed use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and/or change the essential character of the same area?
- Will the proposed use be hazardous or disturbing to existing or future neighboring uses?
- Will the proposed use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools? Will the persons or agencies responsible for the establishment of the proposed use be able to provide adequately any such services?
- Will the proposed use create excessive additional requirements as public cost for public facilities and services and be detrimental to the economic welfare of the community?
- Will the proposed use involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors?
- Will the proposed use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

EXHIBIT C



520 Finch St. 12/28/05



EXHIBIT D



520 Finch St. 12/28/05



1. The proposed rear parking is proposed at a width of 6'. The Code requires the spaces to be 9' x 19'. Therefore, only 4 spaces may be provided in this area and one additional parking space must be provided. Staff would suggest adding a parallel space adjacent to the existing office.
2. The fire access was not marked on the revised site plan. The applicant must adhere to the "required fire lane attachment" supplied by the Fire Department.
3. A handicap space was not indicated on the revised site plan. Staff would recommend that this space be the fifth space required and located adjacent to the office. The dimensions of the space must be at minimum 9' x 24'. Further the space must be signed as "handicap parking" and a minimum aisle of 8' must be left next to the space per ADA requirements.
4. There are no dimensions associated with the four cars proposed by Cleveland Road. Staff recommends that no cars are place in this area.

The following is from the original August staff report.

The applicant is requesting a Conditional Use Permit to operate auto sales in addition to the auto repair located at 520 Finch Street. The application proposes that the auto sales and repair operate Monday through Friday from 10:00 a.m. to 6:00 p.m. and Saturday from 10:00 a.m. till 2:00 p.m. The property was rezoned in 1986 to allow auto repair for Sandusky Brake and Alignment. A site plan was approved at that time with 15 parking spaces. The applicant has modified the parking plan by removing 10 of the spaces to allow for display of vehicles, however, the five remaining spaces are in the previously approved location with the same dimensions.

The proposed auto sales is not a permitted use in the Local Business zoning district. The Code states that main uses set forth in the General Business District may be permitted in a Local Business District if a conditional use permit is granted. Auto sales is a permitted main use in a General Business District.

Due to the similarity of this business to the previous permitted use, staff recommends approval. However, staff realizes that this property is surrounded by residential properties and staff has received a complaint in regard to automobiles from this business being located on the street, thereby creating on-street congestion. Therefore, staff recommends that a condition be added that no vehicles, including: employee, patron, vehicles being worked on or vehicles to be sold be permitted on-street. Further, if staff receives complaints on this issue or another, the owner of the property shall be required to come back to Planning Commission where the Planning Commission may revoke or modify the Conditional Use Permit.

III. STAFF RECOMMENDATION:

Staff recommends that the Sandusky City Planning Commission approve PC-024-05, a request for a Conditional Use Permit for 520 Finch Street subject to the following conditions:

Division of Building – Earl Mullins, Inspector 627-5940

1. If alterations are planned for the property the Building Department must be contacted to determine what kind of permits may be required.

Fire Department – Battalion Chief Ricci 627-5822

2. Must maintain access in the marked areas on site plan for fire apparatus and provide access to the building. Vehicles should not block exterior doors.

Engineering Services – Kathy McKillips, Director 627-5831

3. The display areas must remain outside the City right-of-way.

Division of Planning – Angela Byington 627-5973

4. If the staff receives complaints about the business, the owner will be required to return to Planning Commission, who may then either revoke or modify the Conditional Use Permit.
5. No parking in the grass areas.
6. One handicap space must be provided as detailed in the staff report.
7. There shall be four parking spaces located at the rear of the building striped with the dimensions of 9' x 19'.
8. No more than 10 vehicles may be displayed along Cleveland Road.
9. No vehicles for sale or employee cars may be located on the street.

SANDUSKY CITY PLANNING
COMMISSION
REF: PC-024-05
DATE: January 4, 2006
TIME: 4:30 P.M.

1. Continuance of auto repair business that has been operating for 12 years with no incidents.
2. The repairs are light mechanical and reconditioning and detailing of used cars which is not substantially different from the previous owner/operator's use.
3. We do not paint cars and any major welding is done off premises and not done in any way that could create a fire hazard.
4. We do not sell gasoline nor store it on the premises.
5. The vast majority of the car care products that we use are the modern water/silicone based products as opposed to the older generation of petroleum based products.
6. Throughout the yellow shaded area, we shall maintain a four foot wide hose path for fire department access per our discussion with the fire department.
7. If you have any questions, please call us.

'Cross INSIDE & OUT



CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR ADDITIONAL BUILDINGS AT 2216
MILAN ROAD

Reference Number: PSPOS20-0001

Date of Report: February 19, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Joshua J. O'Neil, PE, CPESC, on behalf of Neil Trautman, has submitted a site plan application for a two new buildings at 2216 Milan Road. The following information is relevant to this application:

Applicant: Neil Trautman
2216 Milan Road
Sandusky, Ohio 44870

Authorized Agent: Joshua J. O'Neil, PE, CPESC
DGL Consulting Engineers, LLC
3455 Briarfield Blvd.
Suite E
Maumee, Ohio 43537

Site Location: 2216 Milan Road

Zoning
& Adjacent Uses: "RRB" Residential/Business
North: "R1-60" Single-Family Residential
East: Railroad
South: "RMF" Residential Multi-family
West: "R1-60" Single-Family Residential & "RMF" Residential Multi-Family

Parking: Existing – Zero Designated
Required – 6
Propose - 6

Existing Uses: Residential

Proposed Uses: Residential

Applicable Plans & Regulations:
Sandusky Zoning Code Chapter
Chapter 1149 Site Plan Review & Off-Street Parking
Chapter 1120 Residential Districts
Chapter 1145 Supplemental Area and height Regulations

SITE DESCRIPTION

The subject property is located along Milan Road, adjacent to the railroad and other single-family and multi-family districts, within the City of Sandusky. The area is zoned “RRB” Residential/Business, which permits the following:

1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

District	<u>Main Buildings and Uses</u>	<u>Accessory Buildings and Uses</u>
RS	One-family dwellings Public facilities as a conditional use: governmental, civic, educational, religious, welfare, recreational, and transportation as set forth in Section 1123.02 . Public utility substations as a conditional use.	Private garages or parking area; storage of boats Private garden and recreation uses, structures, pools, fences, walls. Home offices, group A and home occupations, group A. Renting of rooms, accessory living accommodations. Accessory uses for public facilities, Section 1123.02 . Agricultural uses as set forth in Section 1129.06(f) . Accessory uses permitted in RS District, except agricultural uses.
R1-75	Uses permitted in RS District.	
R1-60	Uses permitted in R1-75 District.	
R1-50		Accessory uses permitted in R1-75 District, and rental of one garage space.
R1-40	Manufactured homes.	
R2F	Uses permitted in RS District. Two-family dwellings Manufactured homes.	Accessory uses permitted in R1-60 District. Home offices, group A & B, and home occupations, group A & B Rooms for tourists. Storage garages and parking areas accessory to two-family and multi-family dwellings.
RMF	Uses permitted in R2F District. Apartments and row houses.	Accessory uses permitted in R2F District.

RRB Uses permitted in RMF District.

All home offices and occupations.

Apartment hotels, rooming houses.

Stores and services as a conditional use:

Local retail stores to serve the immediate neighborhood to the following extent, for the sale of:

Confectionery drugs.

Delicatessen, baked goods, dairy products, groceries, fruits, meats, vegetables, excluding supermarkets.

Florists, gifts, periodicals, books.

Services to the following limited extent:

Beauty and barber shops.

Cabinet-making, locksmith, repair of appliances, radios, and televisions.

Dry cleaning or laundry agency, clothes pressing, shoe and hat repair.

Art school, music conservatory.

Business college, trade school.

Funeral homes.

Accessory uses permitted in RMF District.

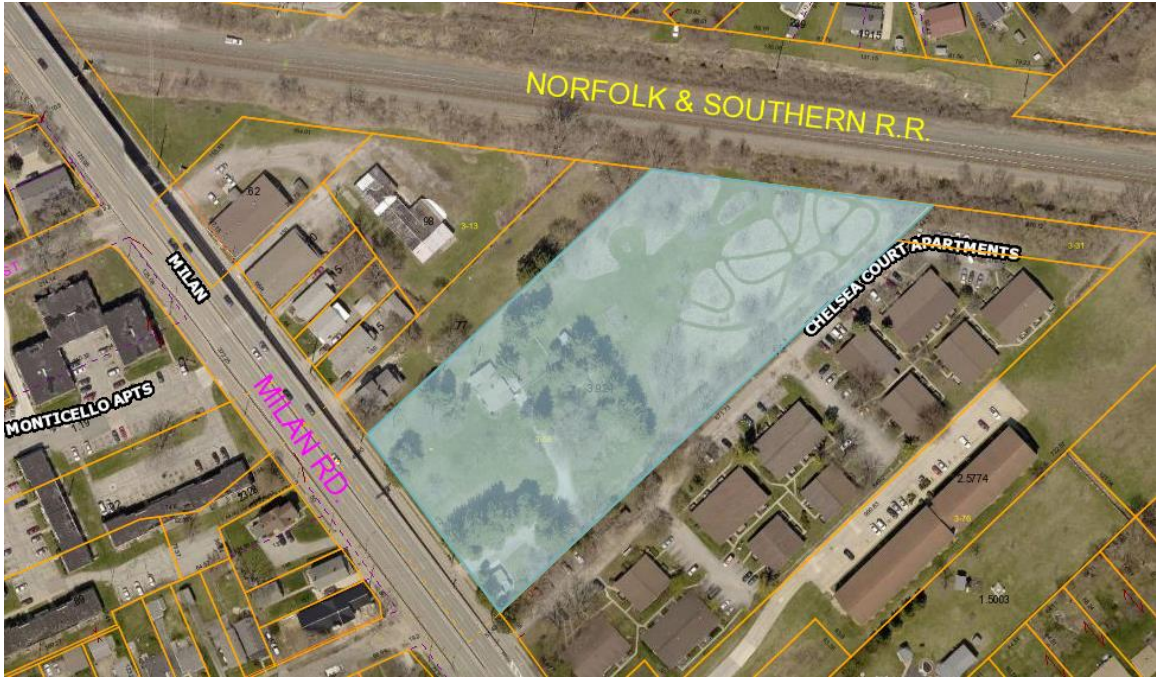
Accessory (without fee) off-street parking areas.

Accessory uses clearly incident to the main uses.

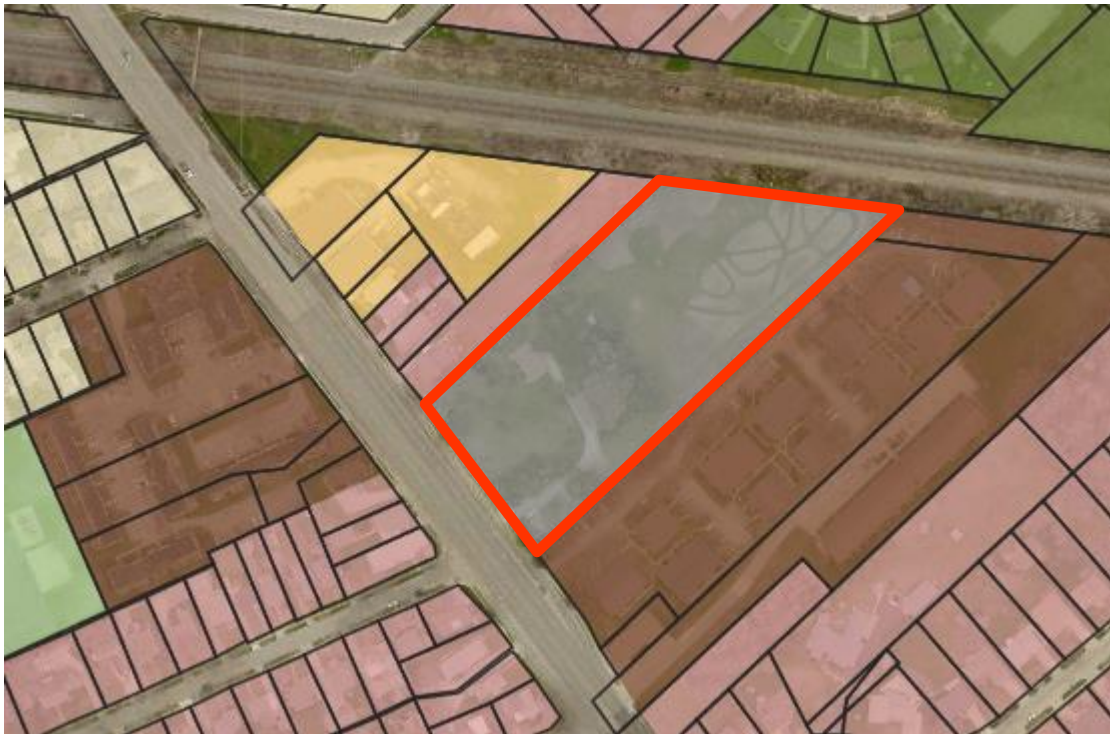
A picture of the property along with a location map are found below.

2216 Milan Road





Zone Map – Parcels Indicated



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

DIVISION OF PLANNING COMMENTS

The applicant is proposing to construct a two new buildings on this site to be used primarily for rental income. The site currently has two existing houses on site. The house closest to Milan Road is currently not being used.

The two proposed 1387 Sq. Ft residential houses will be set back from Milan Road and sit closer to the side of the parcel that abuts a multi-family zoning district. The applicants also live on site. The applicant and their authorized agent has worked with Staff throughout the process. After obtaining feedback they altered the site plan to comply with section 1145.12 so that all end wall, main wall, and setbacks are met.

The applicants are also proposing to add off street parking that should be more than sufficient for the number of units on site. However, as noted by the Engineer comments below they are not intending to pave the existing driveway. In order to reduce the chance for tracking and erosion Staff recommends this is paved.

ENGINEERING STAFF COMMENTS

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

STORM SEWER SHOULD BE TAKEN OUT TO THE 12" STORM LINE AT MILAN RD.
THIS INCLUDES GUTTER/DOWNSPOUTS, FOOTER TILE AND SUMP PIT(S).
ADDITIONALLY ANY PLANNED CATCH BASINS INSIDE OR OUTSIDE PAVED
PARKING/DRIVE AREAS.
THE PROPOSED PARKING SHOULD BE PAVED/HARD SURFACE TO ELIMINATE
THE CHANCE FOR TRACKING/EROSION.

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.

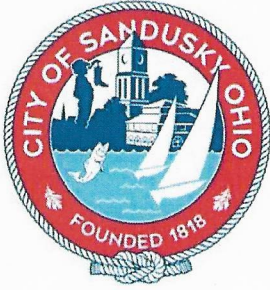
FIRE DEPARTMENT COMMENTS

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 2216 Milan Road with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. The existing gravel drive is paved in order to reduce tracking and erosion.
3. All engineering comments are addressed with approval from the City of Sandusky Engineering Department.
4. The applicant either obtains a variance for having multiple single family buildings on a parcel or they do a lot split to have the three separate single family buildings on their own individual parcel.



PLANNING COMMISSION

Application for Site Plan Approval

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

APPLICANT/AGENT INFORMATION:

Property Owner Name: Neil Trautman

Property Owner Address: 2216 Milan Road

Sandusky, Ohio 44870

Property Owner Telephone: (419) 202-8334

Authorized Agent Name: Joshua J. O'Neil, PE, CPESC
DGL Consulting Engineers, LLC

Authorized Agent Address: 3455 Briarfield Blvd. Suite E

Maumee, Ohio 43537

Authorized Agent Telephone: (419) 535-1015

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2216 Milan Road

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

OL 12 DAR SURV E OF CITY S ETC EX 3.924A

Parcel Number: 57-03587.000

Zoning District: RRB

DETAILED SITE INFORMATION:

Land Area of Property: 3.92 AC (sq. ft. or acres)

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

Building #1: 1820+/- (in sq. ft.)

Building #2: 634+/-

Building #3: 750+/-

Additional:

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

Proposed 1387 Sq. Ft. Residential, Proposed 1387 Sq. Ft. Residential

Existing 1820 Sq. Ft. Residential, Existing 750 Sq. Ft. Residential, Existing 634 Sq. Ft. Storage

Proposed Building Height (for any new construction): 15'+/- (One Story)

Number of Dwelling Units (if applicable): 2 Proposed, 2 Existing

Number of Off-Street Parking Spaces Provided: 6 Proposed

Parking Area Coverage (including driveways): 9838 (in sq. ft.)
(Ex. & Prop.)

Landscaped Area: 90%+/- of the property will remain grass and trees

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.):

Two proposed 1387 Sq. Ft. residential houses will be constructed and used as rental units. Proposed

vehicle parking and utilities associated with the proposed houses are also included in this

development


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.

 PE 1.9.2020
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2216 Milan Road (municipal street address of property), I hereby authorize Joshua J. O'Neil, PE, CPESC to act on my behalf during the Planning Commission approval process.

 1/14/2020
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: _____

**2020
PLANNING COMMISSION
MEETING DATES AND FILING DEADLINES**

	FILING DEADLINE	MEETING DATE
JANUARY	12/18	1/22
FEBRUARY	1/22	2/26
MARCH	2/26	3/26
APRIL	3/16	4/22
MAY	4/22	5/27
JUNE	5/27	6/24
JULY	6/24	7/22
AUGUST	7/22	8/26
SEPTEMBER	8/26	9/23
OCTOBER	9/23	10/28
NOVEMBER	10/28	11/25
DECEMBER	11/25	12/21

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 4:30 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website. **Contact Greg Voltz, Planner, at 419-627-5973 or gvoltz@ci.sandusky.oh.us with any questions.**

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.

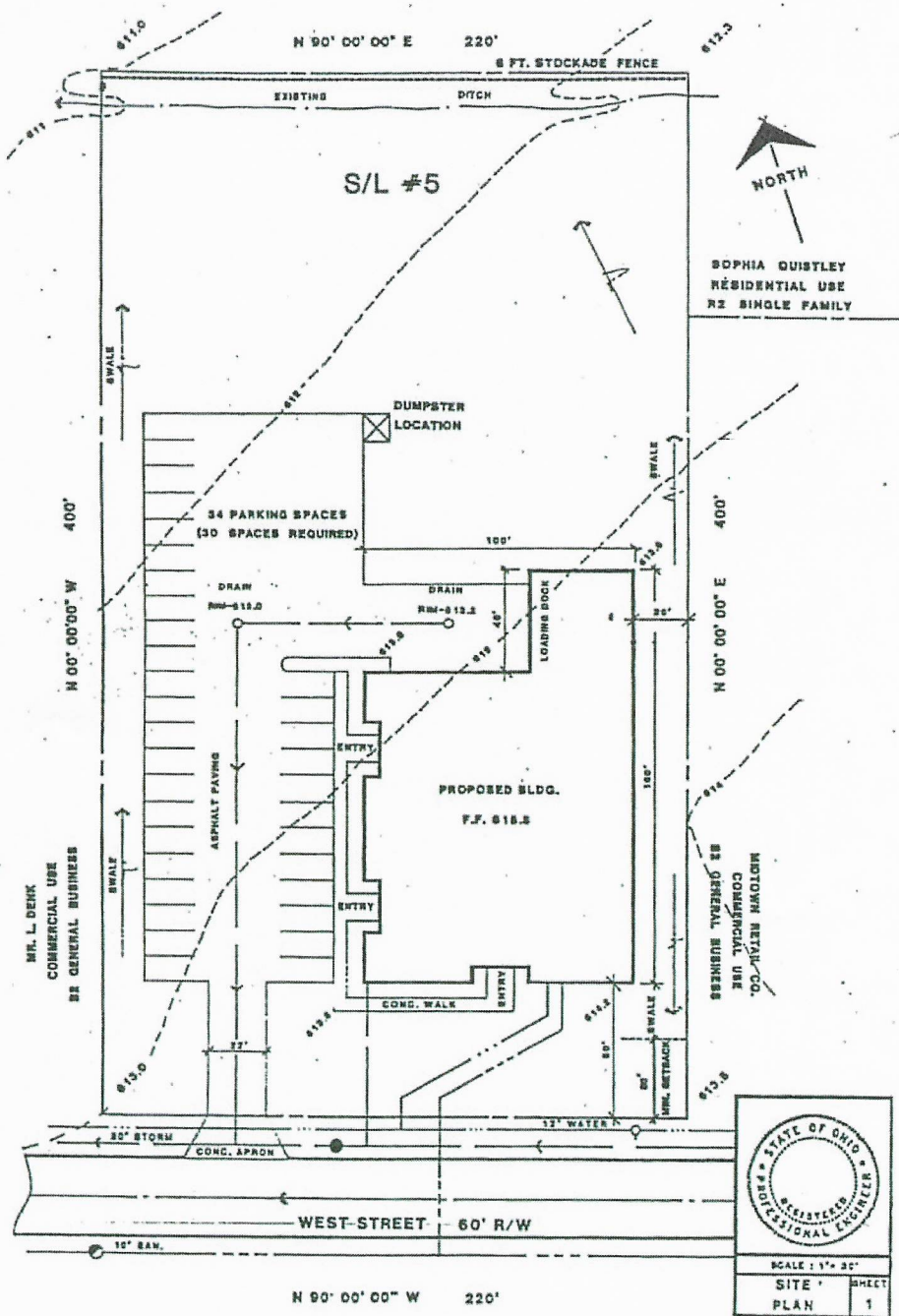
- **Parking Areas:** Designated as to garages, carports, or open parking; with all spaces numbered and a typical parking stall dimensioned, poured concrete curbing (to be indicated by double lines) or bumper blocks pegged in place and surfacing material indicated (asphalt, paving stones, or concrete). 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.

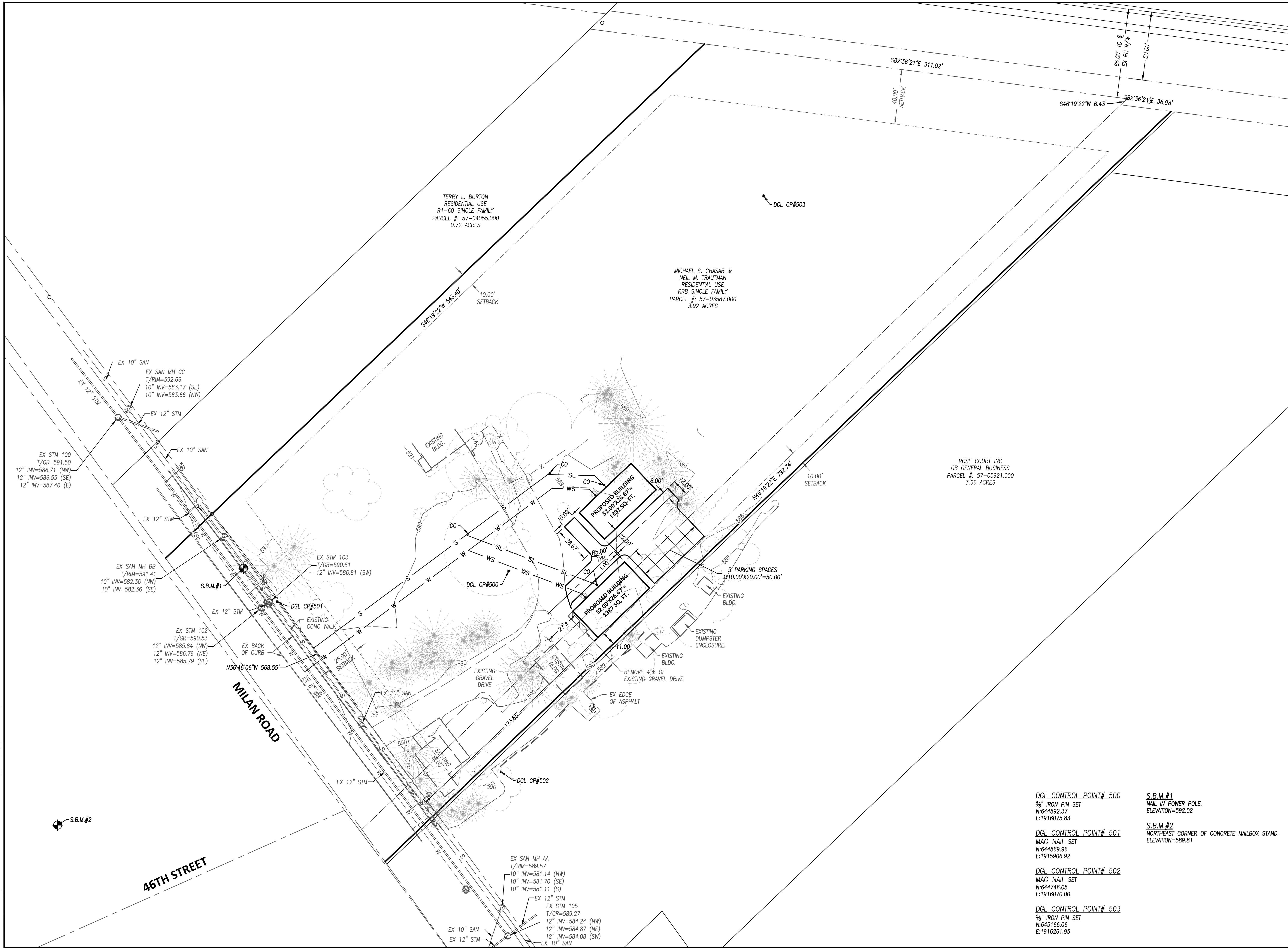
It is noted that additional plans (drainage, landscaping, lighting, etc.) may be required by the Planning Commission and/or City Departments prior to the issuance of any building permits.

FIGURE 1

SITE PLAN



PLOTTED: Jan 17, 2020 - 10:58am
 DRAWING: M:\19206 (Michael Chasar - 2216 Milan Rd Site Plan)\CIVIL\19206 CD.dwg: C01 LAYOUT CHASAR



SCALE: 1" = 30'

January 17, 2020

REVISION		DATE
9		
8		
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NO		

DGL CONSULTING ENGINEERS, LLC
 3455 BRIARFIELD BLVD. SUITE E
 SANDUSKY, OHIO 44870
 PHONE: 419.535.1015
 www.dgl-llc.com

MILAN ROAD SITE PLAN

2216 MILAN ROAD
SANDUSKY, OHIO 44870
ERIE COUNTY

SITE PLAN APPROVAL

FILE:	19206 CD.dwg
JOB NO.:	19206
DRAWN BY:	JL
ISSUED:	JAN 17, 2020

C1

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR BUILDING ADDITION AT 1202 FIRST
STREET

Reference Number: PSPOS20-0002

Date of Report: February 18, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Mitchell Bores, on behalf of Larry K. Kessler, has submitted a site plan application for a building addition at 1202 First Street. The following information is relevant to this application:

Applicant: Larry K. Kessler
6205 Bogart Rd. West
Castalia, Ohio 44824

Authorized Agent: Mitchell Bores
3215 Bardshar Rd.
Sandusky, OH 44870

Site Location: 1202 First Street

Zoning
& Adjacent Uses: “CS” Commercial Service
North: “CR” Commercial Recreation – Residential
East: “CS” Commercial Service - Vacant
South: “R1-40” Single-Family Residential - Residential
West: “RRB” Residential Business - Residential

Parking: Existing – Roughly 11
Required – 14
Proposed – Not designated

Existing Uses: Automotive Repair

Proposed Uses: Automotive Repair

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 at the corner of First Street and Ontario Street, adjacent to other business, commercial, and residential districts, 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;

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

1202 First Street



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 to construct an addition to the existing building on this site to be used for storage of cars to be worked on. The site is currently used for automotive repair and the applicant intends to continue to utilize this site for this.

As the Planning Commission may recall the applicants last proposed an addition at this site in 2016. This application included a 72' by 100' building addition and expanding the parking area into the immediately adjacent property to the east. With this plan they showed adding landscaping and grass along Ontario and First Street. However, this was after the Planning Commission tabled the application for the applicant to work with Staff to add landscaping and a parking plan.

They have significantly reduced their plans for this application and are looking to add on an addition immediately south of the existing building. Once again this addition is meant for two more vehicles lifts. The applicant believes this will reduce the amount of vehicles outside, but staff is concerned that this may actually increase the number of vehicles outside as it could they will have increased service capacity. At the time of this application the applicants do not show a parking plan, or a landscaping plan to comply with chapter 1149 of the Sandusky Zoning Code.

Staff does recommend that we table this application until a parking plan and landscaping plan is provided.

ENGINEERING STAFF COMMENTS

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

NEED TO SHOW HOW NEW BUILDING WILL DRAIN, WHERE WILL DOWNSPOUTS FROM GUTTERS RUN WATER? WILL IT TIE INTO AN EXISTING STORM SEWER SYSTEM?

BUILDING STAFF COMMENTS

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

LOCATIONS LESS THAN 10' FROM PROPERTY LINE WILL REQUIRE A RATED EXTERIOR WALL ASSEMBLY.

POLICE DEPARTMENT COMMENTS

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

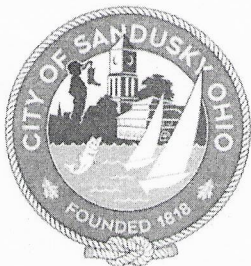
FIRE DEPARTMENT COMMENTS

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 tabling of the proposed site plan for 1202 First Street until the following is provided and submitted for review by Planning Commission:

1. A landscaping plan is provided plan to comply with chapter 1149 of the Sandusky Zoning Code
2. A scaled parking plan provided plan to comply with chapter 1149 of the Sandusky Zoning Code



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Larry K. Kessler

Property Owner Address:

6205 Bogert rd. west

Castalia, Oh 44824

Property Owner Telephone:

419-656-4454

Authorized Agent Name:

Mitchell Bores

Authorized Agent Address:

3215 Bardshar rd

Authorized Agent Telephone:

419-541-6527

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1202 First st.

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

27 28 First st WH

Parcel Number:

57-03384.000

Zoning District:

DETAILED SITE INFORMATION:

Land Area of Property: 2504 (sq. ft. or acres)

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

Building #1: 1808 (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:

GARAGE AREA 1,420 sqft
Office space 388 sqft

Proposed Building Height (for any new construction): 12'6"

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

Parking Area Coverage (including driveways): 7,467 (in sq. ft.)

Landscaped Area: 762 (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.):

I plan to build an addition to my current shop. 2 Garage bays added on to south side of current building 40'x40' 1600sqft for two more vehicle lifts. Concrete drive
Five days a week 8am - 4pm

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

1-28-20

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1202 First st (municipal street address of property), I hereby authorize Mitch Bores to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

1-22-20

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: _____

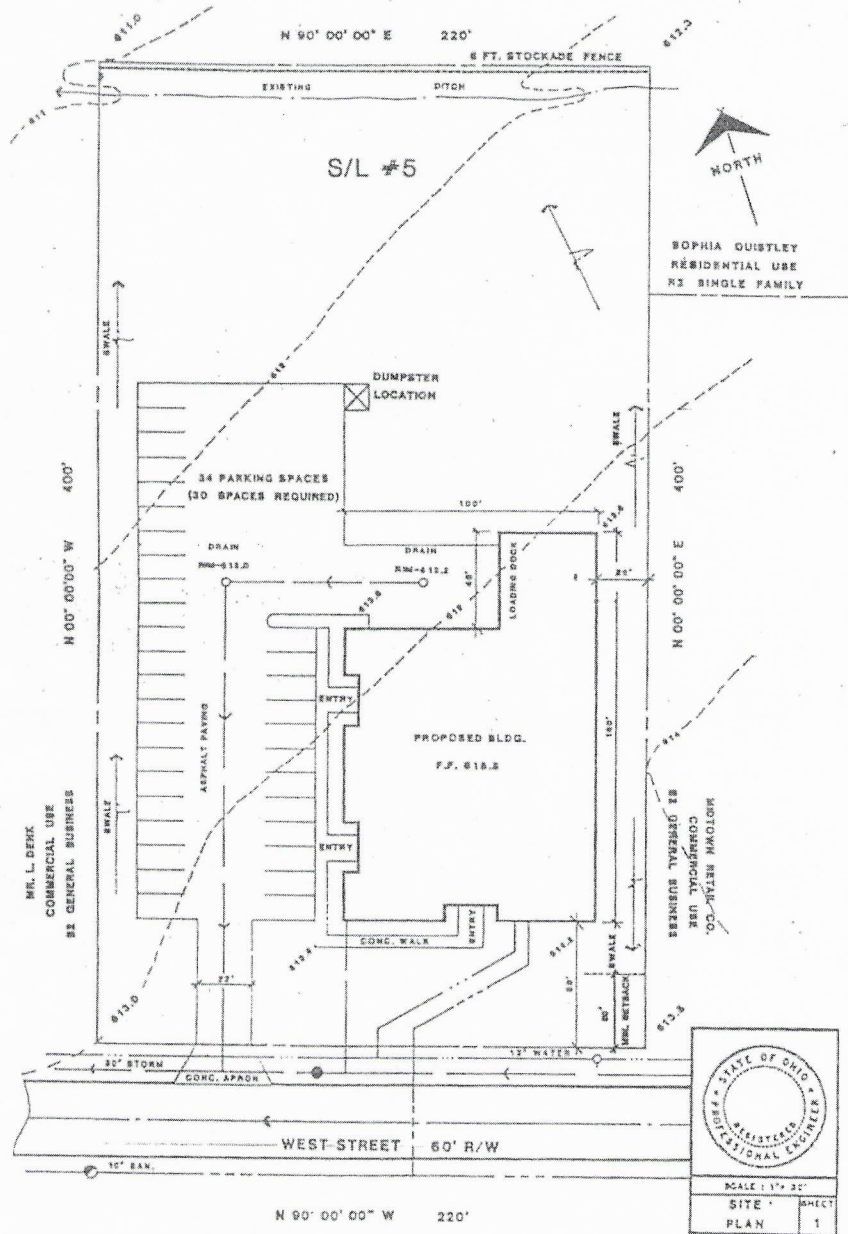
Planning Commission File Number: _____

**2020
PLANNING COMMISSION
MEETING DATES AND FILING DEADLINES**

	FILING DEADLINE	MEETING DATE
JANUARY	12/18	1/22
FEBRUARY	1/22	2/26
MARCH	2/26	3/26
APRIL	3/16	4/22
MAY	4/22	5/27
JUNE	5/27	6/24
JULY	6/24	7/22
AUGUST	7/22	8/26
SEPTEMBER	8/26	9/23
OCTOBER	9/23	10/28
NOVEMBER	10/28	11/25
DECEMBER	11/25	12/21

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 4:30 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website. **Contact Greg Voltz, Planner, at 419-627-5973 or gvoltz@ci.sandusky.oh.us with any questions.**

FIGURE 1
SITE PLAN



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.

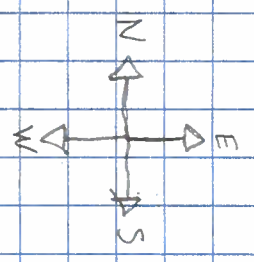
- **Parking Areas:** Designated as to garages, carports, or open parking; with all spaces numbered and a typical parking stall dimensioned, poured concrete curbing (to be indicated by double lines) or bumper blocks pegged in place and surfacing material indicated (asphalt, paving stones, or concrete). 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.

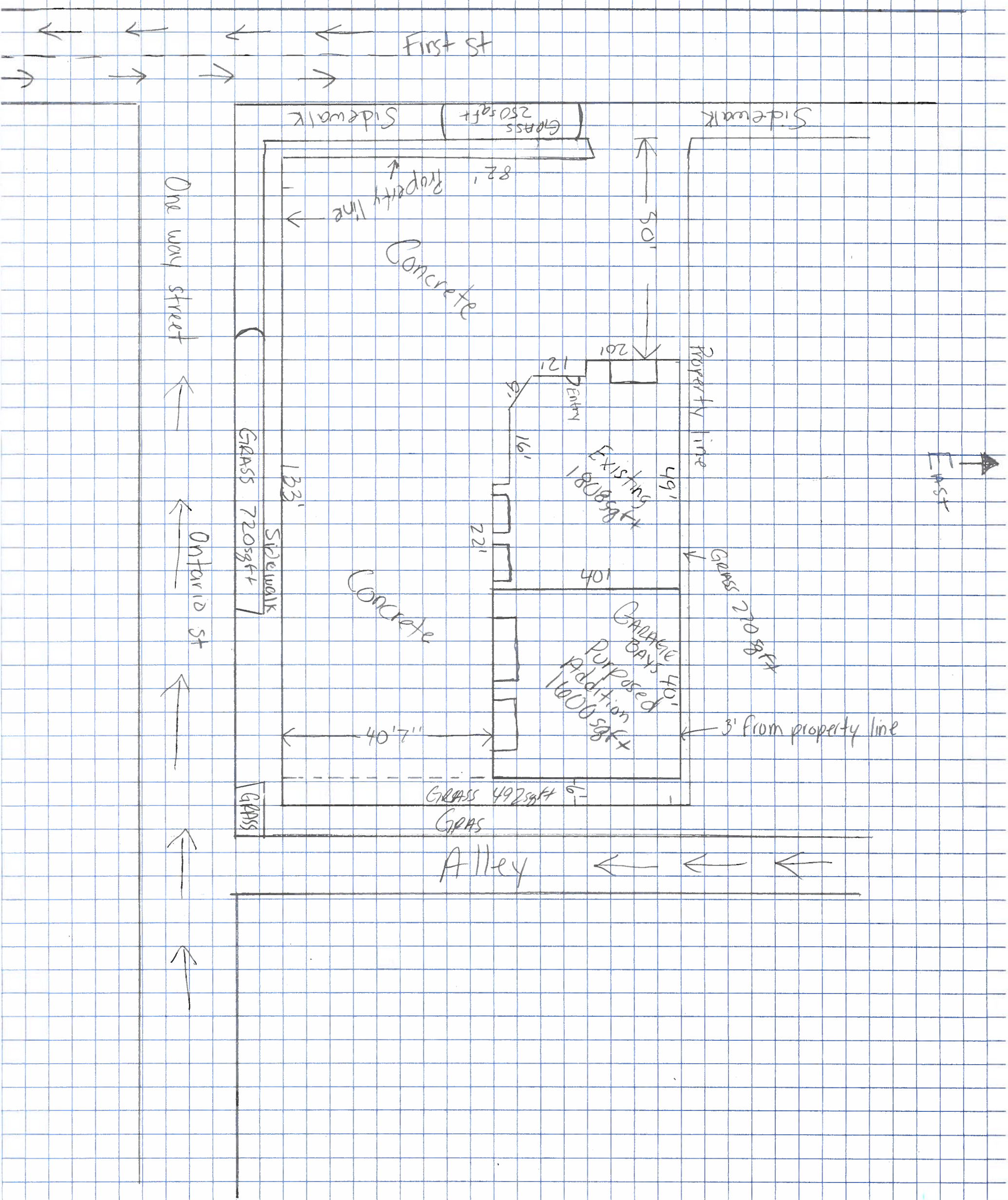
- 1- 10,900 sqft or 0.2504 Acres
- 2
- 3- Existing 1808 sqft
- 4- 1600 sqft
- 5- 12'6" new building
- 6- 762 sqft
- 7-

(Scale 1" = 20')



Date

1-26-20



CITY OF SANDUSKY, OHIO
DEPARTMENT OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR NEW BUILDING AT 406 MELVILLE
STREET (340 TIFFIN AVE.)

Reference Number: PSPOS20-0003

Date of Report: February 19, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Joseph O. Singler, on behalf of Ramsdell's Garage Inc., has submitted a site plan application for a new building at 406 Melville Street (340 Tiffin Avenue). The following information is relevant to this application:

Applicant: Ramsdell's Garage Inc.
406 Melville Street
Sandusky, Ohio 44870

Authorized Agent: Joseph O. Singler
406 Melville Street
Sandusky, Ohio 44870

Site Location: 406 Melville Street (340 Tiffin Avenue)

Zoning
& Adjacent Uses: "GB" General Business
North: "GB" General Business
East: "GB" General Business
South: "GB" General Business
West: "GB" General Business (used as residential)

Parking: Existing – Zero Designated
Required – 0
Proposed – 0 designated

Existing Uses: Vacant

Proposed Uses: Automotive Services

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 along Tiffin Avenue and Melville Street, adjacent to other General Business Districts and a single-family residence, 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;
- E. Photographic developing, blueprinting, letter and small job printing shops, medical and dental laboratories, radio and television broadcasting stations, transmittal towers, telephone exchanges, and transformer stations;
- F. Railroad and bus passenger stations, taxi stations;
- G. Offices such as banks, travel bureaus, public utility, insurance, and all types of business and professional offices;
- H. Wholesale offices and showrooms.

1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) All stores, services, dwellings, and other uses permitted in Local Business Districts;

(2) Additional retail business stores and services conducted wholly within enclosed buildings, or adjoining and operated in connection with an establishment in an enclosed building to the following extent:

- A. The sale and serving of all beverages, and eating places of all types permitting dancing and live entertainment. Conditional use permits shall be obtained by places selling or serving alcoholic beverages, and by all drive-in establishments;
- B. Motels, hotels; fraternal and social clubs, and labor union halls;
- C. **Automotive services, repair or service garages, and buildings for the sale of new and second-hand motor vehicles. The parking of vehicles with or without a fee, the sale of gasoline and oil, and the sale of motor vehicles may be permitted on an open lot, providing all requirements for front yards in the Business District as set forth in the Zoning Code are met;**

A picture of the property along with a location map are found below.
406 Melville Street (340 Tiffin Ave.)



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

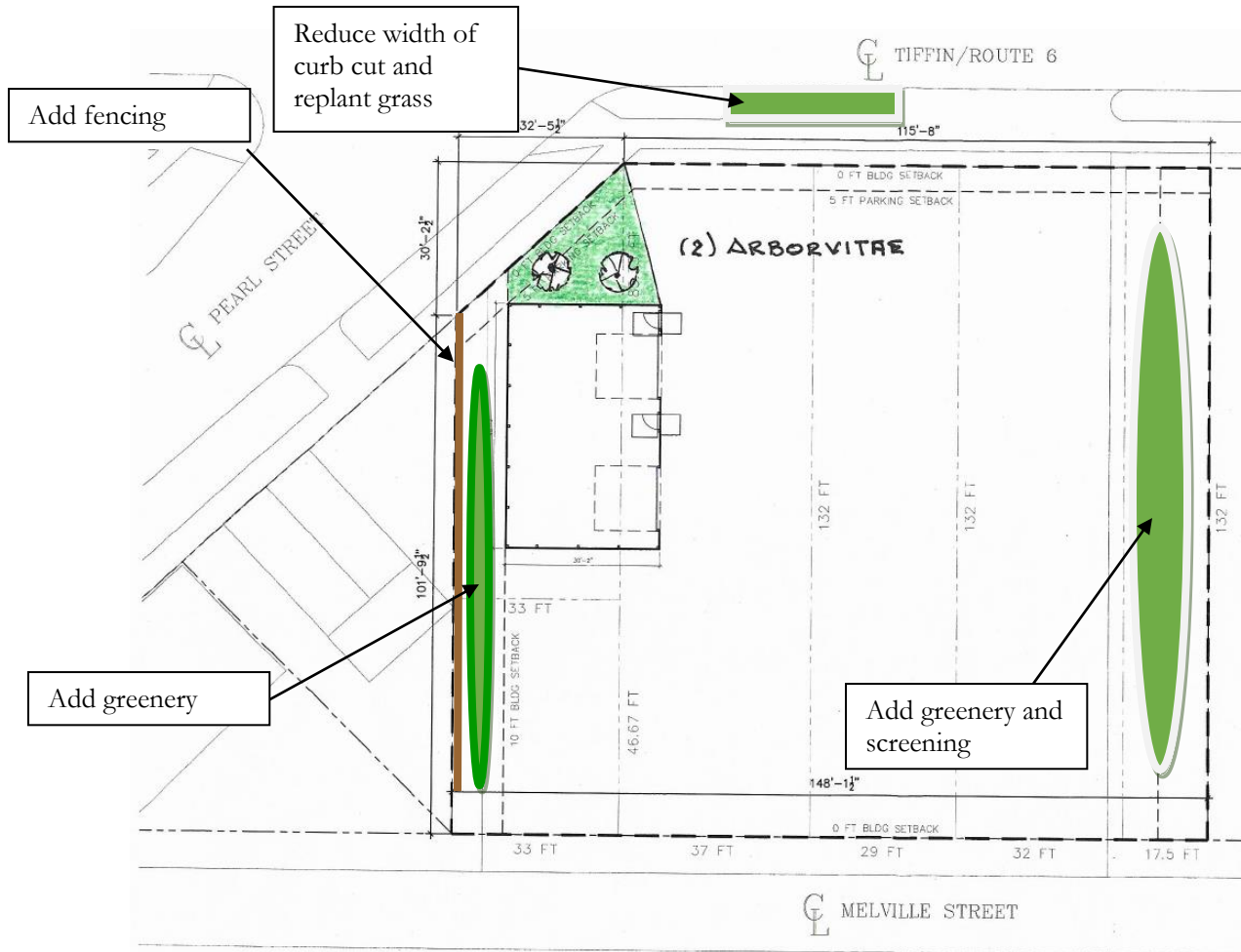
others

DIVISION OF PLANNING COMMENTS

The applicant is proposing to construct a new building on this site to be used primarily for storage and some automotive repair uses. The site currently is vacant after a house was demolished around 2016. The entire property is now a stone area used by Ralph's garage to gain access to the garage at 406 Melville Street.

The proposed approximately 1450 Sq. Ft. building sits on the western side of the property line near the adjacent residential building. The applicant is not proposing to pave any of the property at this time. The Planning Commission can choose to waive the paving requirement if they deem it appropriate. The applicant will not typically utilize this area to park vehicles, rather as a way to get larger hauls back to the garage.

The applicant does understand Staff's desire to create a better street frontage and has provided the updated site plan showing the addition of grass and two arborvitae to create a softer frontage for pedestrians walking along Tiffin Avenue. However, Staff would like to see the below additional items added.



ENGINEERING STAFF COMMENTS

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

DOWNSPOUTS CANNOT BE DIRECTED AT NEIGHBORING PROPERTY TO WEST. EITHER TIE INTO STORM SYSTEM OR DIRECT BACK ONTO THE SITE (EAST OF THE BUILDING).

ALTHOUGH CURRENT PROPERTY IS MOSTLY IMPERVIOUS, THE DIRECTION OF RUNOFF CURRENTLY DOES NOT IMPOUND THE NEIGHBOR LIKE DOWNSPOUTS TAKING HALF OF THE ROOFS RUNOFF WILL.
ALSO PROVIDE SWPPP FOR CONSTRUCTION.

BUILDING STAFF COMMENTS

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

DOWNSPOUTS CANNOT DISCHARGE ON TO ADJACENT PROPERTY

POLICE DEPARTMENT COMMENTS

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

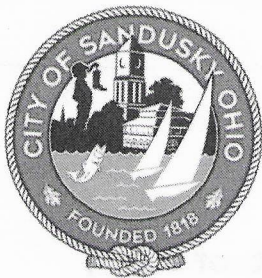
FIRE DEPARTMENT COMMENTS

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 406 Melville Street (340 Tiffin Avenue) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. All engineering comments are addressed with approval from the City of Sandusky Engineering Department.
3. Increased screening and greenery noted within staff report are added to project.
4. Planning Commission waives paving requirement however if consistent use of this space for parking, rutting, erosion, or tracking occurs paving will be required.
5. Planning Commission waives the required parking requirements as this is intended to primarily being used for storage.
6. No parking of vehicles to be worked on outside of building unless operable and valid license plates.



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Ramsdell's Garage Inc,

Property Owner Address:

406 Melville St,

Sandusky OH 44870

Property Owner Telephone:

419-625-0584

Authorized Agent Name:

Joseph O. Singler

Authorized Agent Address:

Same

Authorized Agent Telephone:

419-656-5535

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

406 Melville St,

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

Parcel Number:

59-00937-000

Zoning District:

DETAILED SITE INFORMATION:

Land Area of Property: 19,117.8^{SF} (sq. ft. or acres)

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

Building #1: 1,453^{SF} (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 7.6%

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: _____

Proposed Building Height (for any new construction): 18'-3"

Number of Dwelling Units (if applicable): 0

Number of Off-Street Parking Spaces Provided: 2 (INSIDE BUILDING)

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

Landscaped Area: 490^{SF} (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

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

STORAGE BUILDING

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.

 Ramsdell's Garage Inc.
Signature of Owner or Agent

2-11-2020
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 406 Melville St. (municipal street address of property), I hereby authorize Joseph S. Singer to act on my behalf during the Planning Commission approval process.

 President
Signature of Property Owner

2-11-2020
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: _____

CODE REVIEW

BASED ON 2017 OHIO BUILDING CODE WITH UPDATES
2017 OHIO PLUMBING CODE
2017 OHIO ELECTRICAL CODE
2017 NATIONAL ELECTRICAL CODE
2009 ACCESSIBLE AND USABLE BUILDINGS (ICC A117.1)
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE

PHASE ONE OF THIS PROJECT IS A NEW POLE BUILDING THAT IS UNHEATED, NO PLUMBING
AND NO ELECTRIC TO BE USED AS A PRIVATE GARAGE FOR STORING BUSINESS OWNED
TRUCKS AND EQUIPMENT

CHAPTER 302 USE AND OCCUPANCY CLASSIFICATION
312 UTILITY, GROUP U

TABLE 504.3 ALLOWABLE BUILDING HEIGHTS AND AREAS
U ALLOWABLE HEIGHT - 40 FEET
ACTUAL HEIGHT - 19'-7"

TABLE 504.4 ALLOWABLE NUMBER OF STORIES
U ALLOWABLE STORIES - 1 STORY

TABLE 506.2 ALLOWABLE AREA
U ALLOWABLE AREA - 5,500 S.F.
ACTUAL AREA - 1,453 S.F.

CHAPTER 601 TYPE OF CONSTRUCTION
5B

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
TYPE 5-B NO FIRE-RESISTANCE RATINGS REQUIRED

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE
SEPARATION DISTANCE
30' < X < 30' 0 HOURS REQUIRED

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION
DISTANCE
30' OR GREATER UNPROTECTED, NONSPRINKLERED = 15%

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS
GROUP U, 2-HOUR WHERE REQUIRED

TABLE 707.3.10 FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIER ASSEMBLIES
OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS
GROUP U, 1-HOUR WHERE REQUIRED

TABLE 716.5 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS
NONE REQUIRED OR PROVIDED

TABLE 716.6 FIRE WINDOW ASSEMBLY FIRE PROTECTION RATINGS
NONE REQUIRED OR PROVIDED

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS
GROUP U NONE REQUIRED OR PROVIDED

SECTION 906 PORTABLE FIRE EXTINGUISHERS - ORDINARY(MODERATE)HAZARD
OCCUPANCY
ONE 10B 2-A PROVIDED AT EACH EXIT (2 EXITS EXIST)

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
NONE REQUIRED OR PROVIDED

SECTION 910 SMOKE AND HEAT REMOVAL
NONE REQUIRED OR PROVIDED

CHAPTER 10 MEANS OF EGRESS
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
PARKING GARAGE 200 GROSS 1,453 SF / 200 = 8 OCCUPANTS

SECTION 1005 EGRESS WIDTH
REQUIRED WIDTH 8 X 0.2 INCH = 1.6 INCHES TOTAL PROVIDED = 72 INCHES
NUMBER REQUIRED = 1 NUMBER PROVIDED = 2

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
REQUIRED WIDTH 8 X 0.2 INCH = 1.6 INCHES TOTAL PROVIDED = 72 INCHES
NUMBER REQUIRED = 1 NUMBER PROVIDED = 2

SECTION 1008 MEANS OF EGRESS ILLUMINATION
1008.2 EXCEPTION 1 - NOT REQUIRED

SECTION 1009 ACCESSIBLE MEANS OF EGRESS
THIS BUILDING AND SITE MEET THE REQUIREMENTS OF ANSI A117.1 2009

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
U = 300 FEET 37 FEET PROVIDED

TABLE 2003.1 MINIMUM NUMBER OF TOILET FACILITIES
FACILITIES EXIST IN THE MAIN BUILDING 200 FEET

DESIGN LOADS:
SOIL BEARING CAPACITY 2,000 PSF (ASSUMED)
ROOF LIVE LOAD 20 PSF
ROOF DEAD LOAD 20 PSF
ROOF SNOW LOAD 25 PSF
WIND EXPOSURE CATEGORY C
SEISMIC USE GROUP 1
SPECIAL RESPONSE ACCELERATIONS
S1 = 0.051
S2 = 0.031

SITE CLASS C
BASIC SEISMIC FORCE TYPE 2T
SEISMIC COEFFICIENT = 0.1
DEFLECTION AMPLIFICATION FACTOR = 4.5

DRAWING LEGEND

SP-1 SITE PLAN, CODE INFO

A-1 FLOOR PLAN

A-2 SOUTH & EAST ELEVATIONS

A-3 NORTH & WEST ELEVATIONS

A-4 BUILDING SECTION

TRUE N

PLAN N

SITE PLAN

SCALE 1"=20'-0"

0 FT BLDG SETBACK

5 FT PARKING SETBACK

10 FT BLDG SETBACK

17.5 FT

32 FT

29 FT

37 FT

33 FT

148'-11"

46.67 FT

33'-2"

101'-9 1/2"

33 FT

10 FT BLDG SETBACK

5 FT PARKING SETBACK

0 FT BLDG SETBACK

5 FT PARKING SETBACK

115'-8"

TIFFIN/ROUTE 6

MELVILLE STREET

PEARL STREET

FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET
SANDUSKY, OHIO 44870-2554
(419) 203-2554

DATE

REVISIONS

11x17

ALL DRAWINGS ARE THE PROPERTY OF FEICK DESIGN GROUP, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FEICK DESIGN GROUP, INC. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

NEW BUILDING FOR
Ramsdell Garage
406 MELVILLE STREET, SANDUSKY, OH 44870

SITE PLAN

DATE JANUARY 15, 2020

DRAWN BY JWF

CHECKED BY JAF

SHEET NUMBER

SP-1

PROJECT NO. 19-098



COMMERCIAL PLAN APPROVAL APPLICATION

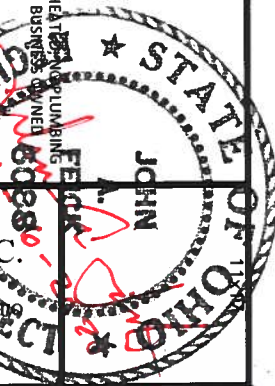
City of Sandusky, Department of Community Development, Division of Building Inspection
222 Meigs Street, Sandusky, Ohio - (419) 627-5940 - building@ci.sandusky.oh.us

Submit one application for each building or structure. Please print or type. All sections must be completed.
This form is also available on our website: <http://www.cityofsandusky.com/engineering/building-forms.htm>

1 SCOPE OF PROJECT: (OBC 107.2.1) <input checked="" type="checkbox"/> Building General <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input checked="" type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Industrialized Units (OBC 107.2(9)) <input type="checkbox"/> Assembly of Listed Labeled Products (OBC107.2(8)) <input type="checkbox"/> Sprinkler System <input type="checkbox"/> Fire Alarm <input type="checkbox"/> Plumbing <input type="checkbox"/> Demolition	2 TYPE OF PROJECT: <input type="checkbox"/> Repairs <input checked="" type="checkbox"/> New Building Construction <input type="checkbox"/> Alteration <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Occupancy <input type="checkbox"/> Request Existing Bldg. C of O	3 PHASED PLAN REVIEW: <input type="checkbox"/> Foundation/Footings <input type="checkbox"/> Slab and Perimeter <input type="checkbox"/> Structure/Framing <input type="checkbox"/> Exterior Envelope <input type="checkbox"/> PME/Building Systems <input type="checkbox"/> Other
4 APPLICATION RELATED INFORMATION: <ul style="list-style-type: none">Is this project being submitted as a result of a previous preliminary plan review? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide the preliminary plan review number: _____Is this application being submitted as a result of a Notice of Violation or Adjudication Order that you received? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide the adjudication order number: _____<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, provide construction documents & other information required (OBC 106.1).Does your project disrupt one acre or more of land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please contact the Engineering Department to complete a Storm Water Management Erosion Control application.Is this project/building located in a Flood Plain? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, has the flood plan administrator been contacted for requirements? <input type="checkbox"/> No <input type="checkbox"/> YesHave you made contact with the Planning/Zoning Department prior to this application? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
5 PROJECT / BUILDING LOCATION / LAND DESCRIPTION: (OBC 107.2.2) Building Name <u>UTILITY BUILDING</u> Street Address <u>406 MELVILLE ST</u> City/Township <u>SANDUSKY</u> Zip Code <u>44870</u> County <u>ERIE</u> Directions _____		
6 BRIEF DESCRIPTION OF THE SCOPE OF WORK COVERED UNDER THIS APPLICATION: (OBC 107.2.1) <u>UTILITY BUILDING TO STORE OWNER'S TRUCKS & EQUIPMENT</u>		
7 BUILDING OWNER INFORMATION: Name of owner <u>RAMSDALL'S GARAGE, INC</u> Attention: <u>Joseph O. Singler</u> Street Address <u>406 MELVILLE ST</u> City <u>SANDUSKY</u> State <u>OH</u> Zip <u>44870</u> Phone No. <u>419 625 0584</u> Fax _____ E-mail <u>RalPhs.Garage@att.net</u>		
8 APPLICANT INFORMATION: (Owner or designated representative) (OBC 107.2) Applicant <u>Ramsdell's Garage, Inc</u> Attention: <u>Joseph O. Singler</u> Street Address <u>406 Melville St</u> City <u>Sandusky</u> State <u>OH</u> Zip <u>44870</u> Phone No. <u>419-625-0584</u> Fax _____ E-mail <u>RalPhs.Garage@att.net</u>		
9 REGISTERED DESIGN PROFESSIONAL INFORMATION: (If Applicable) Designer <u>JOHN A FEICK</u> <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Certified Fire protection system designer (OBC 107.4.4) Street Address <u>224 E WATER ST</u> Registration /Certificate No.: <u>6088</u> Phone No. <u>419 625 2554</u> City <u>SANDUSKY</u> State <u>OH</u> Zip <u>44870</u> Fax _____ E-mail <u>FEICKJA3@GMAIL.COM</u>		

CODE REVIEW

BASED ON 2017 OHIO BUILDING CODE WITH UPDATES
2017 OHIO PLUMBING CODE
2017 OHIO MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2009 ACCESSIBLE AND USABLE BUILDINGS (ICC A117.1)
2012 INTERNATIONAL ENERGY CONSERVATION CODE



PHASE ONE OF THIS PROJECT IS A NEW POLE BUILDING THAT IS UNHEATED, UNINSULATED, AND NO ELECTRIC TO BE USED AS A PRIVATE GARAGE FOR STORING BUSINESS OR RECREATION TRUCKS AND EQUIPMENT

CHAPTER 302 USE AND OCCUPANCY CLASSIFICATION

312 UTILITY, GROUP U

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5B

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE 5-B NO FIRE-RESISTANCE RATINGS REQUIRED

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10' < X < 30' 0 HOURS REQUIRED

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NONE REQUIRED OR PROVIDED

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GROUP U NONE REQUIRED OR PROVIDED

SECTION 906 PORTABLE FIRE EXTINGUISHERS - ORDINARY(MODERATE)HAZARD OCCUPANCY

ONE 10# 2-A PROVIDED AT EACH EXIT (2 EXITS EXIST)

MINIMUM RATED SINGLE EXTINGUISHER - 2-A

MINIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75 FEET ACTUAL 36 FEET

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

NONE REQUIRED OR PROVIDED

SECTION 910 SMOKE AND HEAT REMOVAL

NONE REQUIRED OR PROVIDED

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

PARKING GARAGE 200 GROSS 1,453 SF / 200 = 8 OCCUPANTS

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REQUIRED WIDTH 8 X 0.2 INCH = 1.6 INCHES TOTAL PROVIDED = 72 INCHES

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NUMBER REQUIRED = 1 NUMBER PROVIDED = 2

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1008.2 EXCEPTION 1 - NOT REQUIRED

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FACILITIES EXIST IN THE MAIN BUILDING 200 FEET

DESIGN LOADS:

SOIL BEARING CAPACITY 2,000 PSF (ASSUMED)

FLOOR LIVE LOAD 125 PSF

ROOF LIVE LOAD 20 PSF

ROOF SNOW LOAD 25 PSF

ROOF DEAD LOAD 20 PSF

BASIC WIND SPEED 90 MPH

WIND EXPOSURE CATEGORY C

SEISMIC USE GROUP 1

SPECIAL RESPONSE ACCELERATIONS

SS = 0.175

SI = 0.051

SITE CLASS C

BASIC SEISMIC FORCE TYPE 2T

RESPONSE MODIFICATION FACTOR = 6.5

DEFLECTION AMPLIFICATION FACTOR = 4.5

OBC PLAN REVIEW

- ☐ Reviewed and found to be in compliance with the OBC as indicated on any document issued.
- ☐ Partial/Conditional compliance with OBC as indicated on any document issued.
- ☐ Reviewed and found NOT to be in compliance with the OBC as indicated on any correction letter/Adjudication Orders issued.

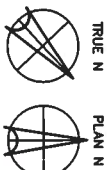
Plans Examined

Date Reviewed

BUILDING DIVISION

FEB 7 2020

CITY OF SANDUSKY

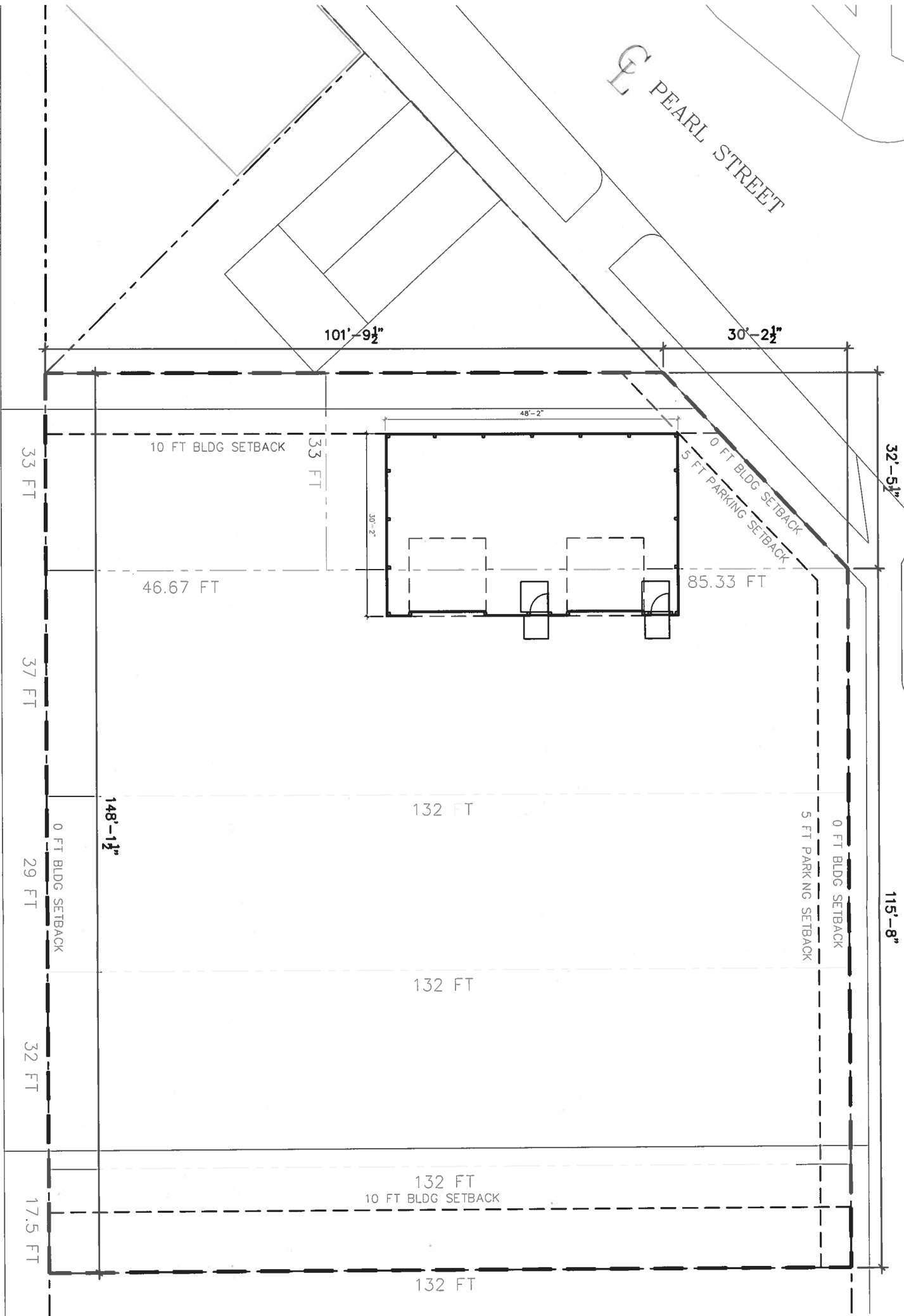


SITE PLAN

SCALE: 1"=20'-0"

DRAWING LEGEND

SP-1	SITE PLAN, CODE INFO
A-1	FLOOR PLAN
A-2	SOUTH & EAST ELEVATIONS
A-3	NORTH & WEST ELEVATIONS
A-4	BUILDING SECTION



SITE PLAN

NEW BUILDING FOR
Ramsdell Garage

406 MELLVILLE STREET, SANDUSKY, OH 44870

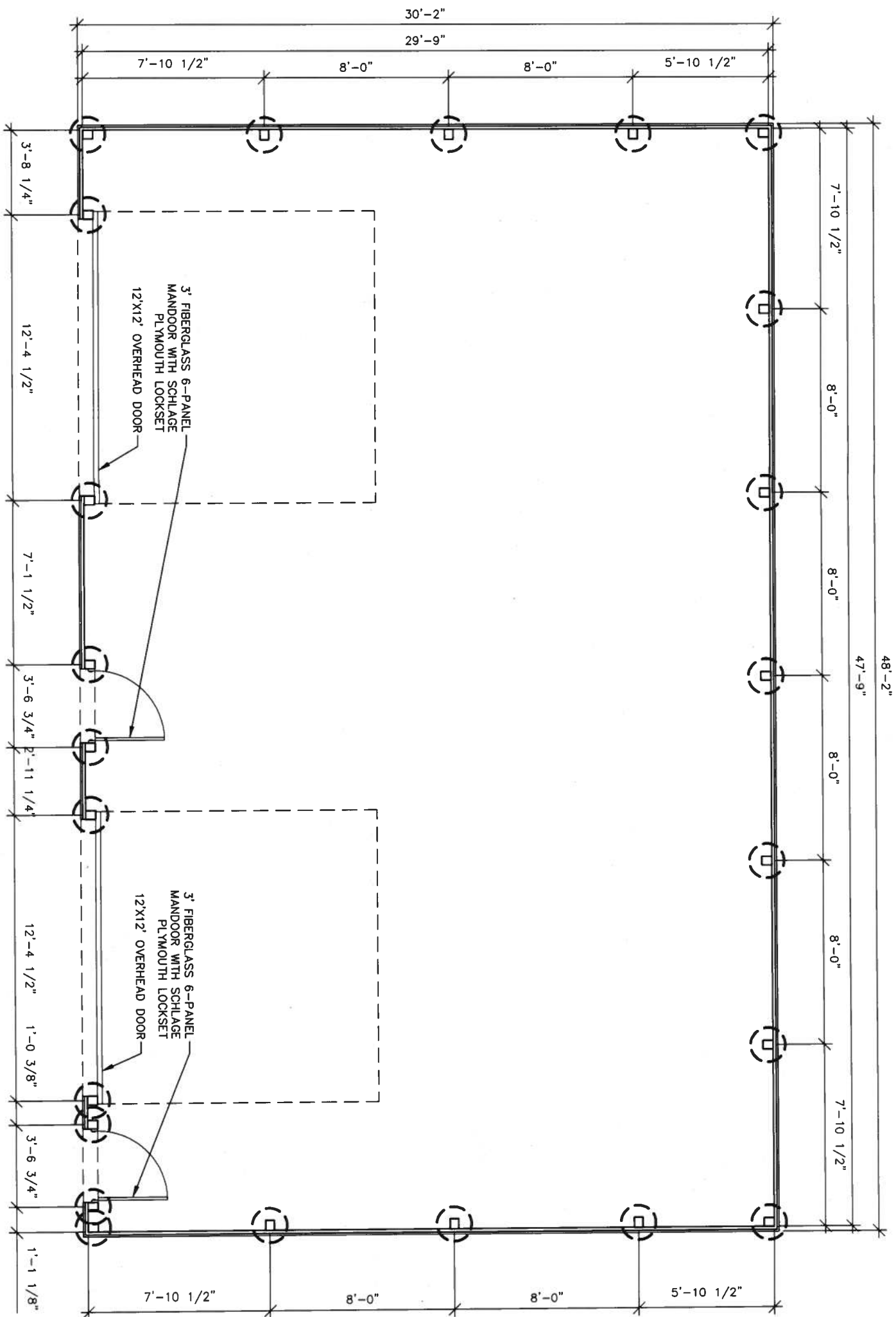
FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
224 EAST WATER STREET
SANDUSKY, OH 44870
(419)-625-2554

DATE REVISIONS

DATE JANUARY 15, 2020
DRAWN BY P.J.W.
CHECKED BY J.W.F.
SHEET NUMBER

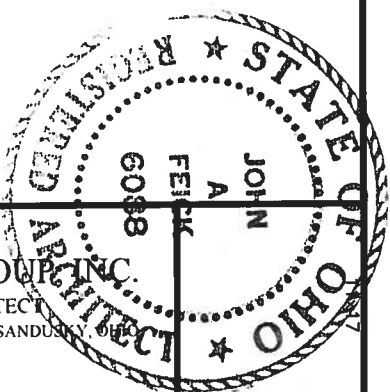
SP-1

PROJECT NO. 19-098



FLOOR PLAN

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



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DATE REVISIONS

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SANDUSKY, OH 44870
(419)-625-2554

FLOOR PLAN

NEW BUILDING FOR
Ramsdell Garage

406 MELLVILLE STREET, SANDUSKY, OH 44870

DATE JANUARY 15, 2020

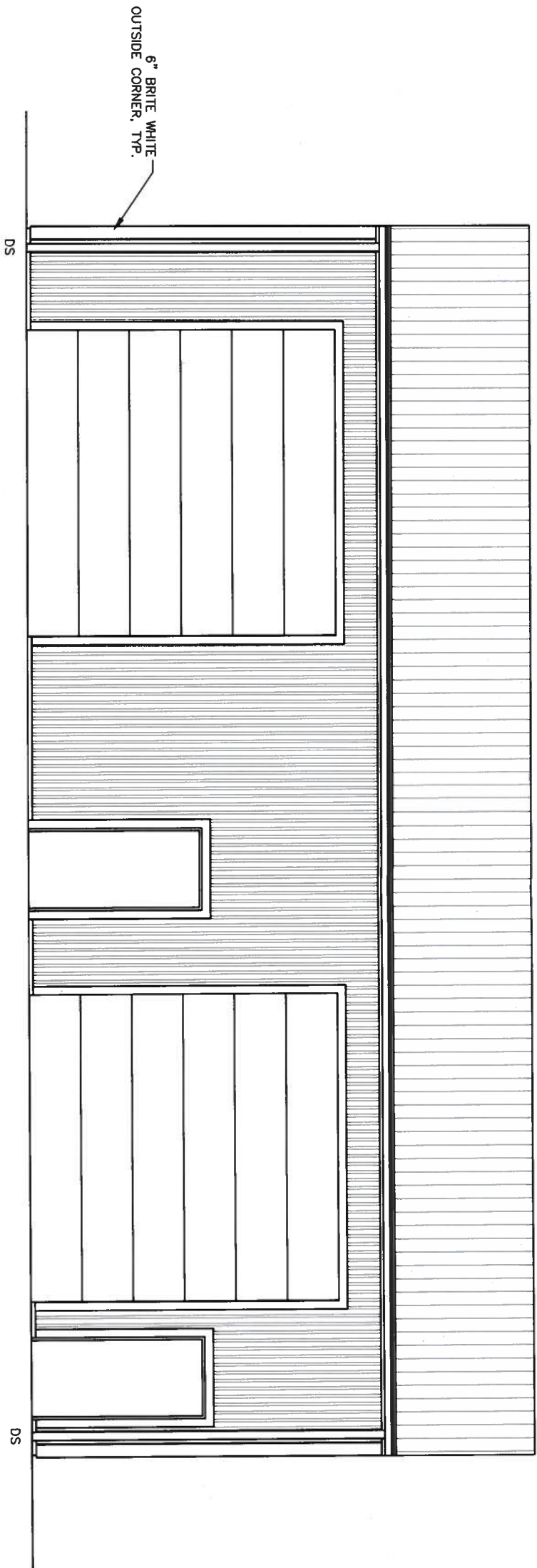
DRAWN BY P.W.

CHECKED BY J.W.

SHEET NUMBER

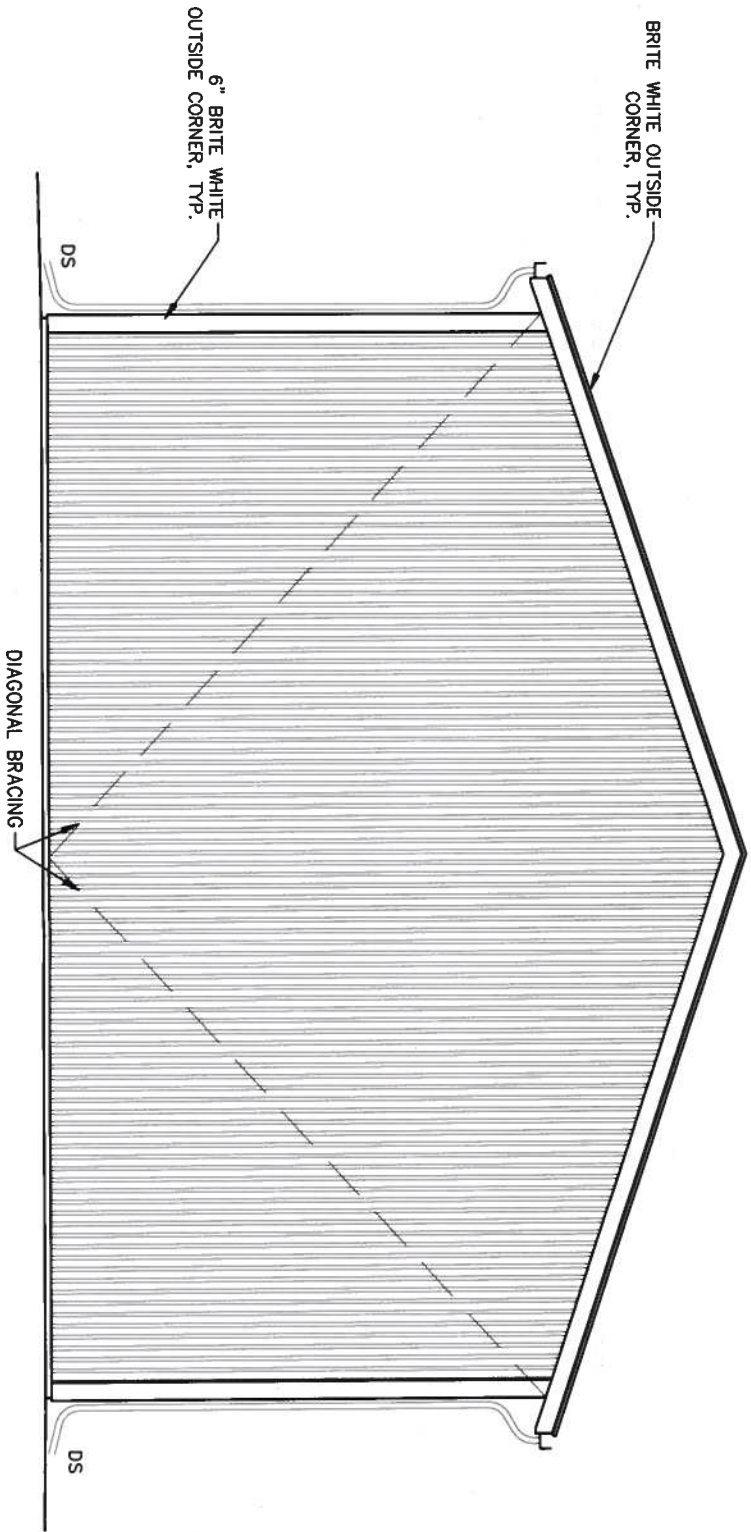
A-1

PROJECT NO. 19-098



EAST ELEVATION

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



SOUTH ELEVATION

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



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ELEVATIONS

NEW BUILDING FOR
Ramsdell Garage
406 MELLVILLE STREET, SANDUSKY, OH 44870

DATE JANUARY 15, 2020

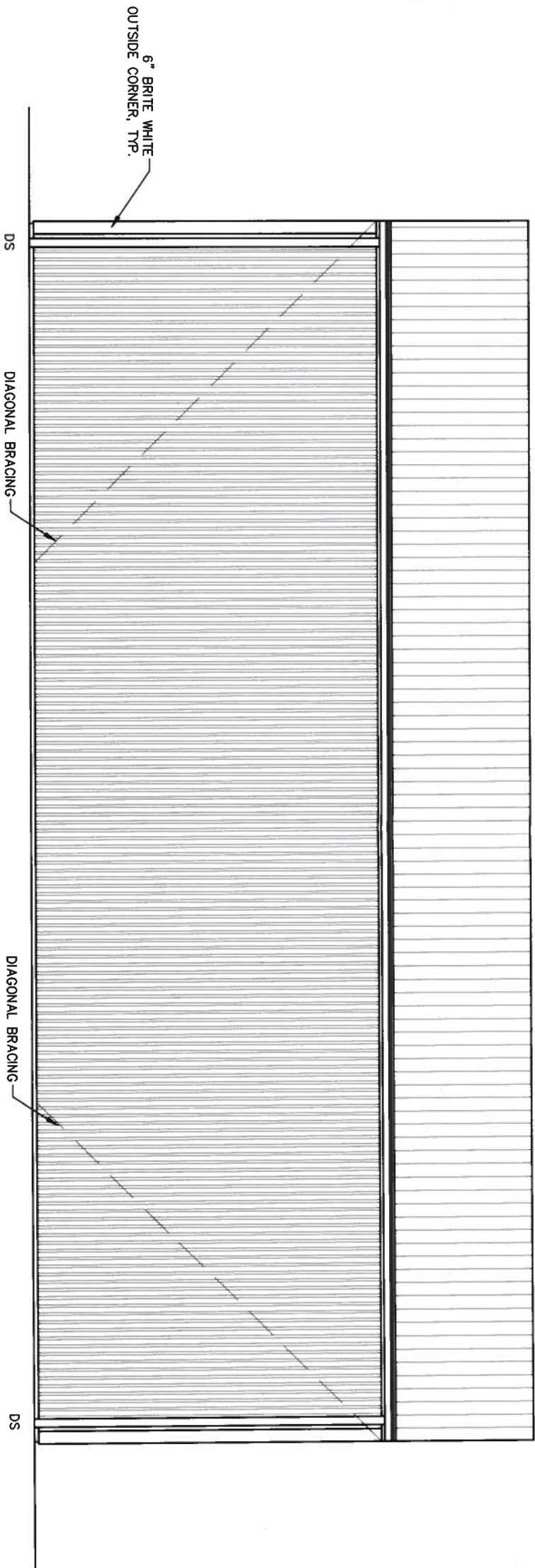
DRAWN BY PJW

CHECKED BY JAF

SHEET NUMBER

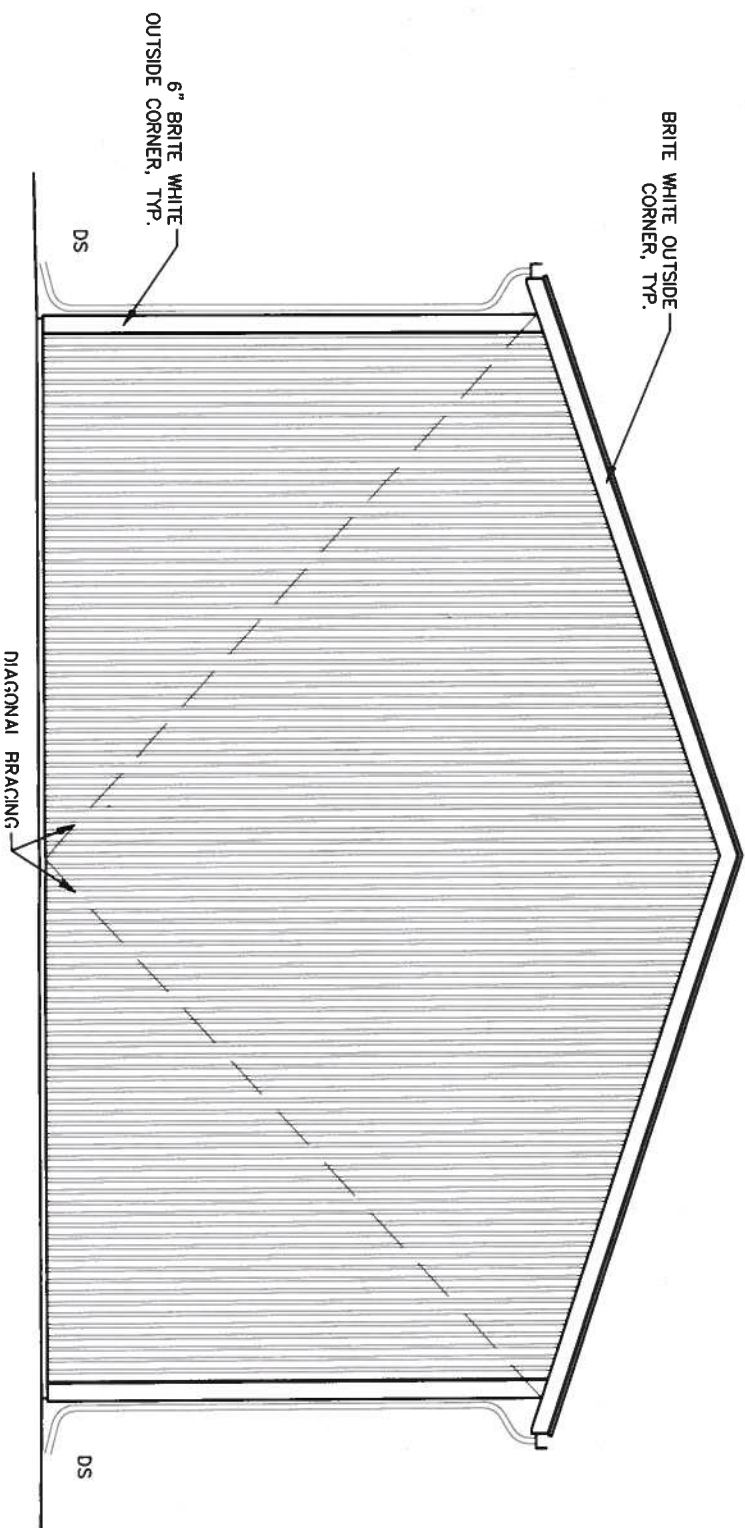
A-2

PROJECT NO. 19-098



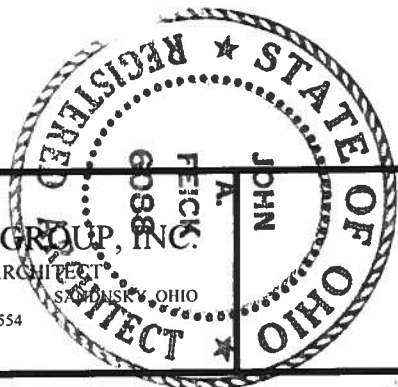
WEST ELEVATION

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



NORTH ELEVATION

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



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DATE REVISIONS

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FOR THE PROJECT AND THE BUILDING
WITHOUT THEIR OWNERS WRITTEN
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FEICK DESIGN GROUP, INC.
SANDUSKY, OHIO

ELEVATIONS

NEW BUILDING FOR
Ramsdell Garage
406 MELLVILLE STREET, SANDUSKY, OH 44870

DATE JANUARY 15, 2020

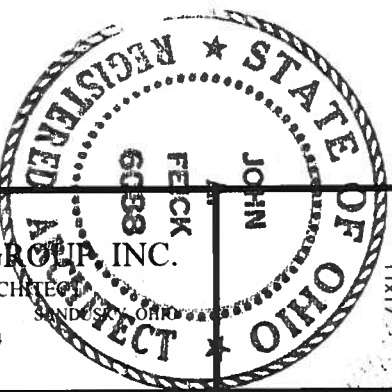
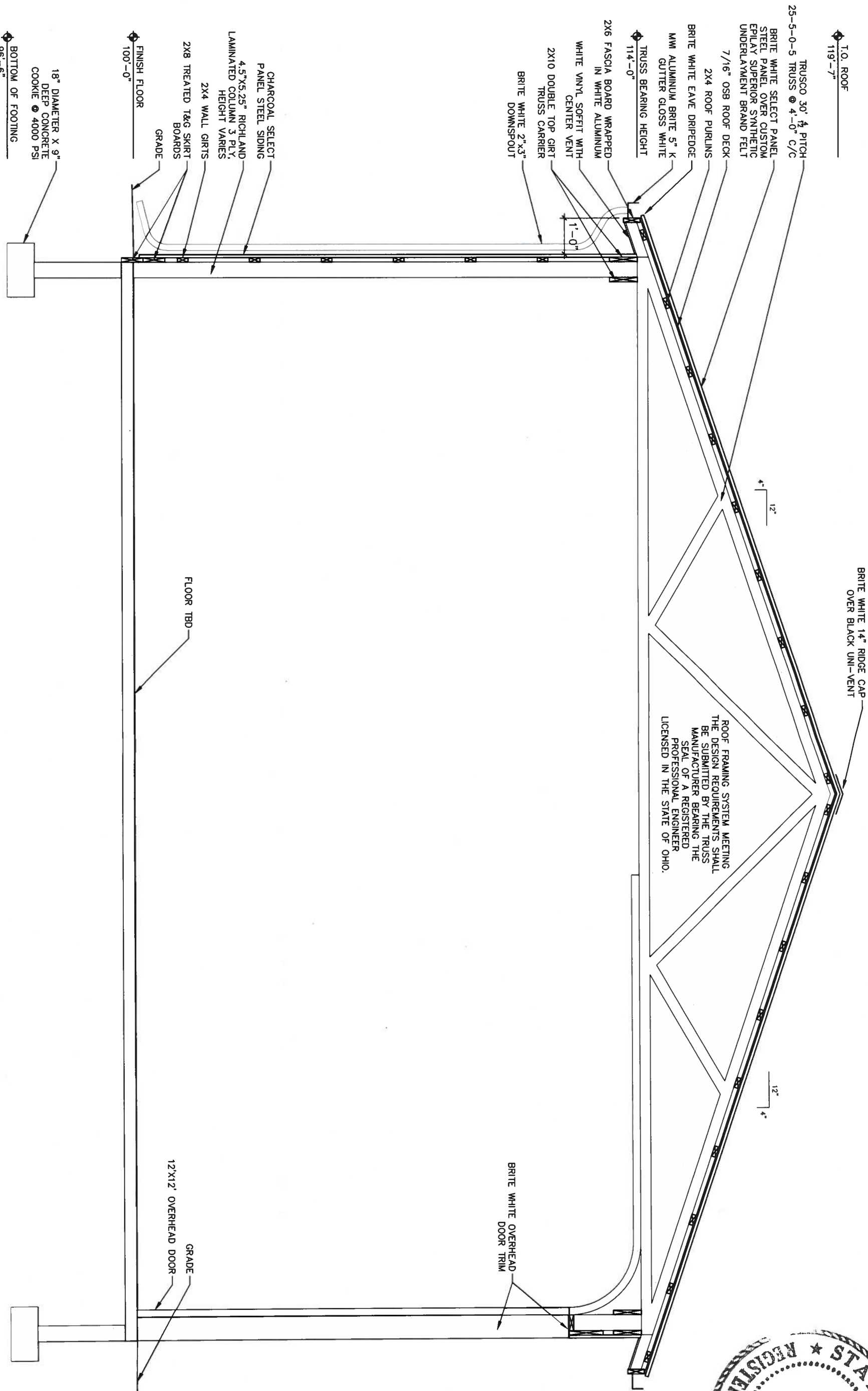
DRAWN BY PJW

CHECKED BY JAF

SHEET NUMBER

A-3

PROJECT NO. 19-098



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BUILDING SECTION

**NEW BUILDING FOR
Ramsdell Garage**

406 MELLVILLE STREET, SANDUSKY, OH 44870

SECTION 1
SCALE: 3/8"=1'-0"

DATE: JANUARY 15, 2020
DRAWN BY: P.J.W.
CHECKED BY: J.W.F.
SHEET NUMBER: **A-4**
PROJECT NO. 19-098