

# **Planning Commission**

City Building

City of Sandusky, Ohio 44870

### April 22nd, 2020 4:30 P.M.

Virtual Meeting on www.facebook.com/cityofsandusky/

### For those who would like to join the meeting with the call in option, call: $\pm 1.614$ -

678-5228, Conference ID: 978 364 415#

### AGENDA

- 1. Meeting called to order Roll Call
- 2. Approval of minutes from the March 18<sup>th</sup>, 2020 Special Meeting

### **Adjudication Hearing**

3. Albert Haddad of Ellet Sign Company, on behalf of Cedar Point Park, LLC, has submitted an application for a conditional use permit for an electronic message board sign at parcel number 57-00771.000 (intersection of Cedar Point Drive and Cleveland Road).

### New Business

4. John Hancock, on behalf of Cedar Point Park, LLC, and Magnum Management Corporation, has submitted a site plan application for alterations to the drive and parking area located at 1 Cedar Point Drive

### Old Business

5. Meeting Adjourned

### NEXT MEETING: May 27th, 2020 at 4:30pm.

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

### Planning Commission Special Meeting March 18, 2020 Meeting Minutes

### Meeting called to order:

The Chairman called the meeting to order at 3:49pm. The following members were present: David Miller, Mike Meinzer, Peter McGory, Jim Jackson, Joe Galea, and Conor Whelan. Greg Voltz and Angela Byington represented the Planning Department. Trevor Hayberger represented the Law Department.

### Approval of minutes from the February 26, 2020 meeting:

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

### New business:

The Chairman stated that the first application on the agenda is a site plan application for a building addition at 1202 First Street, submitted by Mitchell Bores, on behalf of Larry Kessler.

Mr. Voltz stated that this application was postponed at the last meeting, which is why there is a special meeting today. Staff worked with the applicant to get a few more designated parking spaces within the site plan, add a little bit of landscaping along First Street, add a landscaping buffer along the alley, as well as utilize some of the stone removed for the building addition to be reallocated for overflow parking next door as long as they maintain a buffer to the street and the neighboring property. With the new site plan provided staff recommend approval with the following conditions: 1) The stone parking area to the east is paved within two years, 2) When the applicant expands a paved parking area to the east of the property, they add additional curb and grass to the treelawn along Ontario Street, 3) All landscaping buffers are in conformance with section 1149.09 of the Sandusky Zoning Code, and 4) All applicable permits through the Building Department and Engineering Department are obtained.

Mr. Miller motioned to approve the application subject to staff's conditions. Mr. Jackson seconded the motion. With no further discussion, all members were in favor of the motion.

The Chairman stated that the second application on the agenda is a site plan application for a building addition at 1020 West Water Street, submitted by James Kennedy, on behalf of JHK Group LLC/Towboat Marine LLC. Planning staff recommend approval of the application with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency, 2) All engineering and building department comments are addressed with approval from the City of Sandusky Engineering and Building Departments, and 3) Parking areas are paved within 18 months and plans include landscaping requirements in accordance with 1149.09 of the City of Sandusky Zoning Code.

Mr. Miller asked what the City's position on pavement is at this point. He said that in the past there has been a waiting period to see if paving is really necessary or not and seeing if there are other ways of managing on site water. Mr. Voltz stated that staff put the third condition in there because the applicant stated that he intends to expand again in the near future. He stated staff are still working on a site plan chapter update, which would address staff's stance on pervious surfaces. The commission has permitted paving in the past in certain instances.

Mr. Miller stated that he would discourage paving that adds to the sewer load and that there are other ways of managing the water such as pervious pavement.

Mr. Whelan asked if the applicant intends to pave the parking areas regardless or just because the City is asking to. John Feick, authorized agent of the applicant, stated that the applicant would only pave it because the City is asking him to.

Mr. McGory asked Mr. Voltz if right now the code states that lots be paved and that is why staff has it listed as a condition.

Mr. Voltz stated that yes it is a requirement unless Planning Commission waives that requirement.

Mr. Miller asked Ms. Byington how situations like this have been handled in the past.

Ms. Byington explained that in the past there have been conditions stating that staff would revisit within 18-24 months with the applicant and if the applicant did not want to pave the surface, it application would be brought back to Planning Commission and then Planning Commission would either say that the applicant had to pave or waive the requirement. Mr. McGory stated that it sounds like someone could then make a motion to approve the application with the conditions staff recommended, with the exception of the one requirement of paving within 18 months, with the understanding that the matter would be revisited either at 18 months or earlier if there were an another application for expansion.

Mr. Miller stated he would like to make that motion. Mr. Whelan seconded the motion.

Commissioner Meinzer stated that he is going to vote no on this as he knows of other small business owners who have approached the City to do the exact same thing and they have been denied due to not fitting in with the City's strategic plan.

All voting members were in favor of the motion except for Commissioner Meinzer, who voted against the motion.

The Chairman stated that next on the agenda are two separate applications for a dedication of Venice Road right-of-ways from parcel #60-00568.000 and parcel #60-00662.000, submitted by the City.

Mr. Voltz stated that as part of the West Side Utility & Connectivity Improvements Project, additional right-of-ways are required at both properties, to install the proposed 10 inch water line and the 10 foot wide multiuse path that is a part of the Sandusky Bay Pathway, along the northern side of the road in front of Toft's property located at 3717 Venice Rd and Bailey's property located at 3811 Venice Rd. The ordinances were passed at the February 10, 2020 City Commission meeting to execute the sales agreement to the property owners of both locations. Following the guidelines for dedication of land for public use, staff recommend approval of both right-of-way dedication plats.

Mr. Jackson asked how far the 10 inch water line is going to go.

Jane explained that it is going to start at intersection of Edgewater and will go west to the bridge. The project will take place on both the north and south sides of Edgewater and the subdivision on Lindon and Elwood are also getting a new water line and storm sewer.

Mr. Miller asked which bridge she is referring to.

Jane stated the Cold Creek Bridge.

Commissioner Meinzer made a motion to approve the first plat for parcel #60-00568.000, as submitted. Mr. Miller seconded the motion. All voting members were in favor of the motion.

Mr. Miller made a motion to approve the second plat for parcel #60-00662.000, as submitted. Mr. Galea seconded the motion. All voting members were in favor of the motion.

Mr. Hayberger stated that due to the Coronavirus, all meetings after next Monday's City Commission meeting are cancelled for now, until further notice.

### Meeting Adjourned:

Mr. Miller made a motion to adjourn the meeting. Commissioner Meinzer seconded the motion. With all voting members in favor to adjourn, the meeting was adjourned at 4:21pm.

### Approved:

Kristen Barone, Clerk

Pete McGory, Chairman

# PLANNING COMMISSION REPORT

APPLICATION FOR CONDITIONAL USE PERMIT FOR A DIGITAL MESSAGE BOARD SIGN FOR CEDAR POINT ON PARCEL 57-00771-000

Reference Number:

Date of Report: April 15, 2020

Report Author: Thomas Horsman, Assistant Planner



## City of Sandusky, Ohio Planning Commission Report

### BACKGROUND INFORMATION

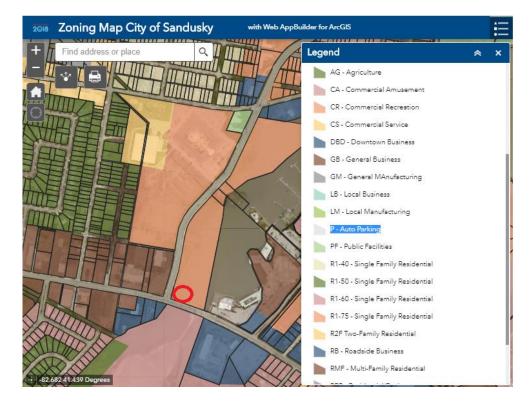
Albert Haddad of Ellet Sign Company, on behalf of Cedar Point Park, LLC, has submitted an application for a conditional use permit for an electronic message board sign at parcel number 57-00771.000 (intersection of Cedar Point Drive and Cleveland Road). The following information is relevant to this application:

Applicant: Albert Haddad 3041 E. Waterloo Rd. Akron, OH 44312 Property Owner: Cedar Point Park LLC One Cedar Point Rd. Sandusky, Ohio 44870 Site Location: Cedar Point Drive and Cleveland Road, Parcel 57-00771.000 Parcel 57-00771.000: "CR"- Commercial Recreation Zoning: Surrounding Zoning: North: CR; East: Not Zoned; West: GB; South R1-60 Surrounding Uses: Recreation Existing Use: **Billboard Sign** Proposed Use: New Billboard Sign with Digital Message Board Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1143.09 (b) – Sign Regulations

### SITE DESCRIPTION



Sign Location Circled in Red



### DIVISION OF PLANNING COMMENTS

The applicant has applied for a Conditional Use permit for a roughly 94.8 square foot digital message board sign for use at the corner of Cleveland Road and Cedar Point Drive. The digital board will be affixed to a larger billboard sign. Section 1143.06 of the Zoning Code states that electronic message board signs are prohibited unless approval through a conditional use permit. This sign will replace the existing Cedar Point billboard sign at the corner. Cedar Point will also be removing a digital message board sign that current exists off Cedar Point Drive just north of Frist Street.

The applicant received a variance from the Board of Zoning Appeals in March 2020 to allow for an off-premise billboard sign to be erected at this location. The overall dimensions of the sign conform to the regulations in the Zoning Code.

The City of Sandusky currently has no specific regulations regarding digital message board signs beyond requiring them to receive a Conditional Use Permit, however, in the past staff has conditioned approval of roadside digital message board signs following the same criteria as ODOT.

#### ENGINEERING STAFF COMMENTS

No comments at time of report.

### BUILDING STAFF COMMENTS

No comments at time of report.

### POLICE DEPARTMENT COMMENTS

No comments at time of report.

#### FIRE DEPARTMENT COMMENTS

No comments at time of report.

### CONCLUSION/RECOMMENDATION

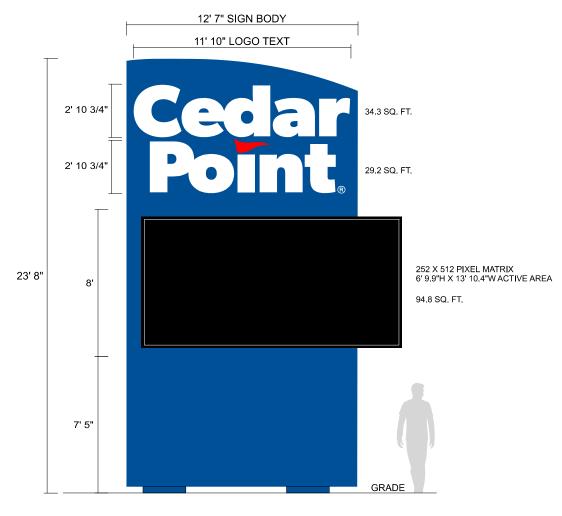
Staff recommends approval of the Conditional Use permit for the digital message board sign located at 2700 Cleveland Road (Parcel 57-01824.004) with the following conditions:

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



EXISTING VIEW

CLIENT CEDAR POINT		PROJECT/LOCA	ATION CLEVELAND	ROAD SIGNAGE - PYLON PORTION		DATE 2/25/20	ACCOUNT REP.	DESIGNER GK	FILE H2453 B
This is an original, unpublished drawing created by ELLET SALES & SERVICE, INC. It is submitted for your personal use in connection with the project being planned for you by ELLET SALES & SERVICE, INC. It is not to be shown to anynone outside your organization is not to be shown to anynone outside your organization planned withdiseaver. All or any part of this design (excepting registered trademarks) remain the property of ELLET SALES & SERVICE, INC.	ELLET SALES & SERV initial the copy of the ski	-	APPROVED	DATE_		- TOL	PH 1-330-628-9907 FX 1-330-628-8347 L FREE 1-888-652-8607 WW.elletneon.com		LET SIGN COMPANY
FOR ARTISTIC PRESENTATION	I ONLY. TO BE	RELEASED INTO	PRODUCTION & INSTA	LLATION, DRAWING MUST BE APPROVED:	SALES AGE	ENT	DATE		ET SIGN COMPANY



= 158.3 TOTAL SQ. FT. PER SIDE

# ONE (1) DOUBLE SIDED FREESTANDING SIGN WITH FULL COLOR ELECTRONIC MESSAGE BOARD & INTERNALLY ILLUMINATED LOGO / LETTERS

CLIENT CEDAR POINT		PROJECT/LOCA	FION CLEVELAND R	OAD SIGNAGE - PYLON PORTION		DATE 2/25/20	ACCOUNT REP.	DESIGNER GK	FILE H2453 A
This is an original, unpublished drawing created by ELLET SALES & SERVICE, INC. It is submitted for your personal uses in correction with the project being plenned for you by ELLET SALES & SERVICE, INC. Is not to be shown to anyone outside your organization is not to be shown to anyone outside your organization plenned to the property of the property of registred trademarks) remain the property of ELLET SALES & SERVICE, INC.	ELLET SALES & SERV initial the copy of the sk	-	APPROVED	DATE		- v	PH 1-330-628-9907 FX 1-330-628-8347 L FREE 1-888-652-8607 /ww.elletneon.com		LET SIGN SOMPANY
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PROPOSED VIEW

CLIENT CEDAR POINT		PROJECT/LOCA	TION CLEVELAND	ROAD SIGNAGE - PYLON PORTION		DATE 2/25/20	ACCOUNT REP.	DESIGNER GK	FILE H2453 C
This is an original, unpublished drawing created by ELLET SALES & SERVICE, INC. It is submitted for your personal use in correction with the project being planned for you by ELLET SALES & SERVICE, INC. Is not to be solved, real origination or reals in to be used, real origination or reals in to be used, real origination or planned to be used, real origination or planned to be used, real origination of constant or planned the origination of planned the property of ELLET SALES & SERVICE, INC.	ELLET SALES & SERV initial the copy of the sk	-	APPROVED	DATE		– Tol	PH 1-330-628-9907 FX 1-330-628-8347 L FREE 1-888-652-8607 WW.elletneon.com		SIGN SOMPANY
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COUNDED 1818	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 INFORMA	ΓΙΟΝ:
Property Owner Name:	CEDAR POINT - JASON MECLURE, VPELGM
Property Owner Address:	CEDAR POINT - JASON MECLURE, VPAGM ONE COMAN POINT DRIVE
	SANDISILY OH 44870
Property Owner Telephone:	H19-627-2207
Authorized Agent Name:	Albert Haddad - Ellet Sign Company
Authorized Agent Address:	3041 E. Waterloo Road, Akron, Ohio 44312
Authorized Agent Telephone:	1-888-652-8607 x 123
LOCATION AND DESCRIPTION	OF PROPERTY:
Municipal Street Address:	
Legal Description of Property (	check property deed for description):
Parcel Number:	Zoning District:

DETAILED SITE INFORMATION	:	
Land Area of Property:	(sq.	ft. or acres)
Total Building Coverage (of ea	ch existing building on pro	operty):
Building #1:		
Building #2:		
Building #3:		
Additional:	-	
Fotal Building Coverage (as %	of lot area):	
Gross Floor Area of Building(s)	) on Property (separate ou	t the square footage of
		nd 500 sq. ft. is storage space:
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Proposed Building Height (for Number of Dwelling Units (if a	any new construction):	
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**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.):

Propossed project involves the removal of the

existing signage and environmental graphics

for Cedar Points Main Entrance sign at the

corner of Cedar Point Drive and Cleveland

Road and the installation of a new double sided

internally illuminated freestanding sign with

full color electronic message center.

Refer to Ellet art file(s) H2453 A, B & C.

APPLICATION #PC-002

UPDATED 7/23/2019

REQUIRED SUBMITTALS:	
15 copies of a site plan/off-stree	et parking plan for property
Application Fee:	Conditional Use Permit: \$100.00
Similar Main Use: \$100.00 Front Yard Fence: no charge	Flood Plan Variance: \$100.00 Other: check with staff for fee
APPLICATION MUST BE COMPLE	TELY FILLED OUT
APPLICATION AUTHORIZATION:	
	n agent, authorization in writing from the legal owner orporation, the signature of authorization should be under corporate seal.
Signature of Owner or Agent	Date
PERMISSION TO ACT AS AUTHOR As owner of <u>CEMAR Point</u> hereby authorize <u>ALANT HA</u> Planning Commission approval p Signature of Property Owner	(municipal street address of property), I
STAFF USE ONLY: Date Application Accepted: Date of Planning Commission Me	Permit Number:
Planning Commission File Numb	
APPLICATION #PC-002	UPDATED 7/23/2019 Page 4 of 8

CITY OF SANDUSKY, OHIO DEPARTMENT OF PLANNING

# PLANNING Commission report

### APPLICATION FOR SITE PLAN APPROVAL FOR PARKING AND DRIVE ALTERATIONS AT 1 CEDAR POINT DRIVE.

Reference Number: PSPOS20-0006

Date of Report: April 13, 2020

Report Author: Greg Voltz, Planner



## City of Sandusky, Ohio Planning Commission Report

### BACKGROUND INFORMATION

John Hancock, on behalf of Cedar Point Park, LLC, and Magnum Management Corporation, has submitted a site plan application for alterations to the drive and parking area located at 1 Cedar Point Drive. The following information is relevant to this application:

Applicant:	Cedar Point Park, LLC & Magnum Management Corporation 1 Cedar Point Drive Sandusky, Ohio 44870
Authorized Agent:	John Hancock 326 East Market Street Sandusky, Ohio 44870
Site Location:	1 Cedar Point Drive
Zoning:	Areas with added parking: "P" Parking Other effected areas: "R1-75 Single Family Residential
Adjacent Zoning & Uses:	North: "CR" Commercial Recreation & "PF" Public Facilities - Parking East: "CR" Commercial Recreation - Water South: "CR" Commercial Recreation - Water West: "CR" Commercial Recreation – Single Family Residential
Existing Uses:	Parking and Access ways
Proposed Uses:	Parking and Access ways
Additional Parking:	450 New Spaces
Applicable Plans & T	Regulations: Sandusky Zoning Code Chapter Chapter 1149 Site Plan Review & Off-Street Parking

Sandusky Zoning Code Chapter Chapter 1149 Site Plan Review & Off-Street Parking Chapter 1133.03 Automobile Parking District Chapter 1129 Residential Districts

### SITE DESCRIPTION

The subject property is the main parking area and vehicular access way into Cedar Point Amusement Park. The site is adjacent to Cedar Point Amusement Park, some residential housing to the east and, and near other parcels zoned "R1-75" Residential Single Family. The area is primarily zoned "P" Automobile Parking District, which permits the following:

1133.03 PERMITTED BUILDINGS AND USES; AUTOMOBILE PARKING DISTRICT.

# (a) Parking areas and accessways for passenger automobiles, and storage garages provided the areas:

(1) Are accessory and adjacent to two-family, multifamily, or business, commercial or manufacturing uses;

(2) A publicly owned parking lot;

(3) Are not used for selling, dead storage, repairing, or servicing vehicles of any kind.

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

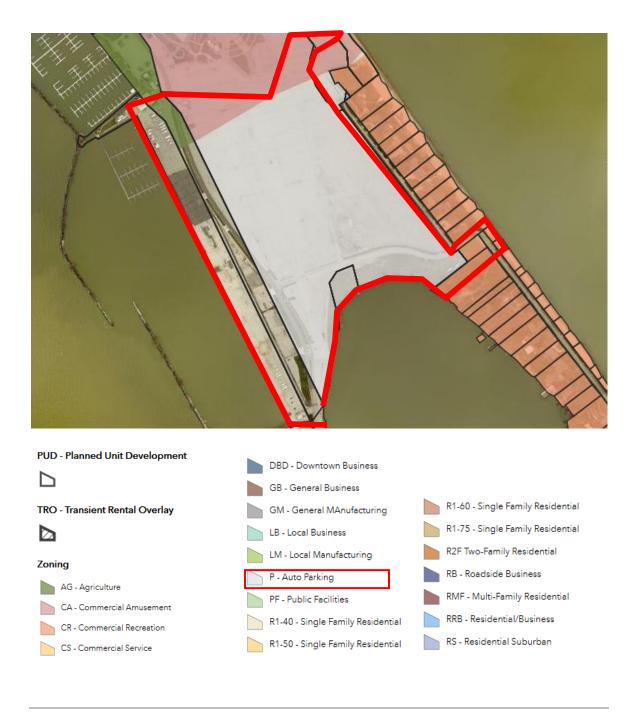
(Ord. 04-057. Passed 1-12-04.)

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

### 1 Cedar Point Drive



Zone Map – Parcels Indicated

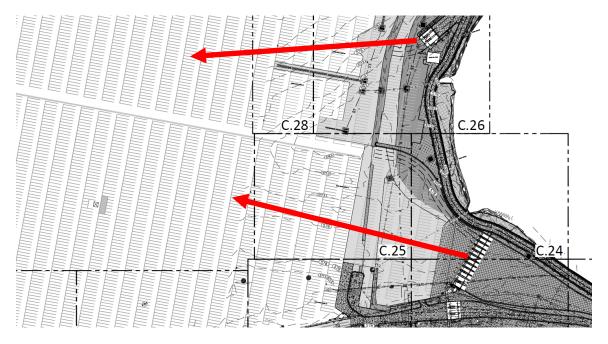


### DIVISION OF PLANNING COMMENTS

The applicant is proposing to alter the access ways and parking areas of Cedar Point Amusement Park parking area. This includes altering access way alignment, adding 450 new additional parking spaces, adding new toll booths with added capabilities, and altering traffic flow through the site.

Staff of many departments throughout the City of Sandusky have discussed potential changes to the access ways of Cedar Point since the fall of 2019. These conversations started with Police and Fire to make sure safety was at the forefront of decision making. Police and Fire are comfortable with the

proposed site plan. Police believe that these changes should ease congestion on the busiest days of the year by allowing great intake capacity and reducing conflict points. In the image below you can see that the traffic will all be directed towards the park. Previously, traffic was permitted to head West towards Sandusky Bay then travel north along the Perimeter Road. Traffic will now need to go toward the front gate, then to the Perimeter Road. This should allow a constant flow from both Cedar Point Drive and Cedar Point Road.



As mentioned previously there will be an additional 450 new spaces with this new layout, which should reduce overflow and increase safety. These spaces are 38 in length by 9 feet wide with aisle widths of roughly 20 feet. The depth allows two cars to park in one stall as they drive forward into the parking area from the toll booth area. While these parking dimensions are not in accordance with 1149.13 of the City of Sandusky Zoning Code these are the same dimensions of existing spaces and maximizes the parking spaces on site.

The applicant is not proposing to add any permanent parking on parcels east of the realigned private road/drive. The applicant has historically utilized this land for temporary overflow parking and has been made aware that if permanent improvements or increased usage is proposed, the property must be rezoned. The applicant is proposing to realign the private road/drive by reducing the angle of the drive to provide a safer turning radius. These changes add additional landscaping, post and rail fencing, and some roadway lighting.



Staff will note that this realignment must be made permanent through a permanent easement or a replatting of the parcels. Most of Cedar Point Road is currently a separate parcel and Staff believes that to ensure residents along Cedar Point Road are able to maintain access, the realignment must be memorialized in one of the aforementioned methods.

Planning Department Staff have requested more information regarding detailed cut sheets for proposed lighting. The lighting must not create glare on surrounding properties and are to be dark sky friendly. Staff has also requested details regarding the landscaping. While Staff has been provided with a general landscaping plan a more detailed landscaping plan is desired as well as clarification of whether or not all fencing will be post and beam or if they intend to install some privacy fencing. It is also important to note that there are no new landscape islands added into the parking area, but the applicant does show added landscaping between the new access way alignment and the new parking area. The applicant has said that this is meant to maximize the parking area.

Throughout the site the applicant is also installing directional signage above the toll booths to clearly direct vehicles as they arrive.

### ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed site plan and the applicant has provided all requested documentation requested by the City Engineer and they have no further concerns regarding this site plan application.

### **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.

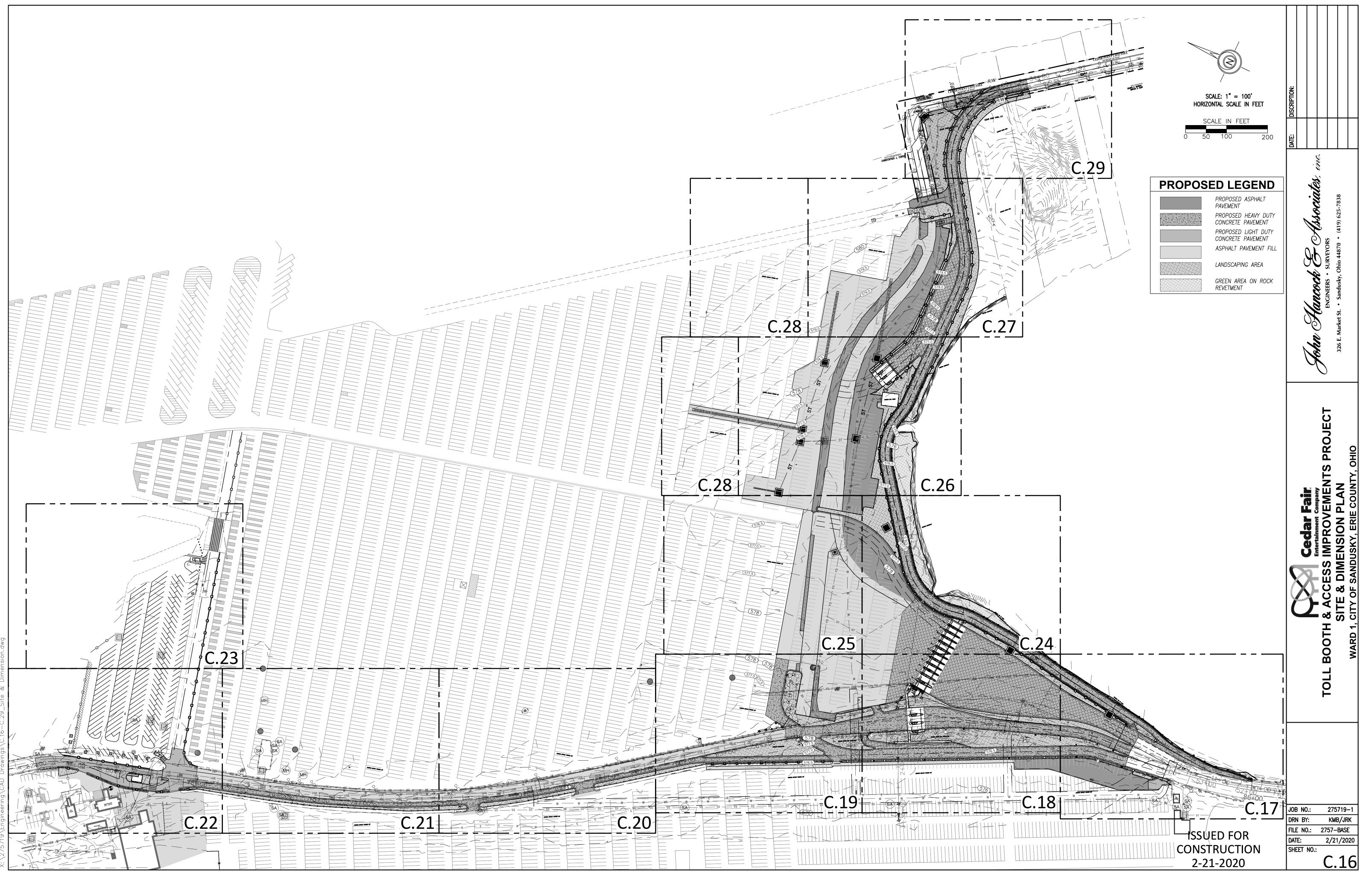
#### FIRE DEPARTMENT COMMENTS

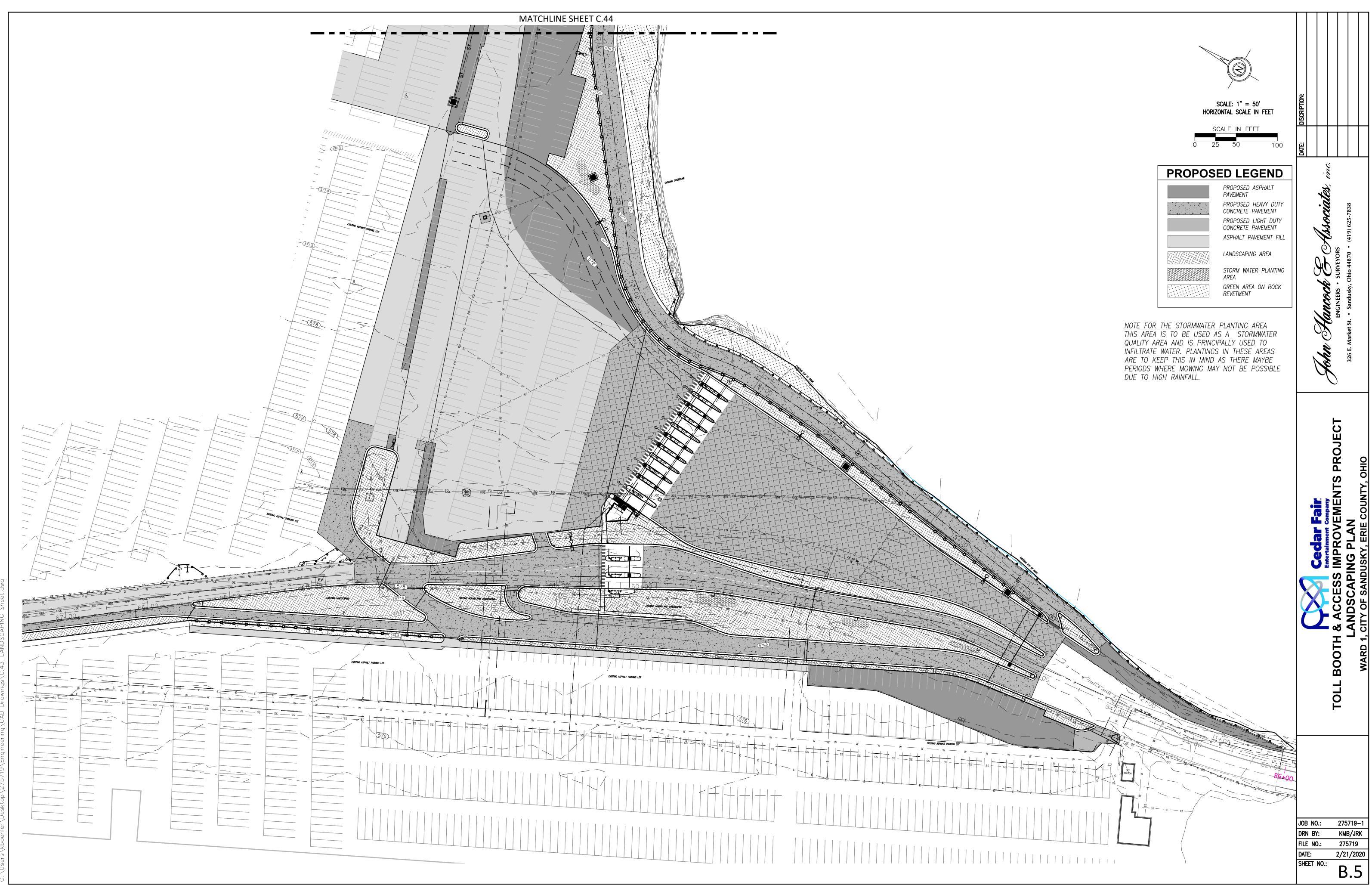
The City Fire Chief has reviewed the application and has no objections or concerns regarding the site plan application.

#### CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed site plan for 1 Cedar Point Drive with the following conditions:

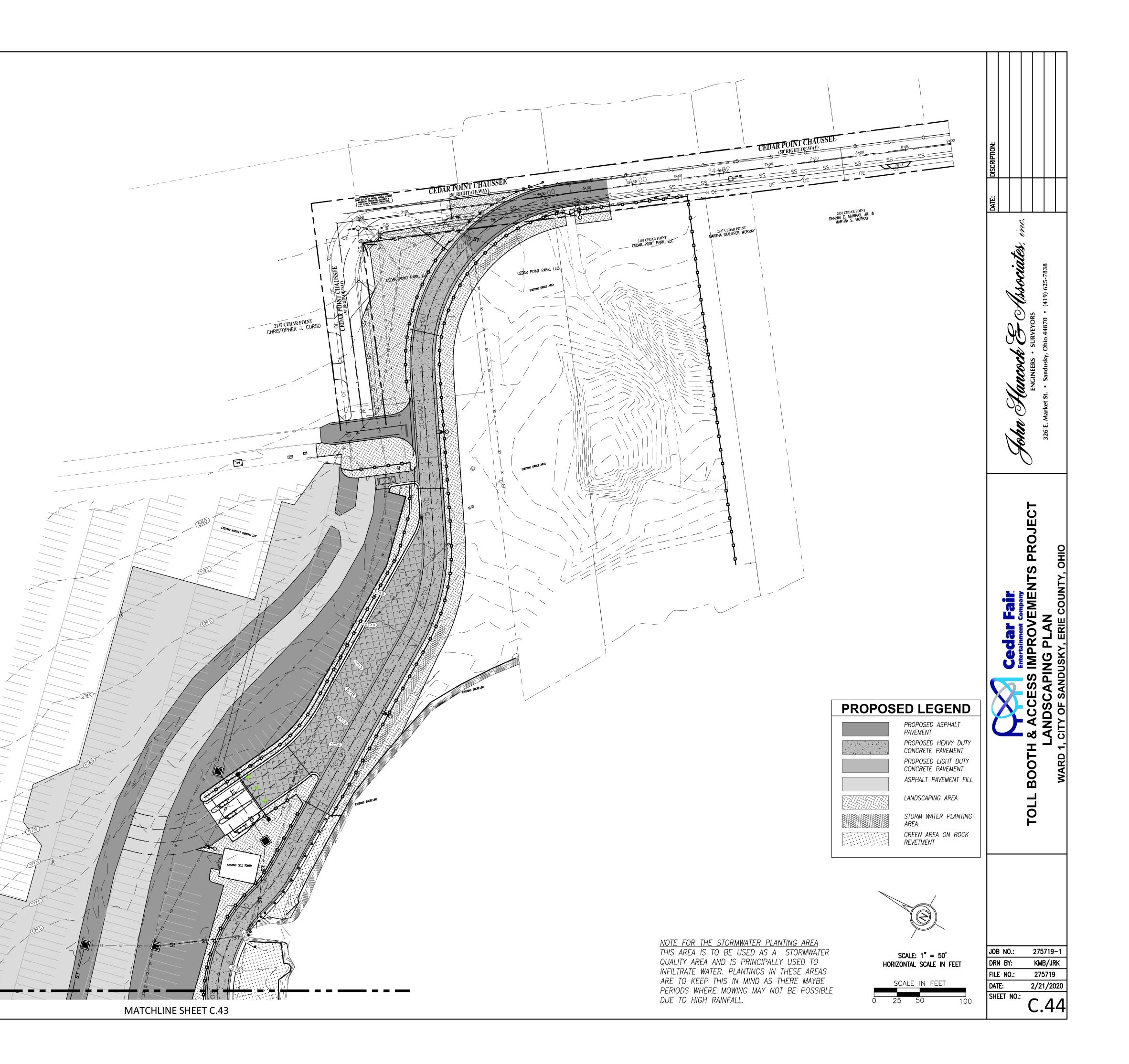
- 1. The applicant provides, for staff approval, a revised landscaping plan that shows types and locations of plantings, as well as types, locations, specifications and examples of specific fencing to be installed.
- 2. The applicant provides, for staff approval, lighting cut sheets for staff approval of any proposed new lighting for the site.
- 3. The applicant creates a permanent easement or replats as necessary to designate the private road/drive. After recording, a copy of shall be submitted to staff for filing.





\Users\kboehler\Desktop\275719\Engineering\CAD Drawings\C.43\_LANDSCAPING Sheet.dw

PHALT PARKING LOT





### 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:** 

**Property Owner Address:** 

**Property Owner Telephone:** 

**Property Owner Email:** 

**Authorized Agent Name:** 

**Authorized Agent Address:** 

CEDAR POINT PARK, LLC
A MAGNUM MANAGEMENT CORPORATION
1 CEDAR POINT DR.
SANDUSKY OH 44870
·
419-627-2270
edangher a cedar point, com
JOHN HANCOCK
326 E. MARKET ST.
SANDUSKY GH 44370
,
419-625-7838
jhhancockehancockengineers.com

**Authorized Agent Email:** 

**Authorized Agent Telephone:** 

LOCATION	AND	DESCRIPTION	<b>OF PROPERTY:</b>

Municipal Street Address: <u>1 CEDAR POINT DR.</u>

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

INCLUDED IN		AR POINT PARK LK (43	PAGES)
55-000.000 55-00072.000 Parcel Number:	35-00074,000 55-00067,000 55-00069,000 55-00086,000	Zoning District:	P 1 121-75
55-90075,000 55-90035,000	55-00081,000 55-00082.000		

55-00065.000 55-00073:000

DETAILED SITE IN	FORMATION:
Land Area of Prop	13,3 ACRES (TROSECT) (sq. ft. or acres)         549,348 SF
Total Building Cov	verage (of each existing building on property):
Building #1:	(in sq. ft.) EXISTING TOLL BUILDING (DEMOLISHE
Building #2:	(III SQ. IL.) EXISTING TOUR SUIDUNG (DEMOLISHE.
Building #3:	
Additional:	
Total Building Cov	verage (as % of lot area): <u>i% (PRoPOSED</u> )
Gross Floor Area o	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:	565 SF NEW TOLL BUILDING
	5693 SF TOUBODTH CANOPY
	680 SF FOLL BODTHS (17 EACH)
	Height (for any new construction): <u>47' TOP OF CUPOLA</u> ON CANOPY ng Units (if applicable): NONE
	Height (for any new construction): <u>47' TOP OF CUPOLA</u> ON CANOPY ng Units (if applicable): <u>NONE</u>
Number of Dwellin	CANOPY
Number of Dwellin Number of Off-Str	ng Units (if applicable): <u>NONE</u>
Number of Dwellin Number of Off-Str Parking Area Cove	eet Parking Spaces Provided: <u>450 ADDMONAL</u>
Number of Dwellin Number of Off-Str Parking Area Cove	ng Units (if applicable): <u>NONE</u> eet Parking Spaces Provided: <u>450 ADDMONAL</u> rage (including driveways): <u>487,048</u> (in sq. ft.) 11.13 Ac
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Number of Dwellin Number of Off-Str Parking Area Cove	ng Units (if applicable): <u>NONE</u> eet Parking Spaces Provided: <u>450 ADDMONAL</u> rage (including driveways): <u>487, 048</u> (in sq. ft.) 11.18 Ac

P	ROPOSED DEVELOPMENT (check those that apply):
	<ul> <li>New Construction (new building(s))</li> <li>Addition to Existing Building(s)</li> <li>Change of Use in Existing Building(s)</li> </ul>
р	escription of Proposed Development (Describe in detail your development lans, for example – proposed use, size of building or proposed addition, ours of operation, days of operation, seating capacity, etc.):
	TOLL BOOTH AND ACCESS IMPROVEMENTS PROJECT INGLUDING:
<b>D</b> arlanda	REPLACEMENT OF EXISTING TOLL BUILDING AND & TOLL LANGS
-	WITH "B TOLL LANES ( 3 RESORT DR. 3 CHAUSSEE & 12 MAIN),
and the second	CONSTRUCTION OF CHAUSSEE CONNECTOR ROAD FOR ZWAY
	ACCESS BETWEEN CAUSEWAY AND CEDAR POINT CHAUSSEE
NO OWNERS	FOR USE INBOUND AT ALL TIMES AND OUTBOUND TO
	MAINLAND DURING OFF SEASON AND WHEN MAIN
	TOLL BOOTHS ARE CLOSED.
	UARIOUS DRAINAGE IMPROVEMENTS & PRVEMENT
	ADDITIONS FOR PARKING EXPANSION, SIGNING ADDITIONS
	BOTH WARNING AND GUIDE, AND AREA LIGHTING
	IMPROVEMENTS.
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### **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.

Al Hannele JOHN HAWCOCK & ASSOC, INC 3/13/2020

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of <u>1 CEDAR POINT DIZ</u>. (municipal street address of property), I hereby authorize <u>Schall Hancock</u> to act on my behalf during the Planning Commission approval process.

Signature of Property Owner W. Nample **Date** ろ-16-30

**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:	
Data of Planning Commission Masting	
Date of Planning Commission Meeting:	
Planning Commission File Number:	
	,
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### 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
ΜΑΥ	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.** 

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### 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,

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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.

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