



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

June 24th, 2020

4:30 pm

Meeting via Microsoft Teams & Live Streamed on

www.Youtube.com/CityofSanduskyOH

-
1. Meeting called to order – Roll Call
 2. Approval of minutes from the May 27th, 2020 meeting

New Business

3. Jeff Foster, on behalf of The Market Street Collective, has submitted a Site Plan Application for a new use at 317 East Washington Street.
4. Jason Tusing has submitted a Site Plan Application for a new use at 609 East Perkins Avenue.

Old Business

5. Meeting Adjourned

NEXT MEETING: July 22nd, 2020 at 4:30pm.

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

**Planning Commission
May 27th, 2020
Remote Meeting
Minutes**

Meeting called to order:

Chairman Pete McGory called the meeting to order at 4:34pm. The following members were present: David Miller, Mike Meinzer, Peter McGory, Jim Jackson, Mike Zuilhof, Mr. Whelan, and Joe Galea. Greg Voltz and Angela Byington represented the Planning Department. Josh Snyder represented the Engineering Division. Administrative Assistant for the Planning Department Kristen Barone, was also present.

Approval of minutes from the March 18th Special Meeting:

Mr. Miller motioned to approve the minutes and Mr. Jackson seconded the motion. All members were in favor of the motion and the minutes were approved.

Adjudication Hearing:

The Chairman stated that first on the agenda is an application submitted by Katie Korobkin for a Conditional Use Permit to allow a "RB" Roadside Business Use within the "LB" – Local Business Zoning District at parcel number 56-00949.000 (634 Columbus Ave). Mr. McGory then swore in those that wished to speak on behalf of the application, as this is an adjudication hearing.

Mr. Voltz stated that the applicant is proposing to utilize the location for a small event space. He explained that staff did receive one letter regarding the application from Mr. Feick, whom lives directly across the street from this location. He stated that him and his wife are in favor of the project. Mr. Voltz then stated that staff recommends approval for the Conditional Use permit for the "GB" General Business use of an assembly hall within a "LB" Local Business district at 634 Columbus Avenue (Parcel 56-00949.000) with the following conditions: 1. Must maintain the existing parking agreement with Zion Evangelical Lutheran Church. If the parking agreement is no longer valid, the applicant must enter into an agreement with another property owner, 2. Must have limited amplified sound after 9:00 PM on the weekdays and 10:00 PM on the weekends, and 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.

Mr. McGory asked the applicant if she is on board with staff's recommended conditions.

Ms. Korobkin stated she believes the conditions are reasonable.

Mr. Zuilhof motioned to approve the application subject to the conditions in the staff report.

Mr. Jackson seconded the motion.

All members were in favor of the motion and the application was approved.

New Business:

Josh Snyder with the Engineering Division gave a presentation on design and upgrades to Warren Street (see the attached presentation).

Mr. Voltz stated that notices were sent out to residents along Elm St regarding the preliminary design and he did receive one comment from the owner at 519 Elm St. He stated that this resident did express interest and approval of the design.

Mr. Miller asked if this would be an opportunity to enhance the connectivity of all three parks at the apex at Huron Ave.

Mr. Voltz stated that this is something the City has been in discussion about but with the recent budget cuts, this is something staff are hoping to work on down the road.

Mr. Zuilhof stated that when it comes to rerouting Huron Ave traffic, that it might be feasible to reroute that traffic down Monroe, to Hancock, to Washington. He stated Hancock may benefit from the increase in traffic as there is some commercial use on that road. He then advised that if parking on Warren St is going to be redesigned that he would discuss that with the business across the street, as they rely heavily on that parking. He said sometimes one ways are problematic as some people may look for traffic coming the other way only and then get hit.

Meeting Adjourned:

Mr. Jackson motioned to adjourn the meeting and Mr. Miller seconded the motion. With all members in favor, the meeting was adjourned at 5:26pm.

Approved:

Kristen Barone, Clerk

Pete McGory, Chairman

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR REMODEL AT 317 E WASHINGTON STREET

Reference Number: PSPOS20-0005

Date of Report: June 17, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Jeff Foster, on behalf of The Market Street Collective, has submitted a site plan application for a building remodel at 317 East Washington Street. The following information is relevant to this application:

Applicant: The Market Street Collective
1507 7th Street
Unit 201
Santa Monica, CA 90401

Authorized Agent: Jeff Foster
1220 West 6th Street
Suite 405
Cleveland, OH 44133

Site Location: 317 East Washington Street

**Zoning
& Adjacent Uses:** "DBD" Downtown Business
North: "DBD" Downtown Business - Gym
East: "DBD" Downtown Business – Office
South: "R2F" Two-Family Residential – Residential
West: "DBD" Downtown Business - Residential

Parking: Existing – Unknown
Required – 91 (Applicant has applied for a variance)
Proposed – 47

Existing Uses: Vacant

Proposed Uses: Food Hall

Applicable Plans & Regulations:
Sandusky Zoning Code Chapter

SITE DESCRIPTION

The subject property is located along East Washington Street between Wayne Street and Hancock Street, adjacent to other Downtown Business District zoned parcels, and to the north of residentially zoned parcels within the City of Sandusky. The area is zoned “DBD” Downtown Business, which permits the following:

1133.08 PERMITTED BUILDINGS AND USES; DOWNTOWN BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) Single, two and multi-family residential uses above the first floor.

(2) All stores and services permitted in the General Business District;

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.

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

(c) Accessory Buildings or Uses.

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

(2) Any accessory use, such as the storage of goods or processing operations clearly incident to the conduct of a retail business, service establishment or office permitted as a main use, providing the use has no injurious effect on adjoining residential districts.

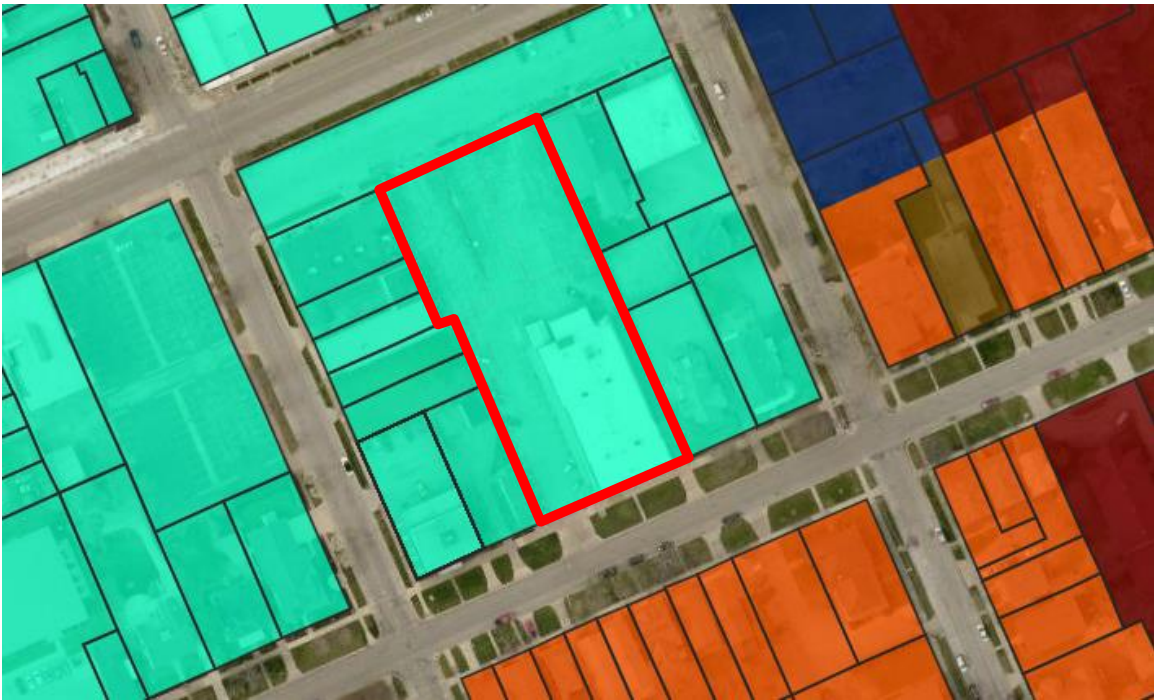
(Ord. 04-057. Passed 1-12-04.)

**A picture of the property along with a location map are found below.
317 East Washington Street**





Zone Map – Parcels Indicated



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

DIVISION OF PLANNING COMMENTS

The applicant is proposing to remodel the existing building on this site to be used as a food hall business with some small retail components. The site was most recently utilized as Cardinal Grocery Store.

The proposed remodel will completely reimagine the space and utilize some of the former excess parking areas for outdoor dining and play. The applicant believes the proposed use will be a great neighborhood anchor for people to walk to and let their children play, while also be another amenity for downtown visitors. The applicant intends to access the rear parking area from the north and install two landscape islands with required trees. The applicant is also working with the Engineering Department to determine if a drop off area along Washington Street is feasible. They do intend to better landscape the area between the parking area to the north and the proposed parking area by adding additional trees and grass plantings.

The applicant also proposes designating 48 parking spaces. Section 1149 of the City of Sandusky Planning and Zoning Code would require 91 spaces for this site. The applicant and staff believes that the proposed 48 parking spaces proposed will be more than enough to serve the proposed use. The applicant has also applied to the Board of Zoning Appeals for a variance to the required parking spaces. The applicant has stated in the past that they foresee many of the visitors to the site be people walking, or bicycling, to the location thus not requiring as much parking for personal vehicles. The applicant also believed there is ample amounts of nearby parking as well.

Staff has requested lighting locations and cut sheets for any proposed lighting, as well as a more detailed landscaping plan for all proposed landscaping strips and the two islands within the parking area. The applicant has said they will provide these items when they have been determined.

ENGINEERING STAFF COMMENTS

The City Engineer has not fully reviewed the proposed site plan at time of writing this report.

BUILDING STAFF COMMENTS

The City Building Official has not fully reviewed the proposed site plan at time of writing this report.

POLICE DEPARTMENT COMMENTS

The City Police Chief has not fully reviewed the proposed site plan at time of writing this report.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has not fully reviewed the proposed site plan at time of writing this report.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed site plan for 609 E Perkins Avenue with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. Variances requests are approved by the Board of Zoning Appeals.
3. A lighting cut sheet is provided showing location of proposed exterior lighting, and lighting be dark sky friendly and shielded from residential property.
4. A landscaping plan is provided that meets requirements set forth in section 1149.09 of the City of Sandusky Planning and Zoning Code



VIEW OF WEST SIDE FROM WASHINGTON STREET



VIEW OF WEST SIDE FROM PARKING AREA



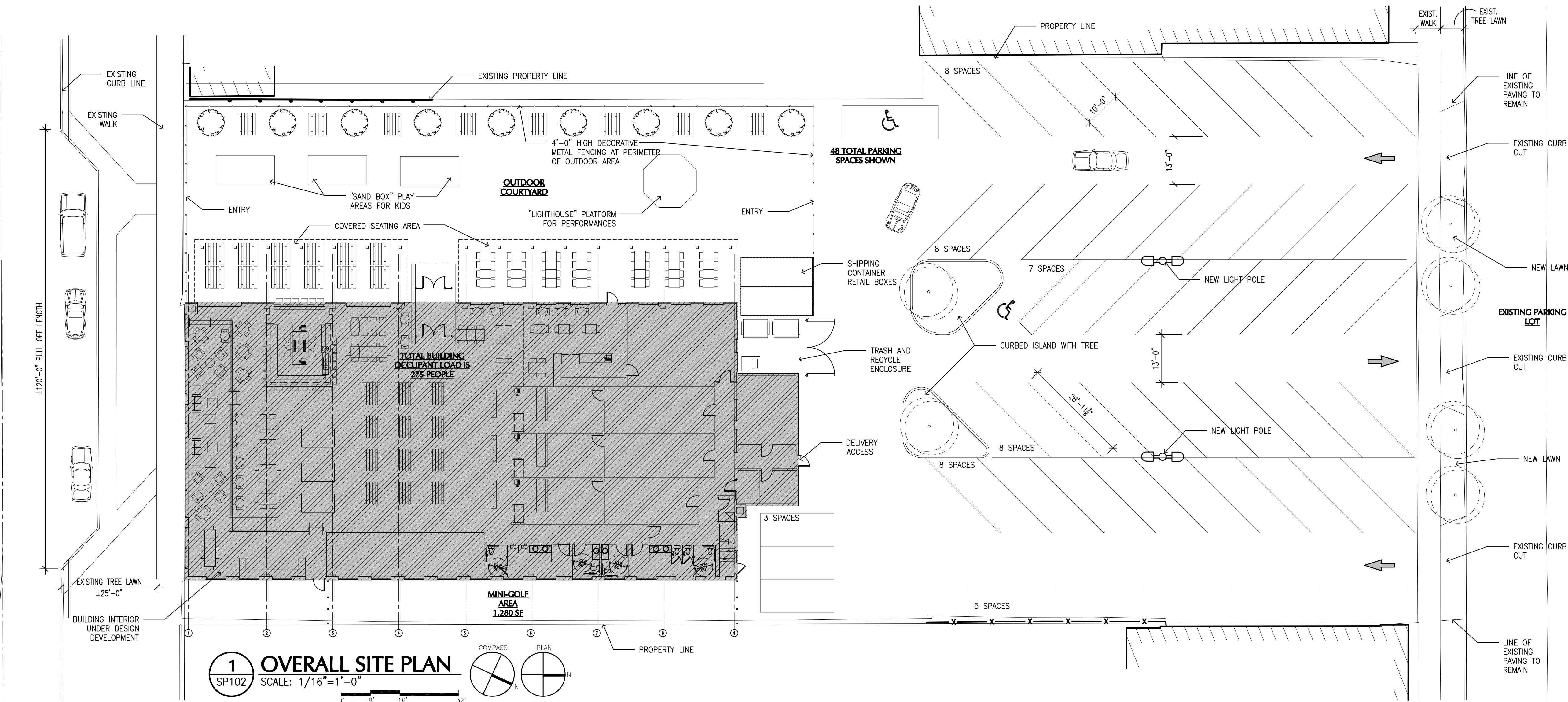
EXISTING REAR OF PROPERTY

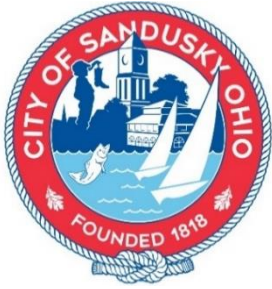


VIEW OF SOUTH AND WEST SIDES FROM WASHINGTON STREET



EXISTING WEST ELEVATION





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:

The Market Street Collective

Property Owner Address:

1507 7th Street, Unit 201

Santa Monica, CA 90401

Property Owner Telephone:

855-955-1041 x701

Authorized Agent Name:

Jeff Foster

Authorized Agent Address:

1220 West 6th St, Suite 405

Cleveland, OH 44113

Authorized Agent Telephone:

216-241-6800

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

317 East Washington Street

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

Parcel Number: 56-00731

Zoning District:

DB

DETAILED SITE INFORMATION:

Land Area of Property: 1.138 Acres (sq. ft. or acres)

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

Building #1: 11,546 sf (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 23.3%

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:

6,956 sf = Food hall

4,590 sf = Kitchens and Service

Proposed Building Height (for any new construction): Existing (+/-25'-0")

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

Number of Off-Street Parking Spaces Provided: 48 spaces

Parking Area Coverage (including driveways): 25,757 sf (in sq. ft.)

Landscaped Area: 2,112 sf (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

<input type="checkbox"/>	New Construction (new building(s))
<input type="checkbox"/>	Addition to Existing Building(s)
<input checked="" type="checkbox"/>	Change of Use in Existing Building(s)

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

The project is the conversion of the former Kriemes Cardinal Grocery into a craft food hall. The interior building area is remaining the same with a covered outdoor seating area being added at the west side. The western parking and drive lane are being converted into an outdoor courtyard with covered seating, planters, public art installations and outdoor activities. The eastern portion of the site, between the building and property line will be an outdoor mini-golf course. The final operating hours of the building and specific food offerings are currently being negotiated with various operators and have not been finalized at this time. The building will likely be open 7 days a week, in particular during the summer season. The capacity per code of the building is 275 people. Service and vehicular access to the site will remain from the rear of the property off Market Street. A pick up and drop off lane is proposed along Washington Street.

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.



3/12/2020

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 317 East Washington Street (municipal street address of property), I hereby authorize Jeff Foster to act on my behalf during the Planning Commission approval process.



03/12/20

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,

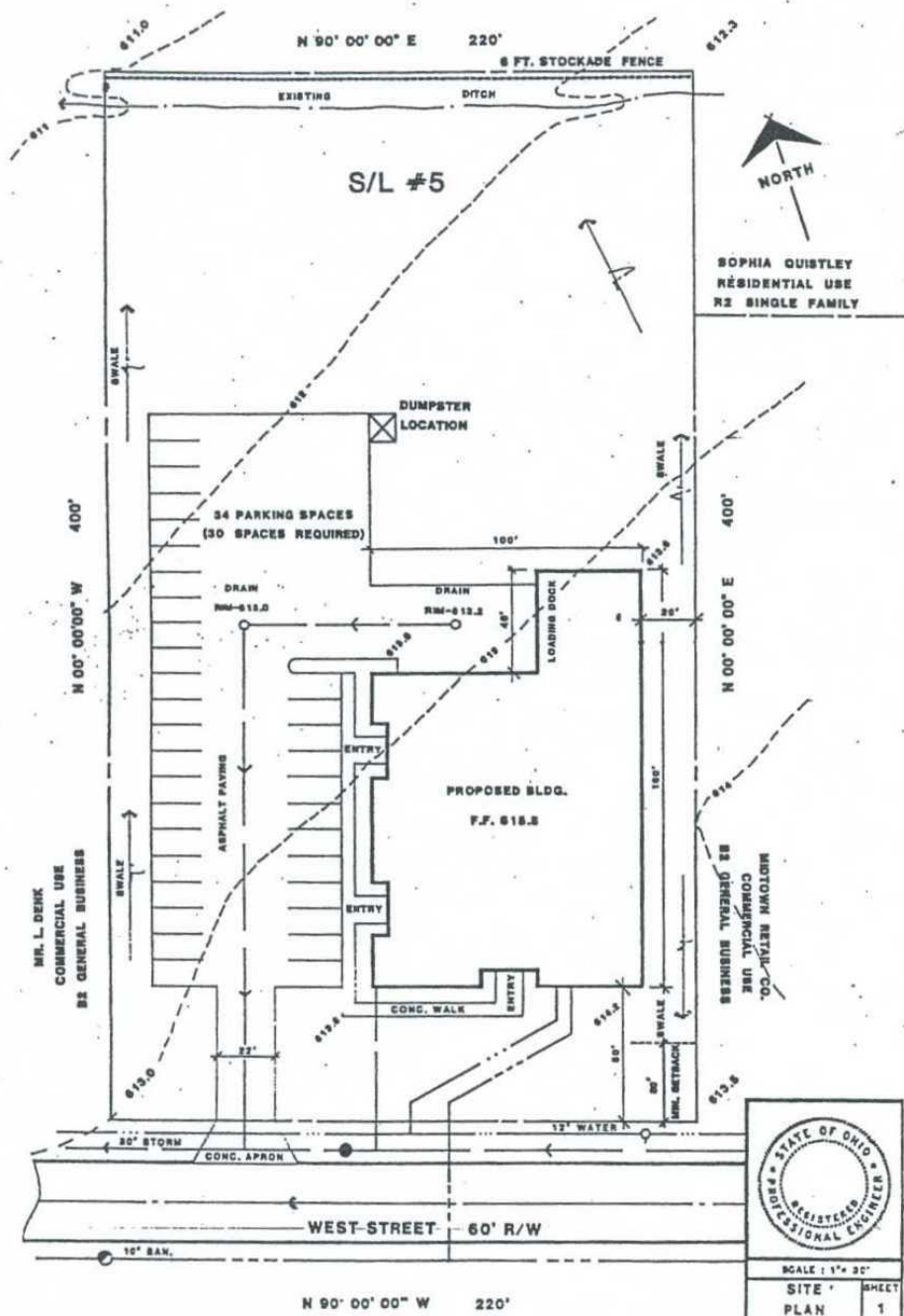
identification by type of each building and number of stories, and distances between buildings on adjacent properties.

- **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



PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR REMODEL AT 609 E PERKINS AVE

Reference Number: PSPOS20-0007

Date of Report: June 17, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Jason Tusing, of Tusing Builders, has submitted a site plan application for a building remodel at 609 East Perkins Avenue. The following information is relevant to this application:

Applicant: Jason Tusing/Tusing Builders
2596 U.S. Rt. 20 East
Sandusky, Ohio 44870

Site Location: 609 East Perkins Avenue

Zoning
& Adjacent Uses: "GB" General Business
North: "R1-60" Single Family Residential - Residential
East: "GB" General Business – Auto Dealer
South: "C-2" General Commercial – Auto Dealer (Perkins Township)
West: "GB" General Business - Retail

Parking: Existing – Roughly 10
Required – 18 (Applicant has applied for a variance)
Proposed – 11

Existing Uses: Former check cashing business

Proposed Uses: Delivery and grab and go take out restaurant

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 Perkins Avenue, adjacent to other General Business District zoned parcels, and to the south of residentially zoned parcels 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.

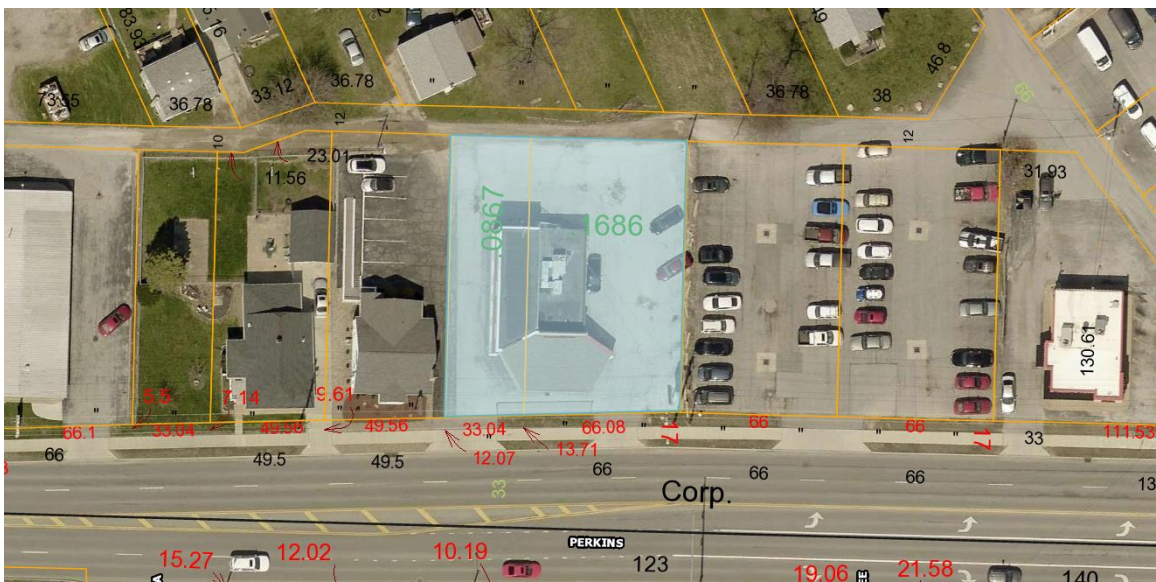
(b) Similar Main Uses. Any other general business store, shop, or service not listed above or in any subsequent use classification and determined as similar by the Commission.

(c) Accessory Buildings or Uses.

- (1) Accessory off-street parking and loading facilities as required and set forth in Chapter [1149](#);
- (2) Any accessory use, such as the storage of goods or processing operations clearly incident to the conduct of a retail business, service establishment or office permitted as a main use, providing the use has no injurious effect on adjoining residential districts.

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

A picture of the property along with a location map are found below.
609 E Perkins Avenue



Zone Map – Parcels Indicated



Zone Map Setbacks



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 is proposing to remodel an existing building on this site to be used as a delivery and take-out food business. The site was most recently utilized for a check cashing type business.

The proposed remodel will remove the front portion of the existing building and reduce the square footage of the building down to 1706 square feet. The applicants have proposed to redo the parking lot and to add landscaping islands to the northern corners of the parcels. However, due to the restrictive size of the parcel the applicant has applied to the Board of Zoning Appeals for a variance to the buffer requirements.

The applicant also proposes designating 11 parking spaces, which is one more than the site has existing. Section 1149 of the City of Sandusky Planning and Zoning Code would require 18 spaces for this site and use. The applicant believes the 11 parking spaces provided will be more than enough to serve the proposed use, as there will be no sit down services inside or out. The applicant has also applied to the Board of Zoning Appeals for a variance to the required parking spaces.

Staff has requested lighting locations and cut sheets for any proposed lighting, as well as landscaping plan for the frontage along Perkins Avenue and the two islands along the alley to the north. Staff was informed by the applicant that these items have not been determined yet.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed site plan and has no comments or concerns at this time.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed site plan and has no comments or concerns at this time.

POLICE DEPARTMENT COMMENTS

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

FIRE DEPARTMENT COMMENTS

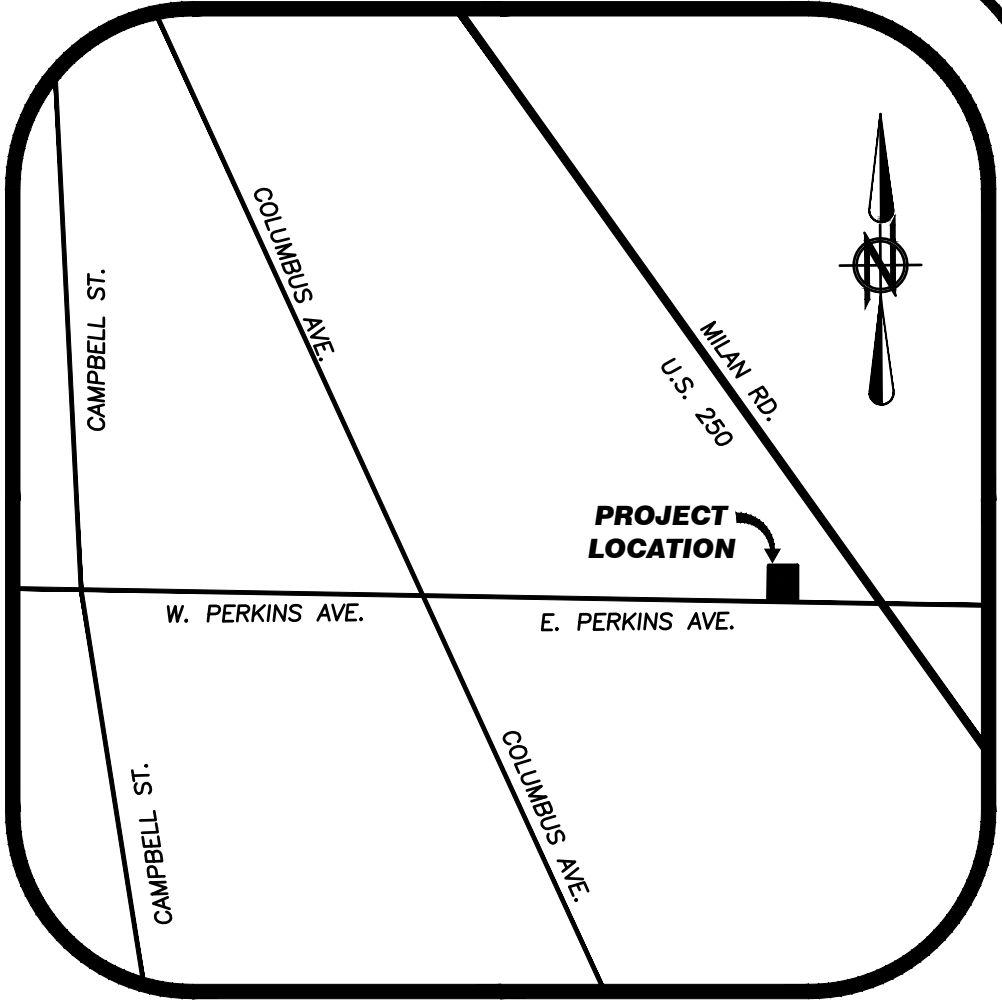
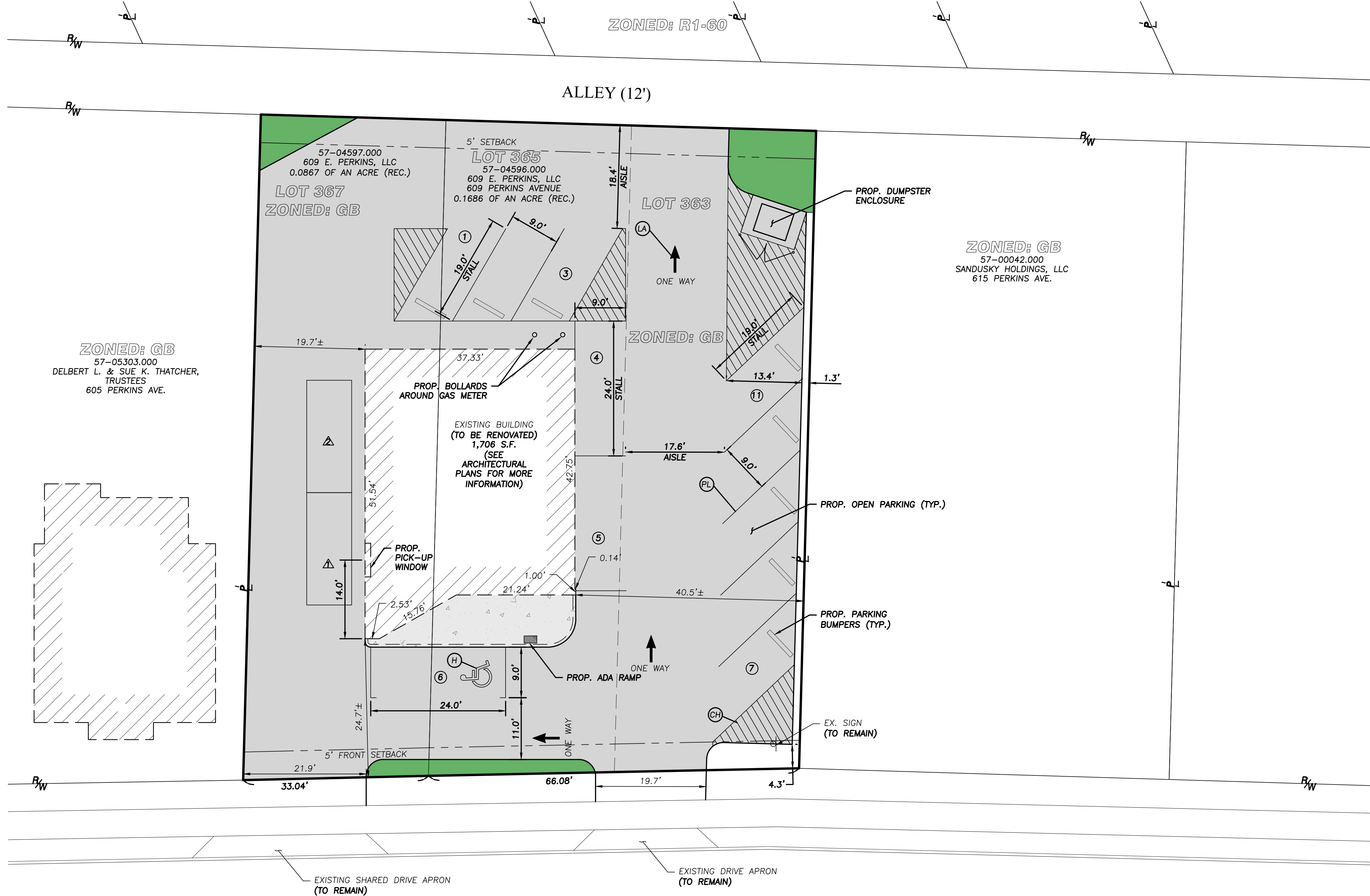
The City Fire Chief has reviewed the application and has no objections or concerns regarding the site plan application.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of the proposed site plan for 609 E Perkins Avenue with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. Variances requests are approved by the Board of Zoning Appeals.
3. A lighting cut sheet is provided showing location of proposed exterior lighting, and lighting be dark sky friendly and shielded from residential property.
4. A landscaping plan is provided that meets requirements set forth in section 1149.09 of the City of Sandusky Planning and Zoning Code

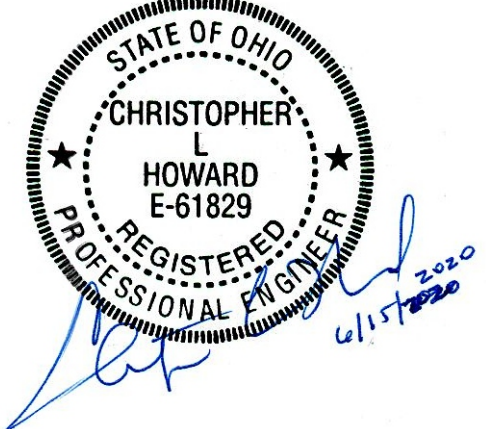
1/2/2020 8:28 AM Tusing Builders 609 Perkins Ave. Sandusky/CRAWN/GS/2020-06-18 Concept Plan.dwg Plotted: Jun 15, 2020 - 2:03pm



LOCATION MAP
-NOT TO SCALE-

LEGEND

- | | |
|---------------------------------------|---|
| 1. LOT AREA: | 0.2553 OF AN ACRE (REC.) |
| 2. BUILDING COVERAGE: | 15.3% |
| 3. TOTAL FLOOR AREA: | EXISTING BUILDING S.F.: 2,278 S.F.
RENOVATED BUILDING S.F.: 1,706 S.F. |
| 4. AREA OF ADDITION: | N/A |
| 5. BUILDING HEIGHT: | 21.33' |
| 6. LANDSCAPE AREA: | 387 S.F. |
| 7. NUMBER OF PARKING SPACES PROVIDED: | 11 |



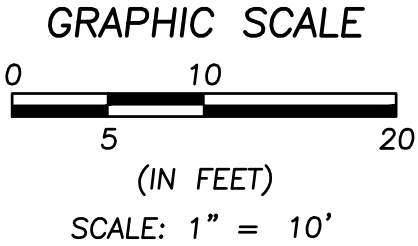
SURVEY NOTE:

A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS NOT BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. THIS PLAN IS BASED UPON AVAILABLE COUNTY INFORMATION.

LEGEND:

- | | |
|--|--------------------------------|
| | PICK UP WINDOW STACKING SPACES |
| | PARKING SPACES |
| | PROP. CONCRETE WALK |
| | EX. ASPHALT PAVEMENT |
| | PROP. LANDSCAPED AREAS |

PAVEMENT MARKING LEGEND	
PROPOSED:	
	- PARKING LOT STALL MARKING
	- CHANNELIZING LINE
	- HANDICAP SYMBOL
	- LANE ARROW



REVISION	DATE	BY	DESCRIPTION
	05-18-2020	CLH	ISSUE TO CLIENT FOR REVIEW
	05-20-2020	CLH	ISSUE TO BZA REVIEW
	06-15-2020	CLH	ADDED DUMPSTER ENCLOSURE

DRAWN BY:
SIM

CHECKED BY:
CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

TUSING BUILDERS
2596 U.S. ROUTE 20 EAST
MONROEVILLE, OHIO 44847

SITE PLAN
609 PERKINS AVENUE
CITY OF SANDUSKY, COUNTY OF ERIE, STATE OF OHIO

SHEET
1 OF 1
JOB NO.
20-5288



00 00

B1

A1

C2

D1

E1

F1

12

HOME

SITE

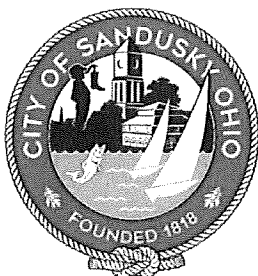
SIGNAGE

BUILDING EXTERIOR

BUILDING INTERIOR

FINISH & FURNITURE SCHEDULES

SITE DEVELOPMENT



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: Jason Tusing - Tusing Builders

Property Owner Address: 2596 U.S. Rt. 20 East
Monroeville, Ohio 44847

Property Owner Telephone: (419) 465-3100

Property Owner Email: jtusing@trusttusing.com

Authorized Agent Name: Jason Tusing - Tusing Builders

Authorized Agent Address: 2596 U.S. Rt. 20 East
Monroeville, Ohio 44847

Authorized Agent Telephone: (419) 465-3100

Authorized Agent Email: jtusing@trusttusing.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 609 Perkins Avenue

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

Lots 363, 365, 367 in Gilcher, Dewitt and Flynn's Subdivision as recorded in Volume 3, Page 15

Parcel Number: 57-04597.000 & 57-04596.000 **Zoning District:** GB

DETAILED SITE INFORMATION:

Land Area of Property: 0.2553 of an acre (sq. ft. or acres)

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

Building #1: 2,278 S.F. (in sq. ft.) - existing building

Building #2: _____

Building #3: _____

~~Additional:~~ 1,706 S.F. (after renovation)

Total Building Coverage (as % of lot area): 15.3% (after renovation)

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: Renovation of an existing 2,278 S.F. building to become 1,706 S.F.

building of a carry-out restaurant with a pick-up window.

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

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

Number of Off-Street Parking Spaces Provided: 13

Parking Area Coverage (including driveways): 8,952 (in sq. ft.)

Landscaped Area: 320 (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.):

Renovation of an existing building to become an 1,706 S.F. carry-out restaurant with a pick-up window

that will operate 7 days a week.

APPLICATION AUTHORIZATION:

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



Signature of Owner or Agent

5-22-20

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

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

APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____