



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

July 9th, 2020 Special Meeting

4:30 pm

Meeting via Microsoft Teams & Live Streamed on

www.Youtube.com/CityofSanduskyOH

-
1. Meeting called to order – Roll Call

New Business

2. RYAN DILLARD, ON BEHALF OF CEDAR POINT, HAS APPLIED FOR A WAIVER TO THE PAVED SURFACE REQUIREMENTS FOR A PARKING AREA AT 105 SHORELINE DRIVE.

Old Business

3. 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 REPORT

APPLICATION FOR A WAIVER TO THE PAVED
SURFACE REQUIREMENTS FOR A PARKING AREA
AT 105 WEST SHORELINE DRIVE.

Reference Number: PZC20-0001

Date of Report: July 6, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Ryan Dillard, on behalf of Cedar Point, has applied for a waiver to the paved surface requirements for a parking area at 105 West Shoreline Drive. The following information is relevant to this application:

Applicant: Ryan Dillard
1 Cedar Point Drive
Sandusky, Ohio 44870

Site Location: 105 West Shoreline Drive

Zoning
& Adjacent Uses: "DBD" Downtown Business
North: Sandusky Bay
East: Sandusky Bay
South: "DBD" Downtown Business – Mixed Use
West: "DBD" Downtown Business – Jackson Street Pier

Parking: Existing – Roughly 20
Proposed – 20

Existing Uses: Office and Ferry Terminal

Proposed Uses: Office and Ferry Terminal

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 Shoreline Drive, adjacent to other Downtown Business District zoned parcels, and the Sandusky Bay. The area is zoned “DBD” Downtown Business, which permits the following:

1133.08 PERMITTED BUILDINGS AND USES; DOWNTOWN BUSINESS DISTRICT.

(a) Main Buildings and Uses.

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

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

(3) Public uses as follows and as defined in Section [1123.02](#): governmental, civic, education, religious, recreational and transportation.

(4) Transient Occupancy.

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

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

(d) Accessory Buildings or Uses:

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

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

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

Zone Map – Parcels Indicated



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

AG - Agriculture	PF - Public Facilities
CA - Commercial Amusement	R1-40 - Single Family Residential
CR - Commercial Recreation	R1-50 - Single Family Residential
CS - Commercial Service	R1-60 - Single Family Residential
DBD - Downtown Business	R1-75 - Single Family Residential
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 fill in the property with aggregate to utilize the parking area. Over the course of the last two years the property has been frequently flooded due to record high Lake Erie water levels, leaving the tenants of the Boeckling Building to park in other areas so their vehicles do not get flooded.

The applicant would like to do this in a way that won't damage the improvements made to the Jackson Street Pier and is working with the Engineering Department to ensure proper drainage occurs.

Planning Staff would like to ensure that this is only a temporary waiver for the paved surface requirements, and when ferry service returns there is pedestrian access across Jackson Street Pier to this site. Staff believes that this site has unlimited potential, and strategic long term enhancements will positively impact Sandusky's downtown waterfront.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed application 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.

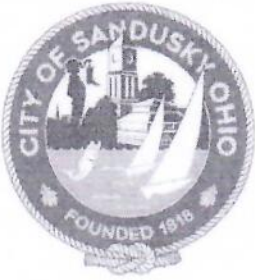
FIRE DEPARTMENT COMMENTS

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 waiver to the paved surface requirements for a parking area at 105 West Shoreline Drive:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. The waiver is for no more than two years, at which point the applicant/owner must return to the Planning Commission for an extension or permanent solution.



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: CEDAR POINT

Property Owner Address: 1 CEDAR POINT DR

SANDUSKY, OHIO 44870

Property Owner Telephone: 419-609-5732

Authorized Agent Name: RYAN DILLARD

Authorized Agent Address: 1 CEDAR POINT DR SANDUSKY OH 44870

Authorized Agent Telephone: 419-609-5732

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 105 SHORELINE DR SANDUSKY

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

61, 62, 63, 64 WATER LOT ALL N OF RR

Parcel Number: 5600174000 Zoning District: _____

DETAILED SITE INFORMATION:

Land Area of Property: 0.97 ACRES (sq. ft. or acres)

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

Building #1: 13750 (in sq. ft.)

Building #2: 4900

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 44%

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:

4900 OFFICE SPACE

13750 STORAGE

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

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

Number of Off-Street Parking Spaces Provided: 25

Parking Area Coverage (including driveways): 12250 (in sq. ft.)

Landscaped Area: 0 (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.):

CEDAR POINT DESIRES TO PROVIDE
ADDITIONAL TEMPORARY PARKING AT
THE STATED PROPERTY BY RAISING THE
HEIGHT OF THE PROPERTY WITH AGGREGATE,
THIS WILL ALLOW CEDAR POINT TO
PARK APPROXIMATELY 20-25 ADDITIONAL
CARS IN THE DOWNTOWN FACILITY. APPROXIMATE
SIZE IS 12225 SQFT. HOURS OF OPERATION/DAYS
WOULD BE MONDAY THRU FRIDAY 9-5. WE WILL
BE MEETING WITH ENGINEERING TO DISCUSS
DRAINAGE

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

6/24/20

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 105 Shoreline Drive (municipal street address of property), I hereby authorize Mesenburg to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

6/24/20

Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

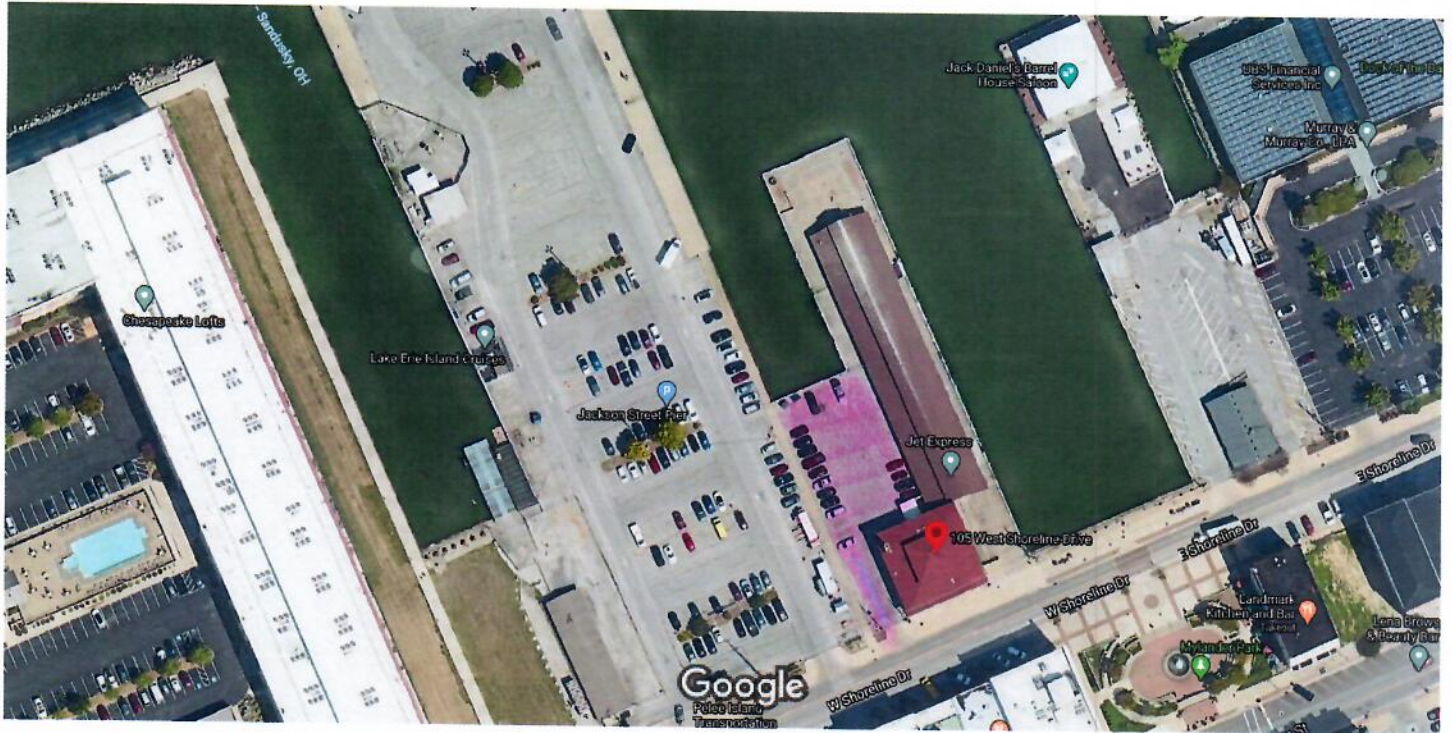
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Erie County GIS

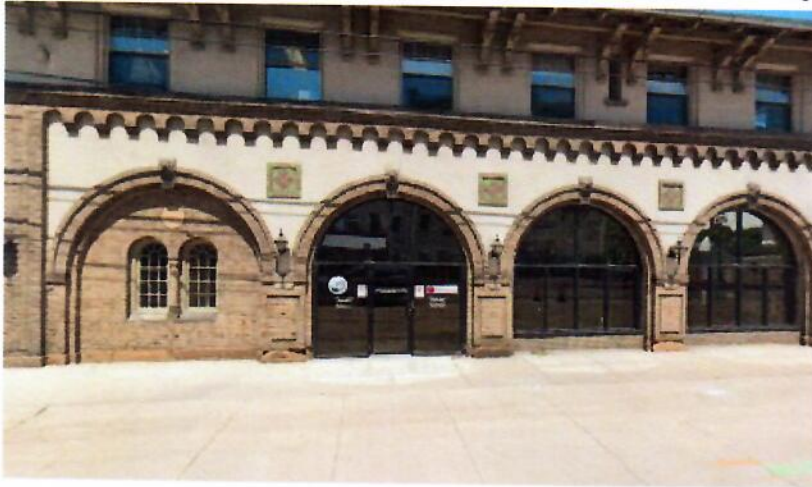


Notes

Google Maps 105 W Shoreline Dr



Imagery ©2020 Maxar Technologies, State of Ohio / OSIP, Map data ©2020 20 m



THE EFFECTED AREAS
ARE HIGHLIGHTED

105 W Shoreline Dr

Sandusky, OH 44870



Directions



Save



Nearby

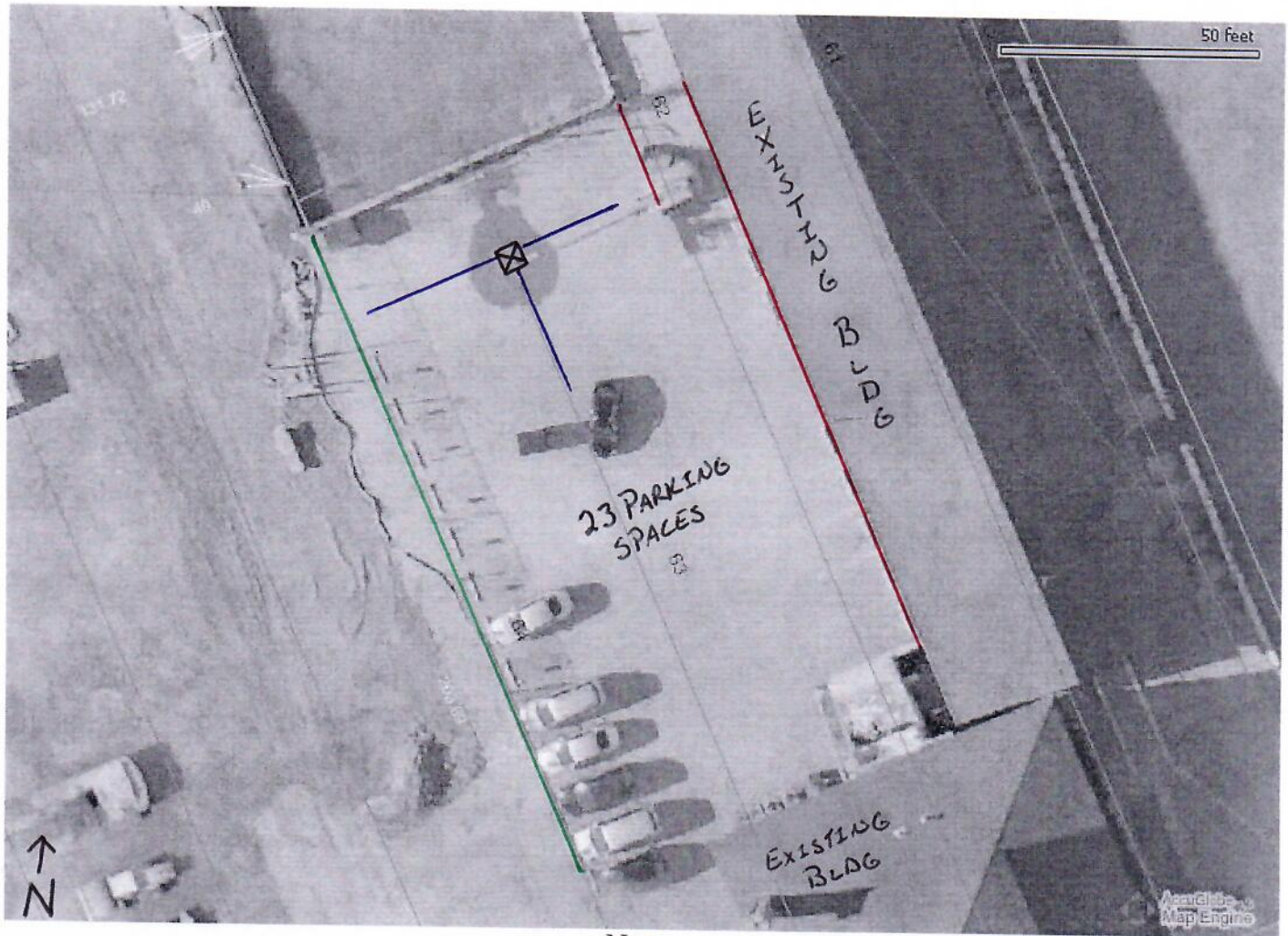
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Erie County GIS



Notes

Cedar Point
 105 W Shoreline Dr.
 Sandusky, Ohio 44870

Temporary stone lot

23 PARKING SPACES

12225 SQ FT AREA

- 4" PERF DRAIN TILE
- PLYWOOD PROTECTION
- ☒ CATCH BASIN
- BARRIER RETENTION