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## Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

[www.cityofsandusky.com](http://www.cityofsandusky.com)

### Agenda

July 22<sup>nd</sup>, 2020

4:30 pm

Meeting via Microsoft Teams & Live Streamed on

[www.Youtube.com/CityofSanduskyOH](https://www.Youtube.com/CityofSanduskyOH)

- 
1. Meeting called to order – Roll Call
  2. Appointment of Planning Commission Member to CRA Housing Board
  3. Approval of minutes from June 24<sup>th</sup>, 2020 meeting
  4. Approval of minutes from July 9<sup>th</sup>, 2020 special meeting

#### Adjudication Hearings

5. Brady Signs Co., on behalf of the Erie County Board of Commissioners, has submitted an application for an electronic message board sign at the Department of Job and Family Services at 221 West Parish Street.
6. Brady Signs Co., on behalf of Resort Schools, LLC., has submitted an application for an exterior marquee sign to be located above the first floor at the Falcon Point Lofts at 250 E. Market Street.
7. Bob Waldock, on behalf of 1643 Limited, has submitted an application for a zone change for a Planned Unit Development District at 1643 First Street (parcels 57-04125.000 & 57-01424.000).
8. Bob Waldock, on behalf of Waldock Properties II, has submitted an application for an amendment to the zoning map for the following parcels located along First Street: 57-00925.000, 57-00926.000, 57-00923.000, 57-04024.000, 57-04022.000, 57-0924.000, 57-03694.000, 57-03695.000 (lot numbers 408, 409, 410, 411, 412, 413, 414, 415).
9. D. Jeffery Rengel, on behalf of RLR Properties, LTD., has submitted an application for an amendment to the zoning map for the following parcels located along Second Street: 57-03859.000, 57-03861.000, 57-03863.000, 57-03864.000, 57-03865.000, 57-03866.000, 57-03867.000, 57-03868.000, 57-03869.000, 57-03853.000, 57-03854.000, 57-03855.000 (lots 433, 434, 439, 438, 437, 436, 441, 442, 446, 447, 448, 451, 380, 381, 382) and the following parcels located along Third Street: 57-03875.000, 57-03876.000 (lot numbers 461, 462, 463).

**Old Business**

10. Meeting Adjourned

**NEXT MEETING: August 26th, 2020 at 4:30pm.**

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

**Planning Commission  
June 24th, 2020  
Remote Meeting  
Minutes**

**Meeting called to order:**

Chairman Pete McGory called the meeting to order at 4:31pm. The following members were present: David Miller, Commissioner Mike Meinzer, Peter McGory, Mike Zuilhof, Mr. Whelan (joined in time to hear first application), and Joe Galea. Greg Voltz represented the Planning Department. Administrative Assistant for the Planning Department Kristen Barone, was also present.

**Approval of minutes from the May 27<sup>th</sup>, 2020 meeting:**

Mr. Zuilhof stated he emailed the clerk with a correction to the last sentence of the minutes. Mr. Zuilhof then made a motion to approve the minutes with that one correction and Mr. Miller seconded the motion. All members were in favor of the motion.

**New Business:**

The Chairman stated that the first application on the agenda is a Site Plan Application submitted by Jeff Foster, on behalf of The Market Street Collective, for a new use at 317 East Washington Street.

Mr. Voltz stated that the applicant is proposing to designate 48 parking spaces for this site. However section 1149 of the City of Sandusky Planning and Zoning Code would require 91 spaces. The applicants requested a variance for this requirement from the Board of Zoning Appeals, which was tabled during last week's meeting. Therefore, staff would like to utilize section 1149.06 (d) and request that Commission modify the requirements for this site to the 48 proposed. Staff believe that the 48 spaces combined with nearby public parking and on-street parking will be more than enough parking for the proposed use. Therefore, staff recommend approval of the proposed site plan with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency, 2) Planning Commission modify the requirements set forth in section 1149.05 to permit 48 spaces for the proposed use, 3) A lighting cut sheet is provided showing location of proposed exterior lighting, and lighting be dark sky friendly and shielded from residential property, and 4) A landscaping plan is provided that meets requirements set forth in section 1149.09 of the City of Sandusky Planning and Zoning Code.

Mr. Foster explained that in addition to the 48 parking spaces they are providing on site, there are approximately 200 additional parking spaces within a one block radius between on street parking and the city owned parking lot, which is why they believe there will be plenty of parking.

Mr. Galea made a motion to accept staff's recommendation as reported at today's meeting. Mr. Miller seconded the motion.

Mr. Galea stated that he believes that this is an example of where the parking requirements could better reflect the needs of the community and the use of the site, so that might be something to discuss in the future.

With no further discussion, all members voted in favor of the motion and the motion passed.

The Chairman stated that the last application on the agenda is a Site Plan Application submitted by Jason Tusing, for a new use at 609 East Perkins Avenue.

Mr. Voltz stated that staff recommend approval of the proposed site plan with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency, 2) Variance 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, and 4) A landscaping plan is provided that meets requirements set forth in section 1149.09 of the City of Sandusky Planning and Zoning Code.

Mr. Miller made a motion to accept staff's recommendation of the application and Mr. Zuilhof seconded the motion. All members were in favor of the motion and the motion passed.

**Meeting Adjourned:**

Mr. Zuilhof motioned to adjourn the meeting and Mr. Miller seconded the motion. With all members in favor, the meeting was adjourned at 5:06pm.

**Approved:**

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Kristen Barone, Clerk

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Pete McGory, Chairman



**Planning Commission  
July 9th, 2020  
Special Meeting  
Minutes**

**Meeting called to order:**

Chairman Pete McGory called the meeting to order at 4:31pm. The meeting took place virtually. The following members were present: David Miller, Commissioner Mike Meinzer, Peter McGory, Mike Zuilhof, Mr. Whelan. Mr. Jackson was not present. Greg Voltz represented the Planning Department. Administrative Assistant for the Planning Department Kristen Barone, was also present.

**New Business:**

Mr. McGory stated that the application before the Planning Commission has been submitted by Ryan Dillard, on behalf of Cedar Point, to request a waiver to the paved surface requirements for a parking area at 105 West Shoreline Drive. Mr. Voltz stated that over the course of the last two years the property has been frequently flooded due to record high water levels, leaving the tenants of the Boeckling Building to park in other areas so their vehicles do not get flooded. He said that staff recommend approval of the waiver with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency, and 2) The waiver is for no more than two years, at which point the applicant/owner must return to the Planning Department for an extension or permanent solution.

Mr. McGory asked if there is a reason the permanent solution is not able to be done right now.

Brad Mesenburg with Mesenburg Brothers, representing Cedar Point, stated that the plans for the permanent solution are yet to be determined, but they want to be able to provide parking for the tenants in the meantime.

Mr. Miller asked Mr. Mesenburg if part of this is trying to figure out how to get passengers on and off the Jet Express while allowing enough room for social distancing?

Mr. Mesenburg stated that he is not able speak to that as he is only aware of what is being presented on this application.

Mr. Miller then asked Mr. Voltz if he knows if it is Cedar Point's property that the Jet Express docks at.

Mr. Voltz responded that was correct.

Commissioner Meinzer asked Mr. Voltz if there has been any discussion about adding stone to the rest of the property outside of the scope of this application, as he would like to see that happen in order to get the Ferry services up and running again.

Mr. Voltz stated that would actually not need a waiver as the waiver is only needed for the parking area, so if the property owner wanted to do that, they would be able to.

Mr. Zuilhof made a motion to approve the request with the conditions as recommended in the staff report.

Mr. Meinzer seconded the motion.

With no further discussion, all voting members were in favor of the motion, and the motion passed.

**Meeting Adjourned:**

Mr. Zuilhof motioned to adjourn the meeting and Mr. Whelan seconded the motion. The meeting ended at 4:46pm.

**Approved:**

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Kristen Barone, Clerk

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Pete McGory, Chairman

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF  
PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR CONDITIONAL USE PERMIT FOR  
A DIGITAL MESSAGE BOARD SIGN AT ERIE COUNTY  
JOB AND FAMILY SERVICES CENTER AT 221 WEST  
PARISH STREET

Reference Number: PCONDU20-0004

Date of Report: July 15, 2020

Report Author: Thomas Horsman, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

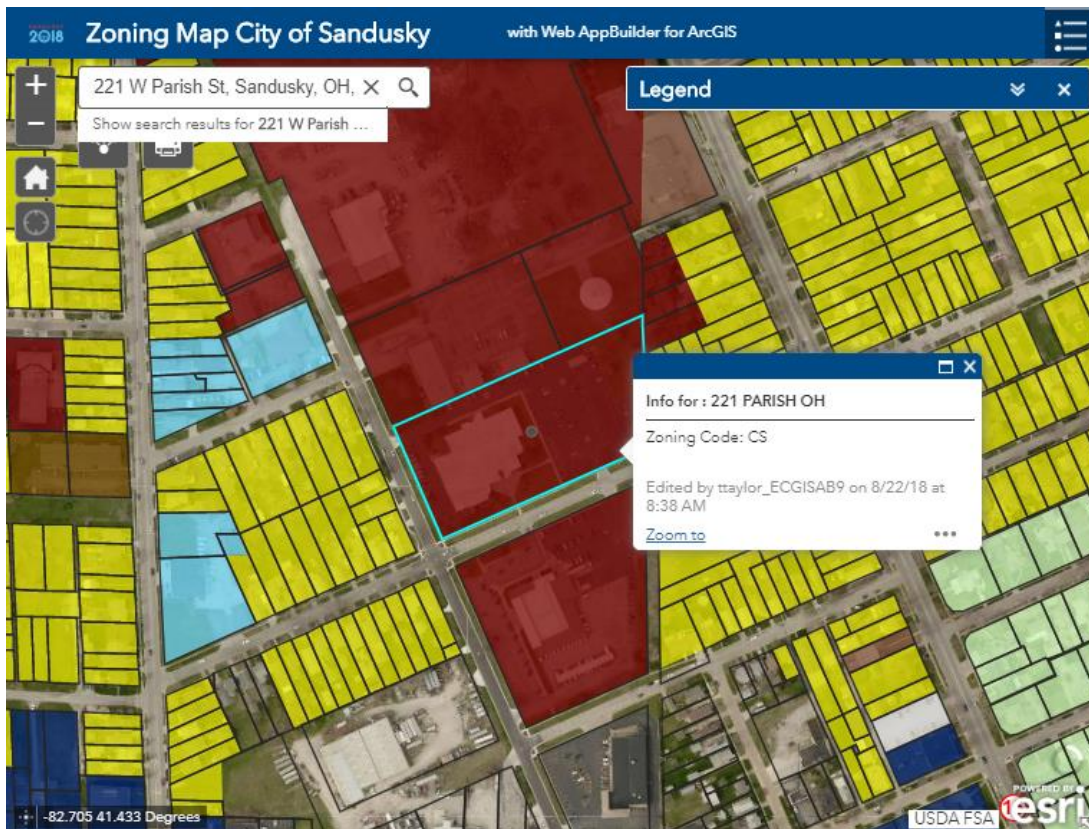
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### BACKGROUND INFORMATION

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Applicant:	Brady Signs 1721 Hancock St. Sandusky, Ohio 44870
Owner:	Erie County Board of Commissioners 221 West Parish St. Sandusky, Ohio 44870
Site Location:	221 W. Parish St.
Zoning:	"CS" Commercial Service North: "CS" Commercial Service South: "CS" Commercial Service East: "R1-40" Single-Family Residential West: "R1-40" Single-Family Residential
Existing Uses:	County Agency Offices
Applicable Plans & Regulations:	City of Sandusky Comprehensive Plan Sandusky Zoning Code Chapter 1143 – Sign Regulations

## SITE DESCRIPTION



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**DIVISION OF PLANNING COMMENTS**

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The applicant has applied for a Conditional Use permit for a 2' x 7' digital message board sign. The sign will be built into a 54" x 96" aluminum sign cabinet. The signage size would comply with the Zoning Code regulations for this site. The site is located in a Commercial Service zoning district, and the Sandusky Post Office is located directly across the street to the south. There are single-family houses adjacent to this zoning lot, however, they are situated about 300 feet away from the general location of the proposed sign. The City of Sandusky has no specific regulations regarding digital message board signs beyond requiring them to receive a Conditional Use Permit, however, in the past the Planning Commission has conditioned approval of roadside digital message board signs following the same criteria as ODOT.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has not expressed any issues with the proposed sign as of the writing of this report.

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**BUILDING STAFF COMMENTS**

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The City Building Official has not expressed any issues with the proposed sign as of the writing of this report.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has not expressed any issues with the proposed sign as of the writing of this report.

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**FIRE DEPARTMENT COMMENTS**

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The City Police Chief has not expressed any issues with the proposed sign as of the writing of this report.

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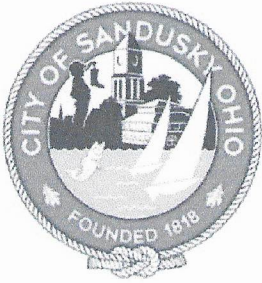
**CONCLUSION/RECOMMENDATION**

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Staff recommends approval of the Conditional Use permit for the digital message board sign located at 221 W. Parish St. 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 illumination with flashing lights.





## 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: Board of Commissioners

Property Owner Address: 221 W Parish St.

Property Owner Telephone: 419-626-6781

Property Owner Email: brian.bixler@jfs.ohio.gov

Authorized Agent Name: Brady Signs Co.

Authorized Agent Address: 1721 HAWCOCK ST. SANDUSKY

Authorized Agent Telephone: 419-626-5112

Authorized Agent Email: ryan@bradysigns.com / monica@bradysigns.com

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 221 W Parish St. Sandusky

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

Parcel Number: 57-62002.000 Zoning District: \_\_\_\_\_

**DETAILED SITE INFORMATION:**

**Land Area of Property:** \_\_\_\_\_ (sq. ft. or acres)

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

**Building #1:** \_\_\_\_\_ (in sq. ft.)

**Building #2:** \_\_\_\_\_

**Building #3:** \_\_\_\_\_

**Additional:** \_\_\_\_\_

**Total Building Coverage (as % of lot area):** \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Building Height (for any new construction):** \_\_\_\_\_

**Number of Dwelling Units (if applicable):** \_\_\_\_\_

**Number of Off-Street Parking Spaces Provided:** \_\_\_\_\_

**Parking Area Coverage (including driveways):** \_\_\_\_\_ (in sq. ft.)

**Landscaped Area:** \_\_\_\_\_ (in sq. ft.)

**PROPOSED DEVELOPMENT (check those that apply):**

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

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

*Please see ATTACHED!*





Job Location:  
221 West Parish Street  
Sandusky, OH 44870

NEW MONUMENT SIGN: BRADY SIGNS TO FURNISH AND INSTALL (1) DOUBLE-SIDED MONUMENT SIGN PACKAGE. NEW SIGN PACKAGES INCLUDES (1) 2' X 7' (NOMINAL SIZE), 16MM, FULL-COLOR, DOUBLE SIDED ELECTRONIC MESSAGE CENTER BUILT INTO A 54" X 96" ALUMINUM SIGN CABINET THAT INCLUDES AN LED ILLUMINATED STATIC BRANDING AREA WITH ROUTED AND BACKED COPY READING "ERIE COUNTY DEPARTMENT OF JOB & FAMILY SERVICES". ALSO INCLUDED IN PRICE IS A PAINTED ALUMINUM POLE COVER WITH (4) DEPARTMENT PANELS MOUNTED ON EACH SIDE. DESIGN, EXCAVATION, FOUNDATIONAL WORK AND NEW STRUCTURAL STEEL ALL INCLUDED IN PROPOSED PRICE. SEE BELOW FOR DIGITAL SIGN MANUFACTURER SELECTED:(1) OPTEC DISPLAYS (TIER 2 DIGITAL SIGN MANUFACTURER)

1721 Hancock Street • Sandusky, OH 44870  
p: 419.626.5112 • f: 419.625.5985

**BRADYSIGNS.COM**

**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

7/8/20  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 221 W. PRAIRIE ST. (municipal street address of property), I hereby authorize PAUL BIXLER to act on my behalf during the Planning Commission approval process.

  
Signature of Property Owner

7/8/20  
Date

ADMINISTRATOR  
BOARD OF ERIE COUNTY COMMISSIONERS

**STAFF USE ONLY:**

Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_

Planning Commission File Number: \_\_\_\_\_



Monument Sign: Double Sided  
Scale: 1/2" = 1'

## 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/Application Orders issued.

Planner/Examiner

Date Reviewed

07.01.2020

BUILDING DIVISION

JUN 30 2020

CITY OF SANDUSKY

20"

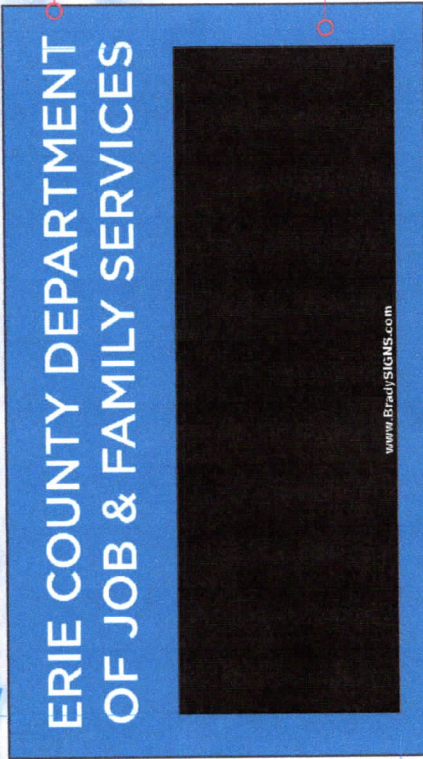
12"

4'-6" x 9'-0" x 1'8"  
D/F Aluminum Cabinet Build with  
Routed and Backed Copy with  
Flat Plastic. Cabinet is to be  
internally illuminated with LEDs  
and have digital sign integrated  
into build. Cabinet to be setup for  
a single pole saddle mount.  
Sides of cabinet to be perforated  
aluminum to allow EMC ventilation

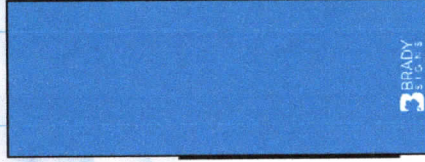
28-3/8" x 85-1/16" Optec  
Full Color 16mm  
Digital Sign with  
Broadband Wireless  
Communication

3/8" thick panels flush mounted to  
pole skirt with vinyl copy applied  
first surface. Painted/vinyl colors  
are to match upper cabinet.

\*Final location of sign TBD with customer\*



Front Elevation



Side Elevation

Client Approval: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2020 Brady Signs.



Customer: Erie County Children Services  
Location: 221 W. Parish St. Sandusky, Ohio  
File name: Dwg75652B  
Date: June 23, 2020  
Note: Freestanding Sign w/ EMC

These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Brady Signs.

**Brady Signs**  
1721 Hancock Street  
Sandusky, OH 44870  
Phone (419)626-5112





Per code, sign must be setback 15' from sidewalk.

**Client Approval:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2020 Brady Signs.

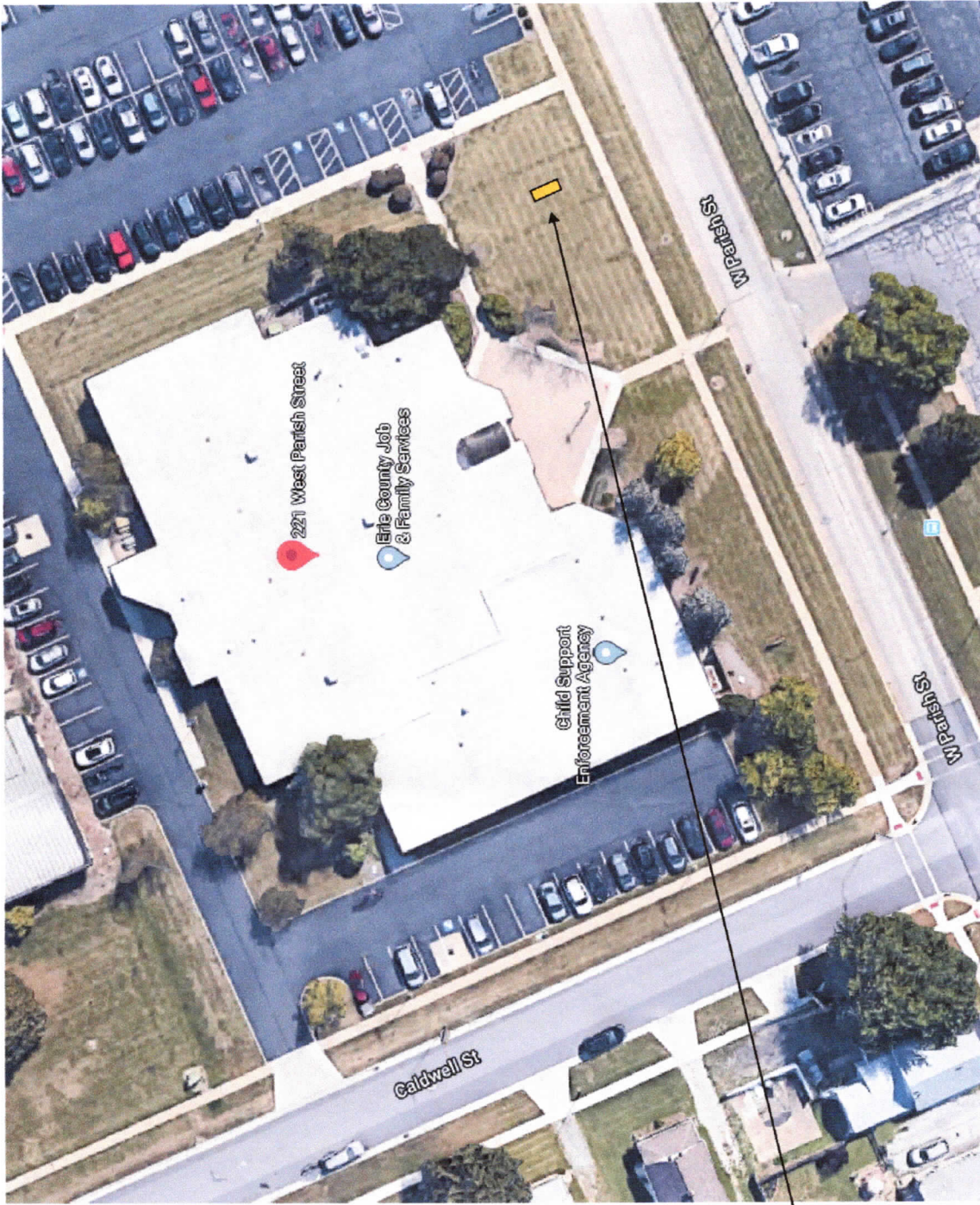


Customer: Erie County Children Services  
Location: 221 W. Parish St. Sandusky, Ohio  
File name: Dwg75652B  
Date: June 23, 2020  
Note: Freestanding Sign w/ EMC

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**Brady Signs**  
1721 Hancock Street  
Sandusky, OH 44870  
Phone (419)626-5112





**Location**

Sign is to be located 15' off inside edge of W Parish St. on the east side of the sidewalk that enters the facility.

**Client Approval:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2020 Brady Signs.



Customer: Erie County Children Services  
Location: 221 W. Parish St. Sandusky, Ohio  
File name: Dwg75652B  
Date: June 23, 2020  
Note: Site Plan

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**Brady Signs**  
1721 Hancock Street  
Sandusky, OH 44870  
Phone (419)626-5112

# PLANNING COMMISSION REPORT

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## APPLICATION FOR A CONDITIONAL USE PERMIT FOR EXTERIOR SIGNAGE ABOVE THE FIRST FLOOR AT 250 E. MARKET ST.

Reference Number: PCONDU20-0003

Date of Report: July 14, 2020

Report Author: Tom Horsman, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant: Brady Signs Company  
1721 Hancock Street  
Sandusky, OH 44870

Applicant: Resort School, LLC  
38025 Second Street  
Willoughby, OH 44094

Site Location: 250 East Market Street  
Sandusky, OH 44870

Zoning: DBD- Downtown Business District

Surrounding Zoning: DBD- Downtown Business District

Surrounding Uses: Mixed-use of residential and commercial

Existing Use: Under construction

Proposed Use: Residential and higher education facility

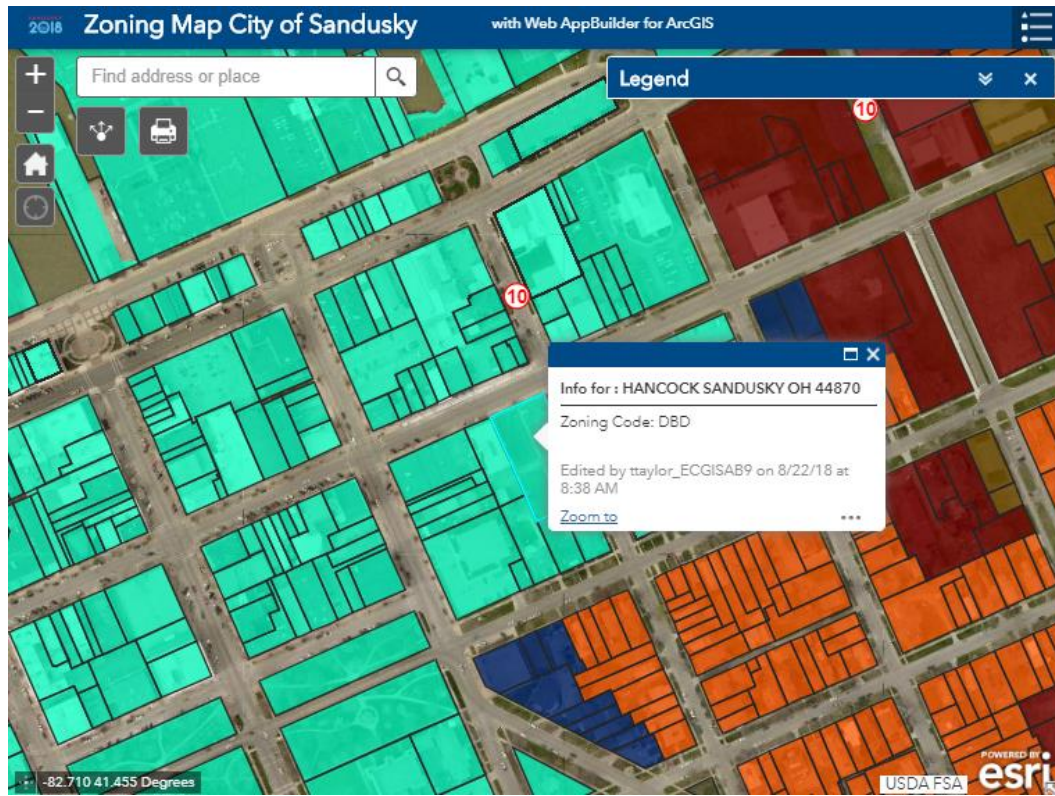
Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter 1143 – Sign Regulations



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## SITE DESCRIPTION

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#### DEPARTMENT OF PLANNING COMMENTS

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The facility at 250 E. Market will be known as the Falcon Point Lofts and will contain residences and educational space for the new BGSU-Cedar Fair Resort and Attraction Management Program. Two signs are proposed for the building—one 6 square foot sign on the eastern façade and one 55 square foot sign on the northern façade. The marque sign on the north façade needs a conditional use permit for extending above the first floor. The applicant also applied for a variance that will be heard before the Board of Zoning Appeals on July 16<sup>th</sup> as the proposed sign exceeds the allowable signage per the Zoning Code by about 25 square feet. The sign also needs staff's Design Review approval.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has not expressed any issues with the proposed sign as of the writing of this report.

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**BUILDING STAFF COMMENTS**

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The City Building Official has not expressed any issues with the proposed sign as of the writing of this report.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has not expressed any issues with the proposed sign as of the writing of this report.

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**FIRE DEPARTMENT COMMENTS**

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The City Police Chief has not expressed any issues with the proposed sign as of the writing of this report.

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**CONCLUSION/RECOMMENDATION**

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Staff recommends the granting of the Conditional Use Permit for the signage. Staff believes the location on the upper floors of the building is appropriate due to the size and scale of the building.



## PLANNING COMMISSION

Application for Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

[www.cityofsandusky.com](http://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: Resort School LLC.

Property Owner Address: 38025 Second Street

Willoughby OH 44094

Property Owner Telephone: 440-527-8139

Authorized Agent Name: Brady Signs Co.

Authorized Agent Address: 1721 Hancock St. Sandusky

Authorized Agent Telephone: 419-626-5112

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 250 E. Market Sandusky OH

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

PZ-Primary

Parcel Number: 56.64051.000 Zoning District: \_\_\_\_\_

**DETAILED SITE INFORMATION:**

**Land Area of Property:** . 8097 (sq. ft. or acres)

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

**Building #1:** \_\_\_\_\_ (in sq. ft.)

**Building #2:** \_\_\_\_\_

**Building #3:** \_\_\_\_\_

**Additional:** \_\_\_\_\_

**Total Building Coverage (as % of lot area):** \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Building Height (for any new construction):** \_\_\_\_\_

**Number of Dwelling Units (if applicable):** \_\_\_\_\_

**Number of Off-Street Parking Spaces Provided:** \_\_\_\_\_

**Parking Area Coverage (including driveways):** \_\_\_\_\_ (in sq. ft.)

**Landscaped Area:** \_\_\_\_\_ (in sq. ft.)

**PROPOSED DEVELOPMENT (check those that apply):**

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

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

please see attached  
Request only applies to black sign on  
Market Street and its placement above the  
first floor.



**Job Location:**  
**250 E. Market Street**  
**Sandusky, OH 44870**

**MAIN ID BLADE SIGN: BRADY SIGNS TO FABRICATE AND INSTALL (2) 17'8" X 3'2" SINGLE SIDED SIGN CABINETS TO MOUNTED ON EACH SIDE OF THE EXISTING STRUCTURAL STEEL SUPPORT. ALUMINUM ANGLE TO BE INSTALLED ON EACH SIDE OF THE EXISTING ALUMINUM STRUCTURE BEFORE 2" DEEP PAN ALUMINUM PANEL SIGNS ARE SHOEBOXED OVER PRE-MOUNTED ANGLE. CABINETS ARE TO BE PAINTED WHITE WITH FIRST SURFACE HIGH PERFORMANCE VINYL APPLIED TO FACE OF BOTH. EXISTING STRUCTURE IS TO BE PAINTED BLACK. ALL PAINT FINISHES ARE TO BE SATIN**

**FPL BLADE SIGN: BRADY SIGNS TO FABRICATE AND INSTALL (1) 2'0" X 3'2" DOUBLE SIDED BLADE SIGN WITH ALUMINUM FACES AND WHITE VINYL GRAPHICS APPLIED FIRST SURFACE. CABINET IS TO BE NON-ILLUMINATED WITH ALUMINUM REVEAL HOUSING MOUNT PLATE AND 2"X2" ALUMINUM SUPPORT ARMS. PROPOSAL PRICE INCLUDES ENGINEERING FOR ATTACHMENT TO BUILDING.**

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1721 Hancock Street • Sandusky, OH 44870  
p: 419.626.5112 • f: 419.625.5985

**BRADYSIGNS.COM**

### REQUIRED SUBMITTALS

15 copies of a site plan/ off-street parking plan for property

Application Fee:

Similar Main Use: \$100.00

Front Yard Fence: no charge

Conditional Use Permit: \$100.00

Flood Plan Variance: \$100.00

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.

 6/23/20  
Signature of Owner or Agent Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of Resort School LLC (municipal street address of property), I hereby authorize Ryan Brady / Brady Signs 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: \_\_\_\_\_



Scale: NTS

Client Approval: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**EXISTING STRUCTURE TO BE USED**



**PROPOSED SIGN**

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2020 Brady Signs.



Customer: Marous Management Services  
Location: 250 E Market St., Sandusky, Ohio  
File name: Dwg22682C  
Date: May 18, 2020  
Note: Main ID Blade Sign

These drawings are the exclusive property of Brady Signs. They represent changeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Brady Signs.

**Brady Signs**  
1721 Hancock Street  
Sandusky, OH 44870  
Phone (419) 626-5112  
Fax (419) 625-5985

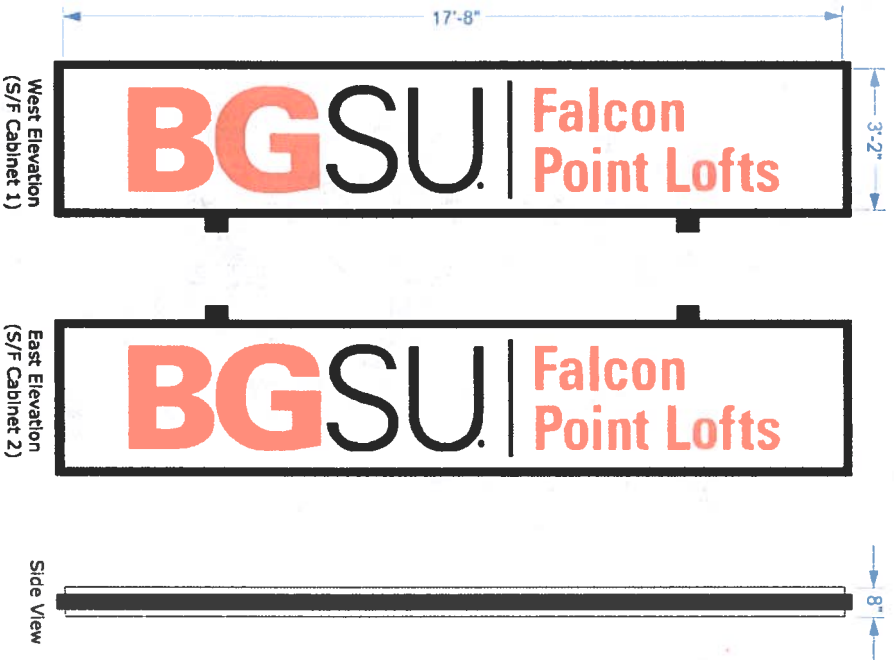


Scale: 3/8" = 1'

Client Approval: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



#### Scope of Work

Brady Signs to fabricate and install (2) 17'-8" x 3'-2" single-sided sign cabinets to be mounted on each side of the existing structural steel support. Aluminum angle to be installed on each side of the existing aluminum structure before 2" deep panel aluminum panel signs are shoeboxed over pre-mounted angle. Cabinets are to be painted white with first surface high performance vinyl applied to face of both. Existing structure is to be painted black. All paint finishes are to be satin.

This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2020 Brady Signs.



Customer: Marous Management Services

Location: 250 E Market St., Sandusky, Ohio

File name: DWG22682C

Date: May 18, 2020

Note: Main ID Blade Sign

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**Brady Signs**

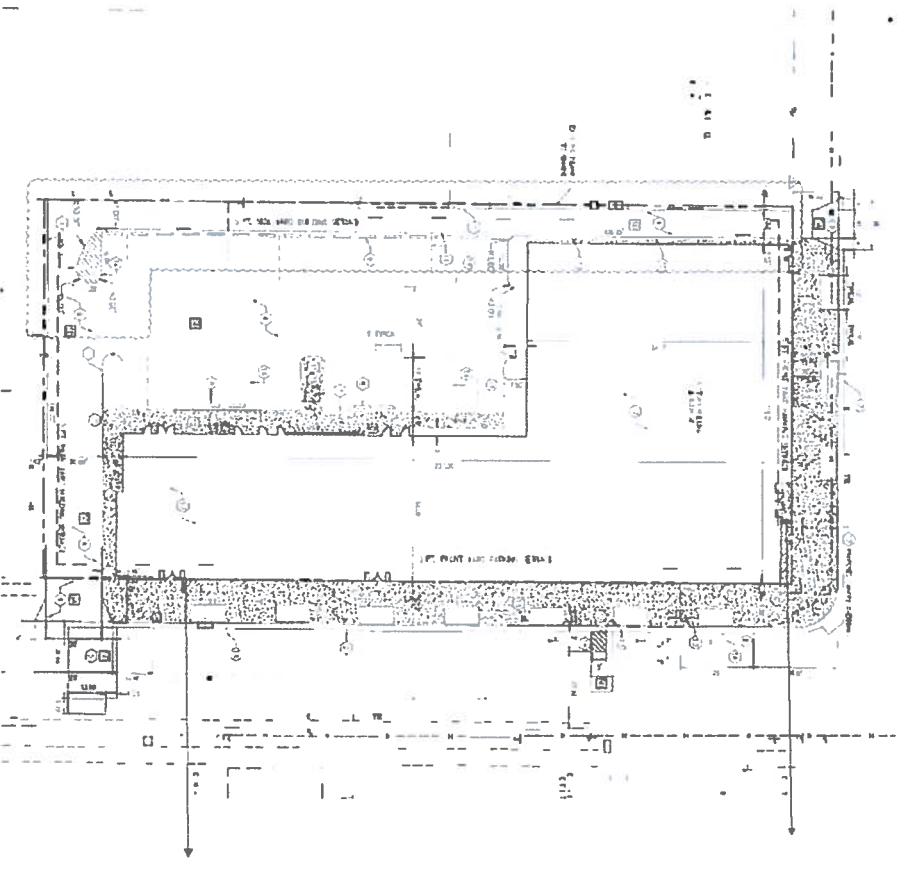
1721 Hancock Street  
Sandusky, OH 44870  
Phone (419)626-5112  
Fax (419)625-5985

Scale: NTS

Client Approval: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Customer: Marous Management Services  
Location: 250 E Market St., Sandusky, Ohio  
File name: Dwg22682C  
Date: May 18, 2020  
Note: Site Plan

These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Brady Signs.

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CITY OF SANDUSKY, OHIO  
DEPARTMENT OF  
PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR  
A PLANNED UNIT DEVELOPMENT AT  
1643 FIRST STREET (PARCEL#'S 57-1424.000,  
57-01425.000)

Reference Number: PPPP20-0001

Date of Report: July 13, 2020

Report Author: Greg Voltz, Planner

# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Bob Waldock, on behalf of 1643 Limited, has submitted an application for a Planned Unit Development at 1643 First Street. The properties located at this location are currently zoned as “CR – Commercial Recreation and “GM” - General Manufacturing. The applicant is proposing to create a Planned Unit Development encompassing the entire site. The following information is relevant to this application:

Applicant: 1643 Limited  
PO Box 1489  
Sandusky, Ohio 44871-1489

Authorized Agent: Bob Waldock  
PO Box 1489  
Sandusky, Ohio 44870

Site Location: 1643 First Street (Parcel #'s 57-1424.000, 57-01425.000)

Zoning: “GM” General Manufacturing, “CR” Commercial Recreation

Adjacent Zoning  
& Uses: North: Sandusky Bay  
East: “CR” Commercial Recreation/Residential Boathouses  
South: “CS” Commercial Service/Manufacturing  
“GM” General Manufacturing/Manufacturing  
“R1-40” Single Family Residential/Vacant Land  
“CS” Commercial Service/Private Storage (under construction)  
West: “GM” General Manufacturing/Place of Assembly and Restaurant

Proposed  
Development: Planned Unit Development – Single family detached condominiums and multi-family condominiums

Existing Uses: Vacant Land

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan  
Sandusky Zoning Code Chapter  
Chapter 1113 Amendments to the Zone Map & Zoning Code  
Chapter 1155 Planned Unit Development

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#### SITE DESCRIPTION

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The subject property is located along First Street between Nantucket Drive and Lyman Harbour. The property has been vacant for a few years after the demolition of the former Apex Manufacturing Company. The property was cleaned in 2014-2015 and has sat vacant since.

The subject property is surrounded by boathouses, Lyman Harbour, Manufacturing and vacant parcels. The surrounding zoning currently ranges from General Manufacturing to Single Family Residential.

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



























**1643 First Street**





Zone Map – Parcels Indicated



Zoning		
Zone Map Setbacks	 AG - Agriculture	 PF - Public Facilities
	 CA - Commercial Amusement	 R1-40 - Single Family Residential
PUD - Planned Unit Development	 CR - Commercial Recreation	 R1-50 - Single Family Residential
	 CS - Commercial Service	 R1-60 - Single Family Residential
Parcels	 DBD - Downtown Business	 R1-75 - Single Family Residential
	 GB - General Business	 R2F Two-Family Residential
TRO - Transient Rental Overlay	 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

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## DIVISION OF PLANNING COMMENTS

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The applicant is proposing a Planned Unit Development at the above mentioned site to construct 42 three bedroom villas and 18 two bedroom detached patio homes as well as various site amenities that include boat dockage, walking trails, a pool, and more.

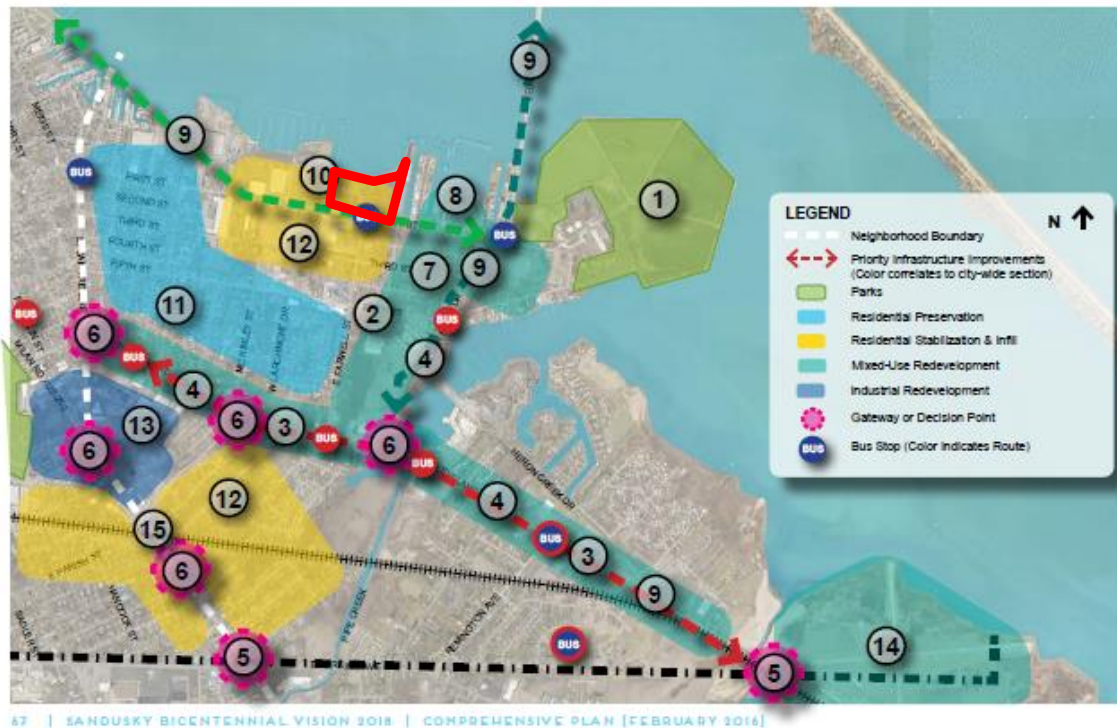
Per Chapter 1155 of the City of Sandusky Planning and Zoning Code a Planned Unit Development District is established to promote progressive development of land and construction thereon by encouraging planned unit developments to achieve:

- (a) A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and reductions in lot dimensions, yards, building setbacks, and area requirements;
- (b) A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services;
- (c) A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;
- (d) A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets;
- (e) A development pattern in harmony with the land use, transportation, and other objectives of the City of Sandusky Comprehensive Plan;
- (f) The City is prepared to accept a greater population density in undeveloped areas than that reflected by conventional zoning, provided the developer can demonstrate that any increment of public cost attributable to increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development.

The applicant has supplied a written statement as to why, in their opinion, the planned unit development would be in the public interest and consistent with the City's statement of objects set forth above.

As stated the applicant is proposing 42 villa units in four separate multi-family condominium buildings. They are three stories of living areas above ground level covered parking. When density is calculated for the villa units it does not exceed the 16 units permitted per residential acre due to the open space provided. This is also the case with the 18 detached patio homes. This is due to the fact that the proposal includes preserving the wooded wetlands, creating a detention basin and keeping other naturally wooded areas as well as the parking areas.

This site falls within a focus area of the Sandusky Bicentennial Vision 2018 Comprehensive Plan adopted in February 2016. The plan states for this portion of First Street, an initiative should be to “develop waterfront residential on former industrial sites while maintain and/or creating public access.”



The applicant, throughout discussions regarding this site, has been supportive of the Sandusky Bay Pathway project and shows it on the PUD preliminary plans. The Sandusky Bay Pathway is a priority initiative called out in the Comprehensive Plan and we are glad the applicant is proposing to work with the City on the pathway along First Street.

The section of the Sandusky Bay Pathway along First Street is relatively long, and it was determined that a pathway “node” should occur somewhere between Cedar Point Drive and the Pier Track. This site just happens to be a great location for this “node” as it offers the flexibility to develop shade and seating for users of the pathway. While this preliminary plan does not exactly call out the treatment surrounding this “node”, we are hopeful that the applicant will work with Planning Staff, Engineering Staff and the Engineering design firm of the Sandusky Bay Pathway to create a “node” that is inviting and a great public amenity. Not only for residents of the development but all users of the pathway and community.

Staff does have general concerns regarding the five foot serpentine wall being proposed along the southern side of the development site adjacent to First Street and the proposed Sandusky Bay Pathway. However, the wall will not prohibit most adults as they walk along the pathway from



looking into the development site and through to the Sandusky Bay at certain locations. Also, compared to other developments along First Street this site will create a much more appealing walking environment. However, staff does believe that during final plan development special attention should be paid to ensure some site lines from the right-of-way are preserved.

The proposed development includes more than the required parking for the amount of residential units on the property. However, after preliminary approval for this PUD the applicant should specify stall widths, depths, aisle dimensions, etc. for parking areas to be in conformance with section 1149 of the City of Sandusky Planning and Zoning Code during the Final Development Plan.

The applicant did have a preliminary meeting with the Public Works Department and Planning Department where we did discuss easements for utility lines as well as discussions ensure traffic to, from, and through the site. During the design of the Final Development Plan the applicant will need to provide, amongst other items; engineering feasibility studies showing as necessary, water, sewer drainage, electricity, telecommunications, natural gas lines, waste disposal, street widths and dimensions and the extent of earthwork required for site preparation and development. This application will also have to include preliminary building plans including interior floor plans and exterior elevations.

With this being a condominium development the site would likely have an HOA to handle community space needs as well as deed restrictions, protective covenants and other legal statements or devices to ensure the Final Plan is adhered to by the owners purchasing property within the development. These documents will have to be provided when the application is made for Final Development Plan approval.

With approval of the preliminary plan, through both the Planning Commission and the City Commission, the applicant will begin development of the final development plan as long as it is in 'general conformance with the preliminary plan'. The applicant has 18 months to submit the final plan which will include everything listed in 1155.17 of the City of Sandusky Planning and Zoning Code.

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#### **ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the application for a Planned Unit Development and has stated:

Look forward to civil site plan submission. Flood plain may need addressed at that time.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the application for a Planned Unit Development and has stated:

Preliminary/Conceptual Plan – Not for Construction

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the proposed Planned Unit Development and has no objections.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed Planned Unit Development and has no objections

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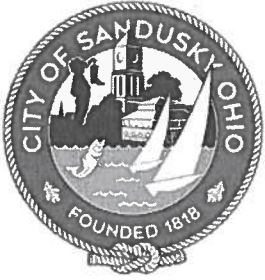
**CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff recommends approval of the application for the Planned Unit Development to be located at 1643 First Street with the below conditions. The Bicentennial Vision supports reclamation of blighted properties for residential development along First Street, and creation of the Sandusky Bay Pathway.

Conditions:

1. All permits and approvals are obtained through the EPA, Army Corps of Engineers, ODNR, Various Departments and any other applicable agency. Copies of permits and approvals should be put on file with the City of Sandusky Planning Department, either with final plan submission or prior to occupancy of first building.
2. The applicant continues discussion with the City of Sandusky regarding the Sandusky Bay Pathway and the creation of a 'node' space at the southeast corner of the property.
3. The applicant continues discussion regarding the serpentine wall fronting First Street. These discussions may include whether or not a five foot wall is in the best interest of the area, or whether alternate materials should be used, or possibly other ideas not yet discussed.
4. The applicant provides names of proposed streets.



## PLANNING COMMISSION

### Application for Major Subdivision

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

Type of Application (Please Check All That Apply):

☐ Major Subdivision (Preliminary Plat) ☐ Major Subdivision (Final Plat)  
☒ Planned Unit Development (PUD) ☐ Other \_\_\_\_\_

#### Property Owner

Name: 1643 Limited

Address: PO Box 1489  
Sandusky OH 44871-1489

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

#### Authorized Agent (If Different than Owner)

Name: Bob Waldock

Address: PO Box 1489  
Sandusky OH 44870

Telephone: 419-626-1979

Email: B.Waldock@CW+REalty.com

#### 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]  
Signature of Owner or Agent

06/24/2020  
Date

#### Permission to Act as an Authorized Agent:

As owner of 1643 First Street, I hereby authorize  
(Municipal street address(es) or legal description of property)

Bob Waldock to act on my behalf during the application process.  
(Authorized Agent Name)

[Signature] member  
Signature of Property Owner

06/24/2020  
Date

Date Application Accepted: \_\_\_\_\_ Permit No. \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_ PC File #: \_\_\_\_\_

**Transferred**  
In Compliance with sections  
319-202 and 322-02 of the  
Ohio Revised Code.

FEE \$

Exempt: ☒

R.E. TRANSFER

\$

Richard H. Jeffrey  
Erie County Auditor

Trans. Fees: \$

Date: 6-13-19 By: [Signature]

Per O.R.C. 319.203

Erie County Auditor \ Engineer

Date

Barbara A. Sessler  
County Recorder, Erie County OH

201904599 Total Pages: 5  
06/13/2019 12:30:57 PM Fees: \$52.00

## LIMITED LIABILITY COMPANY GENERAL WARRANTY DEED

1643 LIMITED, AN OHIO LIMITED LIABILITY COMPANY, for valuable consideration paid, grants to 1643 LIMITED, AN OHIO LIMITED LIABILITY COMPANY, whose tax mailing address is 1643 First Street, Sandusky, Ohio 44870, the following real property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Prior Deed Reference: RN201711019  
Erie County, Ohio Official Records

These premises are transferred with general warranty covenants, excepting taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

IN WITNESS WHEREOF, said Limited Liability Company has caused its name to be subscribed by **ROBERT L. WALDOCK, SOLE MEMBER**, under authorization granted to such Member under the Limited Liability Company documents, this 13<sup>th</sup> day of June, 2019.

1643 LIMITED

By:

[Signature], Member  
Robert L. Waldock, Member

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **ROBERT L. WALDOCK, MEMBER, ON BEHALF OF 1643 LIMITED, AN OHIO LIMITED LIABILITY COMPANY**, who acknowledged that he did sign the foregoing instrument with full power and authority and the same is his free act and

**LEGAL DESCRIPTION**  
**1643 Limited**  
**Parcels 1 & 4**

Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 2, parts of Outlots 29 and 30 in Darlings Survey East of Sycamore Line, and being parcels number 1 and 4 of lands of 1643 Limited, RN 201711019, all references herein to the records of the Erie County Recorder and more particularly bounded and described as follows:

Commencing at an iron pin found in a monument box at the intersection of the centerline of First Street and the centerline of Cowdery Street (now vacated), thence with the centerline of First Street, N 80°12'05" W, a distance of 85.05 feet, previously recorded as 85.00 feet, to a point; thence N 9°51'55" W, a distance of 55.00 feet through the right of way of First Street and through lands of New York Central Railroad Company, D.V. 108, Pg. 554 to a 5/8" iron rod set and the **TRUE POINT OF BEGINNING** for this description;

1. thence, N 9°51'55" E with lands of Lyman Waterfront Properties LLC, RN 201109168 a distance of 645.25 feet to the shoreline of Sandusky Bay, passing at 494.95 feet a 5/8" iron rod set;
2. thence, S 80°12'05" E with the meanderings of the shoreline of Sandusky Bay, a distance of 3.58 feet to a point;
3. thence, S 4°29'58" W with said shoreline, a distance of 32.28 feet to a point;
4. thence, S 25°13'58" E with said shoreline, a distance of 29.99 feet to a point;
5. thence, S 84°41'06" E with said shoreline, a distance of 99.90 feet to a point;
6. thence, S 75°37'43" E with said shoreline, a distance of 75.36 feet to a point;
7. thence, S 87°49'55" E with said shoreline, a distance of 74.68 feet to a point;
8. thence, S 85°31'17" E with said shoreline, a distance of 101.68 feet to a point;
9. thence, S 74°02'26" E with said shoreline, a distance of 70.01 feet to a point;
10. thence, S 88°26'30" E with said shoreline, a distance of 83.70 feet to a point;
11. thence, N 81°13'08" E with said shoreline, a distance of 96.84 feet to a point;
12. thence, S 88°34'44" E with said shoreline, a distance of 107.03 feet to a point;




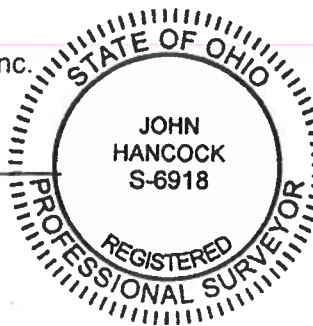
13. thence, S 9°51'55" W with Parcels 2 & 3 of 1643 Limited, RN 201711019, a distance of 675.63 feet to a point, passing at 30.00 feet a 5/8" iron rod set;
14. thence, N 80°12'05" W with lands of the City of Sandusky, a distance of 213.84 feet to a point;
15. thence, N 9°51'55" E with lands of the New York Central Railroad Company, D.V. 108, Pg. 554, a distance of 15.00 feet to a 1" iron pipe found;
16. thence, N 80°12'05" W with lands of the New York Central Railroad Company, D.V. 108, Pg. 554, a distance of 510.02 feet to the point of beginning, containing 10.2409 acres of land, more or less, 0.6322 acres of which are filled lands, subject to any legal highways, easements, and restrictions of record.

Together with all littoral rights and interest in those lands and waters of the State of Ohio, lying between the lakeward projections of the easterly and westerly property lines of the described lands northerly to the City Dock Line, but subject to all interests of the State of Ohio in those same lands and waters.

This description was prepared by John Hancock, P.S. No. 6918 from a field survey conducted in October, 2011 and October, 2018. Bearings herein are based on Ohio State Plane Coordinate System, NAD '83 (2011) Ohio North.

John Hancock and Associates, Inc.

  
John Hancock, P.S.  
Registered Surveyor No. 6918




Date: 5/16/2019

APPROVED as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.

  
Erie County Engineer  
Date: 06/04/19

File: server/projects/192711/\_2018 Job-1643 First Street/1927-parcel 1 & 4.docx

APPROVED BY THE PLANNING  
AND ZONING DEPARTMENT  
CITY OF SANDUSKY, OHIO  
DATE 6/7/19 

**LEGAL DESCRIPTION**  
**1643 Limited**  
**Parcels 2 & 3**

Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 2, part of Outlot 29 in Darlings Survey East of Sycamore Line, and being parcels number 2 and 3 of lands of 1643 Limited, RN 201711019, all references herein to the records of the Erie County Recorder and more particularly bounded and described as follows:

Commencing at an iron pin found in a monument box at the intersection of the centerline of First Street and the centerline of Cowdery Street (now vacated), thence with the centerline of First Street S 80°12'05" E, a distance of 638.30 feet, previously recorded as 638.80 feet, to a point; thence N 9°51'55" E, a distance of 40.00 feet through the right of way of First Street and through lands of the City of Sandusky to a 5/8" iron rod set and the **TRUE POINT OF BEGINNING** for this description;

1. thence, N 9°51'55" E with parcels 1 & 4 of 1643 Limited, RN 201711019, a distance of 675.63 feet to a point on the shoreline of the Sandusky Bay, passing at 645.63 feet a 5/8" iron rod set;
2. thence with the meanderings of the shoreline of Sandusky Bay, S 88°34'44" E, a distance of 4.67 feet to a point;
3. thence, S 10°44'34" E with said shoreline, a distance of 19.77 feet to a point;
4. thence, N 72°58'38" E with said shoreline, a distance of 150.64 feet to a point;
5. thence, N 13°39'06" E with said shoreline, a distance of 12.49 feet to a point;
6. thence, N 63°38'21" E with said shoreline, a distance of 105.84 feet to a point;
7. thence, N 24°22'17" E with said shoreline, a distance of 53.30 feet to a point;
8. thence, N 9°47'55" E with said shoreline, a distance of 57.45 feet to a point;
9. thence, N 13°20'06" E with said shoreline, a distance of 210.75 feet to a point;
10. thence, N 56°57'48" E with said shoreline, a distance of 7.06 feet to a point;
11. thence, S 9°51'55" W with lands of Snug Harbor, Inc. as described in D.V. 231, Pg. 107 and shown in the original plat of Snug Harbor, P.V. 12, Pg. 19, a distance of 1124.86 feet to a 5/8" iron rod set, passing at 443.81 feet a 5/8" iron rod set;

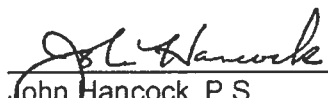
Page 2 of 2  
Legal Description  
1643 Limited, Parcels 2 & 3

12. thence, N 80°12'05" W with lands of the City of Sandusky, a distance of 263.34 feet, previously recorded as 263.70 feet, to the point of beginning, containing 4.5164 acres, more or less, subject to any legal highways, easements, and restrictions of record.

Together with all littoral rights and interest in those lands and waters of the State of Ohio lying between the lakeward projections of the easterly and westerly property lines of the described lands northerly to the City Dock Line, but subject to all interests of the State of Ohio in those same lands and waters.

This description was prepared by John Hancock, P.S. No. 6918 from a field survey conducted in October, 2011 and October, 2018. Bearings herein are based on Ohio State Plane Coordinate System, NAD '83 (2011) Ohio North.

John Hancock and Associates, Inc.

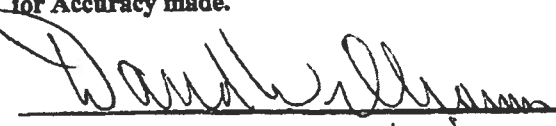
  
John Hancock, P.S.  
Registered Surveyor No. 6918




Date: 5/14/2019

File: server/projects/192711/ 2018 Job-1643 First Street/1927-PARCEL 2 & 3.docx

**APPROVED as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.**

  
Erie County Engineer  
Date: 06/01/19

**APPROVED BY THE PLANNING  
AND ZONING DEPARTMENT  
CITY OF SANDUSKY, OHIO  
DATE 6/7/19 **



1643 LIMITED  
PROPOSED DEVELOPMENT  
CITY OF SANDUSKY, ERIE COUNTY, OHIO

GENERAL NOTES

All work and materials, unless otherwise noted, shall be in accordance with the current State of Ohio Department of Transportation Construction and Material Specifications including all supplements thereto, and the current Construction and Materials Specifications of the City of Sandusky Engineering Department. Zoning and site plan shall conform to the standards and recommendations of the zoning ordinance of City of Sandusky, latest issuance and revision.

All traffic control devices, signs and markings shall conform to the current Ohio Manual of Uniform Traffic Control Devices and City of Sandusky Engineering Department standards and specifications.

MODIFICATIONS:

Any modifications or changes to the work as shown on the drawings must have prior written approval of the owner and the City of Sandusky Engineer's office, as applicable.

1.0 UTILITIES ADJUSTMENT:

Any and all work required for the adjustment of public and private utilities shall be done at the expense of the Contractor, including City utilities which shall be adjusted by contractor with the project.

1.2 CALCULATION OF QUANTITIES:

Payment for all work under this contract shall be on a lump sum price basis for work shown on the plans and described in the plans and specifications.

1.4 CLEARING AND GRUBBING:

Any clearing and grubbing shall be incidental to excavation and embankment for the project and included in the cost thereof.

1.5 REMOVALS:

Any removals of existing pipe, tile, structures, or pavement shall be included in the various items and included in the cost thereof.

1.6 UNDERGROUND UTILITIES:

The location of the utilities shown on the plans was established from records and from field survey of above ground facilities. Contractor shall investigate and locate all existing utilities within his work area, whether or not said utilities are shown or indicated on this plan, and take all necessary precautions to protect said utilities. Contractor acknowledges and further agrees by contracting for the work shown on these plans to indemnify Owner, and Engineer in his capacity to provide design, surveying and construction layout, against any and all claims arising from damage to existing utilities, above or below ground, caused by himself or his subcontractors.

1.7 UTILITIES NOTIFICATION:

At least two working days prior to commencing construction operations, the Contractor shall notify the Engineer, the registered utility protection service, and the owners of each underground and overhead utility facility shown on the plan or existing on the property.

The owners of underground utility facilities shall, within 48 hours, excluding Saturdays, Sundays and legal holidays, after notice is received, stake, mark, or otherwise designate the location of the underground utility facilities in the construction area in such a manner as to indicate their course together with the approximate depth at which they were installed. The marking or locating shall be coordinated to stay approximately two days ahead of the planned construction.

Agencies and utility companies to be notified include but are not limited to the following:

Sanitary Sewer and Water:	City of Sandusky Engineering Department 222 Meigs Street Sandusky, Ohio 44870 (419) 627-5829
Telephone:	AT&T Room 207 121 North Huron Toledo, Ohio 43624 (419) 245-5004
Electric:	First Energy (Ohio Edison) 2508 West Perkins Avenue Sandusky, Ohio 44870 (419) 627-6881
Natural Gas:	Columbia Gas of Ohio, Inc. 1800 Broad Avenue Findlay, Ohio 45840 (419) 427-3230
Cable TV:	Buckeye Cablesystem 409 East Market Street Sandusky, Ohio 44870 (419) 627-0800



LOCATION MAP  
NOT TO SCALE



**UNDERGROUND UTILITIES**

CONTACT BOTH SERVICES  
CALL TWO WORKING DAYS  
BEFORE YOU DIG

CALL  
1-800-362-2764  
(TOLL FREE)

OHIO UTILITIES PROTECTIVE SERVICE  
NON-MEMBERS  
MUST BE CALLED DIRECTLY

ZONING INFORMATION

**ZONING**  
CURRENTLY ZONED:  
PARCEL 2 & 3: COMMERCIAL RECREATION (CR)  
PARCEL 1 & 4: GENERAL MANUFACTURING (GM)

FEMA FLOOD ZONE:

**FLOOD ZONE:** ZONE AE (596)  
ZONE X

**PANEL NUMBER:** 39043C0083E

**EFFECTIVE DATE:** OCTOBER, 11 2019  
REVISED PRELIMINARY DATE

**ZONE X IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.**  
**ZONE AE IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE INUNDATION BY THE 1% ANNUAL FLOOD CHANCE.**

INDEX OF SHEETS:

COVER SHEET.....	1
EXISTING CONDITIONS SURVEY.....	2
PLAT MAP.....	3
PRELIMINARY GRADING AND UTILITY PLAN.....	4

1643 LIMITED  
PROPOSED DEVELOPMENT  
COVER SHEET

WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

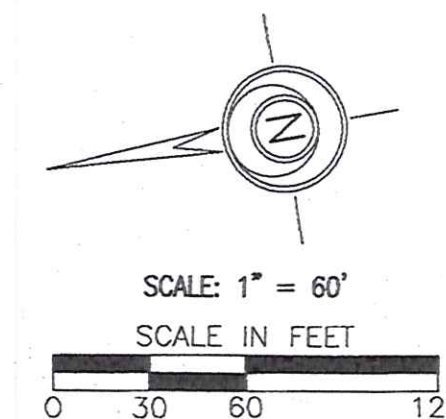
John Hancock & Associates, Inc.  
ENGINEERS • SURVEYORS  
326 E. Market St. • Sandusky, Ohio 44870 • (419) 625-7838

JOB NO.:	192711
DRN BY:	KMB
FILE NO.:	192711
DATE:	5/27/2020
SHEET NO.:	1









**REFERENCES:**  
FOR SNUG HARBOR AREA AS FOLLOWS:  
USACE FILL AND CONSTRUCTION PERMIT AS ACCEPTED AND RECORDED  
WITH THE ERIE COUNTY RECORDER ON OCTOBER 7TH 1948. THE ERIE  
COUNTY MISC. RECORDS VOL. 9 P.G. 63-68. ALSO, IN REFERENCE TO  
THE ORIGINAL PLAT OF SNUG HARBOR P.V. 12. PG. 19 RECORDED ON  
JULY 15TH, 1948, ORD. NO. 4477-C AND THE REVISED PLATS OF SNUG  
HARBOR P.V. 13. PG. 2, P.V. 15, PG. 34, & P.V. 15, PG. 49.

LOT NUMBERS AND DIMENSIONS ARE BASED ON REVISED PLAT OF SNUG HARBOR P.V. 15, PG. 49; ORIGINAL PLAT OF SNUG HARBOR P.V. 12 PG. 19		
LOT # REFERENCE #	OWNER	
(EA-1)	SHADES OF NANTUCKET PROPERTY OWNERS ASSOC.	RN: 200513146
116-123	HOME PORT DEVELOPERS, INC.	O.R. 213, PG. 83
124-130	HOME PORT DEVELOPERS, INC.	O.R. 213, PG. 83
131	LAWRENCE J. HOLKENBURG, TR.	RN: 200711017
132	RICHARD P. & MICHELLE A. REEDER	RN: 201107724
133	POINT VIEW CONDO, LLC.	RN: 201409008
134	KAREEN R. DOLCE	RN: 201106122
135	DOMINIC J. & LOIS F. ESPOSITO	RN: 201707108
136	BRAD D. & JENNETTE L. POWERS	RN: 201901597
137	LEE ANN ALEXAKOS	RN: 201809446
138	HOME PORT DEVELOPERS, INC.	O.R. 213, PG. 11
139	THOMAS A. & JOYCE BYINGTON	O.R. 175, PG. 27
140	SHIRLEY A. ADKINS	RN: 200219042
141	JAMES E. JR. & SHARON ANN SHIMANDLE	RN: 201708607
142	FRANCES GAJKOWSKI	RN: 201109154
143	JOHN STAVASH	O.R. 33, PG. 708
144	DENNIS R. & THERESA A. GOLD	RN: 200001584
145	RUDOLPH M. & PHYLLIS J. WEISS	RN: 200604864
146	CHRISTINA L. MCDERMOTT, TR.	RN: 201701259
147	JACK K. BEATLEY, TR.	RN: 201404574
148	JACK K. BEATLEY	RN: 201006154
149	MONICA L. POWERS, TR.	RN: 200808994
150	DAN L. & ELIZABETH E. POGGIALI	RN: 201705024
151	DAN L. & ELIZABETH E. POGGIALI	RN: 201705024
(EA-2)	FREDERICK J. CERNY JR. UNIT 1	RN: 201701901
(EA-3)	RICHARD J. & JOANN E. GOODALE UNIT 2	RN: 200804335
155	ROBERT E. & JANET M. RUNNER	RN: 9917379
156	ELIZABETH MARINIK, TR.	RN: 200705949
157	KATHRYN ANN MYERS, TR.	RN: 200004536
158	DOWELL M. SWAYNGIM	RN: 200511300
159	RONALD J. GOLDSTEIN, TR.	RN: 200711361
(EA-4)	MARK S. & LISA M. KOWALSKI UNIT 1	RN: 201608512
161	ROBERT A. JUDGE UNIT 2	RN: 201503639
162	GARY A. ZWICK, TR.	RN: 201707312
163	GARY A. ZWICK, TR.	RN: 200219040

NORTHING & EASTINGS IN NAD '83			STATE PLANE COORDINATES
PC #	NORTHING	EASTING	DESCRIPTION
1	650268.3392	1918139.1914	IRON PIN IN MONUMENT BOX FIRST & COWDERY ST.
2	650191.9579	1918582.0782	*IRON PIN IN MONUMENT BOX FIRST & FARWELL ST.
3	650101.6205	1919104.5336	IRON PIN IN MONUMENT BOX FIRST & WILDMAN ST.
4	650337.0024	1918064.8037	SW CORNER PARCEL 1 & 4 5/8" IRON ROD SET
5	650824.6361	1918149.6049	PREVIOUS PARCEL NW CORNER PARCEL 1 & 4 5/8" IRON ROD SET
6	650835.1163	1918996.1468	30FT SOUTH NE CORNER PARCEL 1 & 4 AND NW CORNER PARCEL 2 & 3 5/8" IRON ROD SET
7	650199.0331	1918775.5297	SE CORNER PARCEL 1 & 4 AND SW CORNER PARCEL 2 AND 3 5/8" IRON ROD SET
8	650825.1803	1919151.7106	PREVIOUS PARCEL NE CORNER PARCEL 2 & 3 5/8" IRON ROD SET
9	650154.2165	1919035.0282	SE CORNER PARCEL 2 & 3 5/8" IRON ROD SET

BEARINGS HEREON ARE BASED UPON OHIO STATE PLANE COORDINATE  
SYSTEM, NAD '83 (2011) OHIO NORTH.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE DATE OF           


















JOHN HANCOCK, P.S.  
OHIO R.L.S. 6918

DATE: 5/16/2019



**PROPERTY CORNER DETAIL**  
SCALE: 1"=20'

**LEGEND:**

- |   |                        |   |                          |
|---|------------------------|---|--------------------------|
|  | SANITARY SEWER MANHOLE |  | CABLE BOX                |
|  | WATER MANHOLE          |  | SIGN                     |
|  | WATER METER            |  | UTILITY TRANSFORMER POLE |
|  | WATER VALVE            |  | UTILITY POLE WITH LIGHT  |
|  | HYDRANT                |  | UTILITY POLE             |
|  | STORM SEWER MANHOLE    |  | GUY WIRE                 |
|  | STORM SEWER CATCHBASIN |  | BENCHMARK                |
|  | GAS VALVE              |  | MONUMENT BOX             |
|  | ELECTRIC BOX           |   |                          |

APPROVED as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.

Eric County Engineer  
Date: \_\_\_\_\_

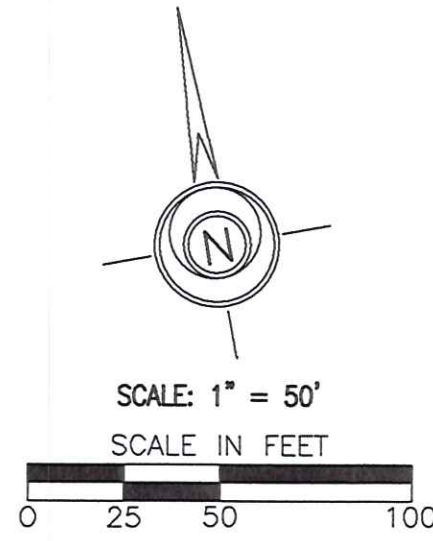
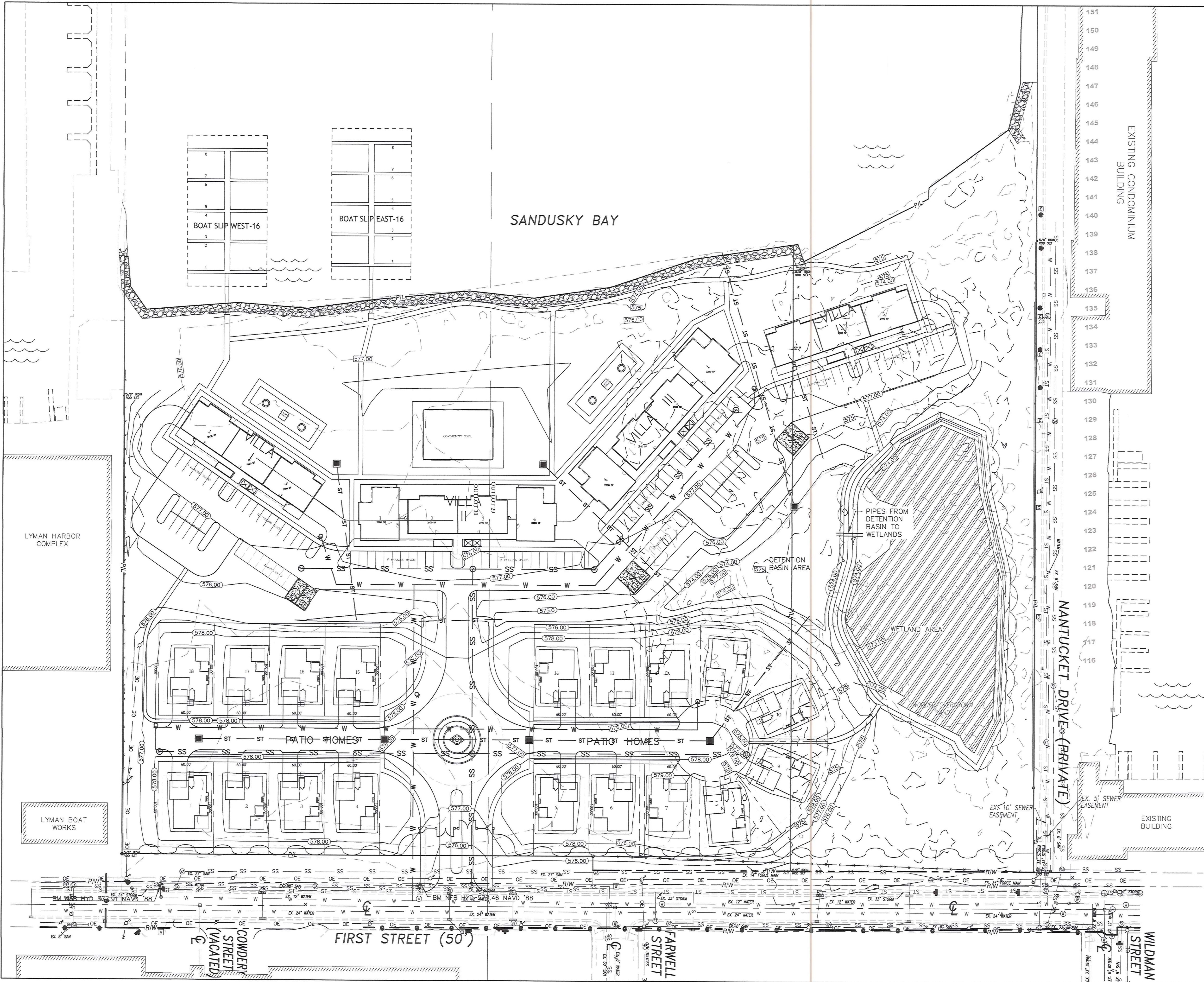
APPROVED BY THE PLANNING  
AND ZONING DEPARTMENT  
CITY OF SANDUSKY, OHIO

DATE 6/7/14 *MF*

K:\192711\2018 Job-1643 First Street\1927-pdp2-18.dwg



C:\Users\kboehler\Desktop\2018 Job-1643 First Street\CAD\1927-BASE.dwg



LEGEND:	
EXISTING	
	MAJOR CONTOUR LINE AND LABEL
	MINOR CONTOUR LINE AND LABEL
PROPOSED	
	MAJOR CONTOUR LINE AND LABEL
	MINOR CONTOUR LINE AND LABEL
	STORM STRUCTURE
	FIRE HYDRANT
	SANITARY STRUCTURE
	STORM LINE
	WATER LINE
	SANITARY LINE
	SPOT ELEVATION
	SLOPE DIRECTION
	DETENTION BOUNDARY

DISCUSSION:	
DATE:	
<b>1643 LIMITED</b>	
PROPOSED DEVELOPMENT	
PRELIMINARY GRADING AND UTILITY PLAN	
WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO	
JOB NO.:	192711
DRN BY:	KMB
FILE NO.:	192711
DATE:	5/27/2020
SHEET NO.:	4

*John Hancock & Associates, Inc.*  
ENGINEERS • SURVEYORS  
326 E. Market St. • Sandusky, Ohio 44870 • (419) 625-7838

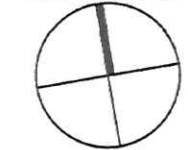


# 1643 FIRST STREET DEVELOPMENT - LAYOUT PLAN

SANDUSKY, OHIO  
JUNE 17, 2020



## VICINITY MAP



1643 1st Street  
Sandusky, Ohio

## THE VILLAS

### 4 - 3 STORY BUILDINGS OVER 1 STORY PARKING

2 BLDG'S @ 12 VILLAS PER BUILDING = 24 VILLAS  
2 BLDG'S @ 9 VILLAS PER BUILDING = 18 VILLAS  
TOTAL VILLAS = 42

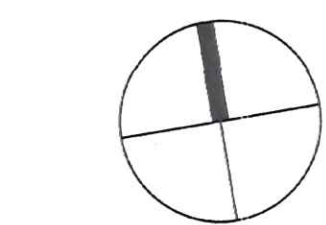
TYPE A VILLA = 2280 SF  
TYPE B VILLA = 2100 SF  
1 PARKING SPACE/BED  
42 VILLAS X 3 BEDROOMS/VILLA = 126 PARKING SPACES REQUIRED

102 OPEN PARKING SPACES  
68 SPACES UNDER THE BUILDINGS  
16 SPACES IN TWO GARAGES  
(each villa has 2 covered spaces)  
TOTAL PARKING SPACES = 176

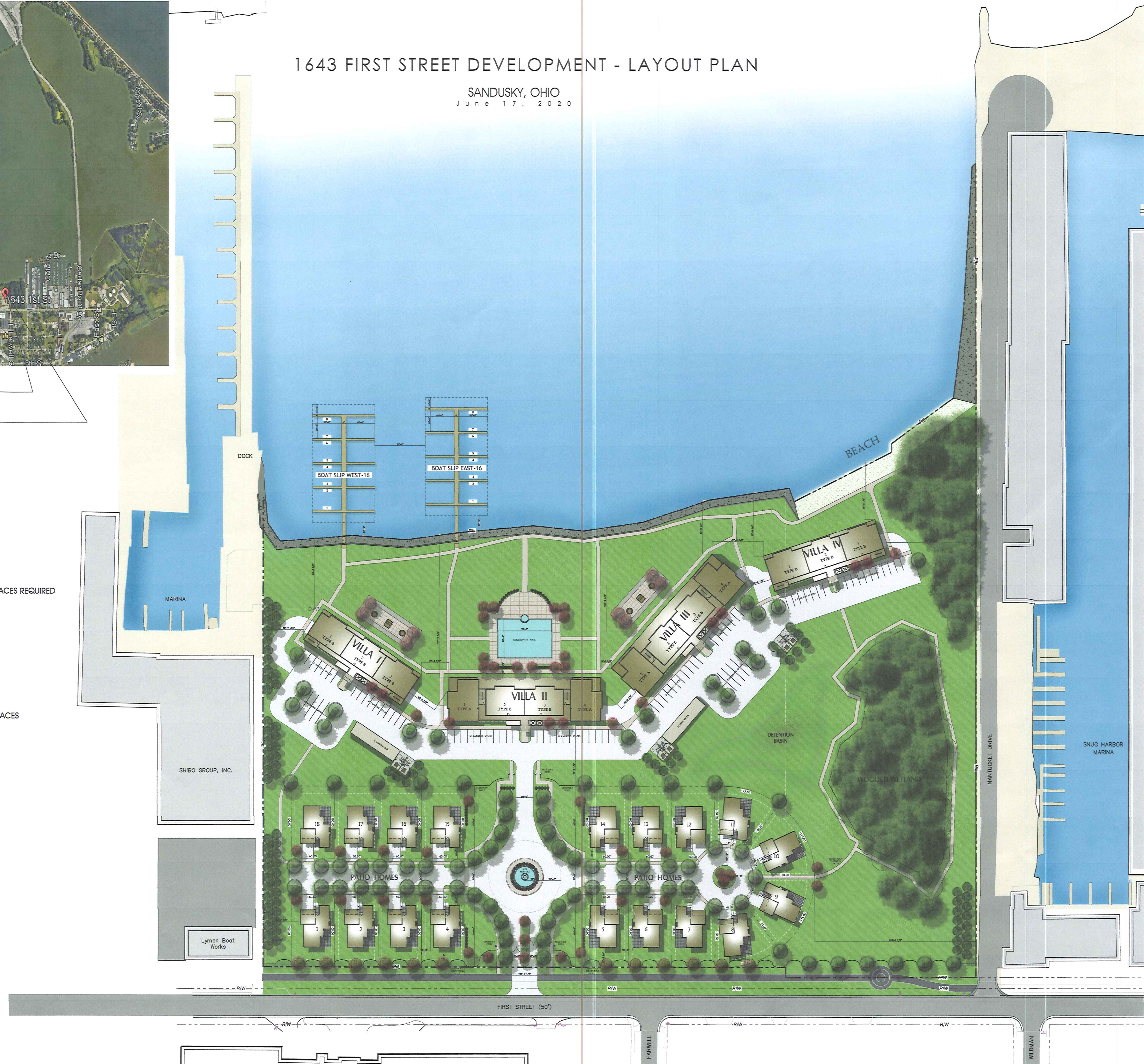
## PATIO HOMES

2 BEDROOM HOMES WITH  
WITH 2 CAR ATTACHED GARAGES + 2 PARKING SPACES  
ON THE DRIVE PER HOME  
+/- 1360 SF LIVING SPACE EACH  
TOTAL PATIO HOMES = 18

TYPICAL LOT SIZE: 60' X 100'  
TYPICAL FRONT YARD SETBACK: 15'  
TYPICAL REAR YARD SETBACK: 10'-15'  
TYPICAL SIDE YARD SETBACK: 5'



0 64 128





# 1643 FIRST STREET DEVELOPMENT - ILLUSTRATIONS

SANDUSKY, OHIO  
June 17, 2020



PROPOSED VILLA BUILDING



PROPOSED PATIO HOMES



FEHER Architecture, LLC

4041 North High Street, Suite 203a

Columbus, Ohio 43214

614.581.0069 Phone

[edfeher@feherarchitecture.com](mailto:edfeher@feherarchitecture.com)

July 6, 2020

Robert Waldock  
W-T Realty  
1414 First Street  
Sandusky, Ohio 44870  
(419) 626-1979 Ext 141

Re: 1643 1st Street Sandusky, Ohio  
Proposed Development Plan - June 17, 2020  
**Development Calculations/Statistics**

Fehér Architecture, llc has prepared the following Development statistics for the proposed ~ 15 acre PUD at 1643 1<sup>st</sup> Street Sandusky Ohio.

1. Footprints of the buildings;
  - a. Villas I & IV are ~ 8,350 SF
  - b. Villas II & III are ~13,053 SF
  - c. Patio Homes ~ 1,942 SF
2. Approximate Total First Floor Building Area; 80,722 SF
3. Approximate Total Area of all proposed construction; ~ 216,980 SF
4. Distance between Villa buildings and Patio homes are ~ 90' plus.
5. Proposed heights of buildings;
  - a. Villa buildings are approximately 50'-0" to top of parapets (58' to top of Penthouse).
  - b. Patio Homes are ~ 32'-0".
6. Approximate Development Coverages
  - a. Building Lot Coverage; 12.35%
  - b. Streets/Sidewalk Lot Coverage; 22.18%
  - c. Total Development Coverage; 34.53%
7. Proposed size of finished garage
  - a. Patio Home = ~21' x 21' = 441 SF
  - b. Villas (within buildings on Ground Level) = ~ 20' x 20' = 400 SF
  - c. Villas (free standing 8 Car Garages(2)) = ~ 20' x 74' = 1,480 SF each
8. Proposed Density; 60 homes/15 acres = 4 units/acre.

**J. EDWARD FEHER**  
Architect  
FEHER Architecture, LLC



## Schedule of Development

Property will be built in stages. Infrastructure for one half of the single family homes and Villas would be completed first. Single family houses would be built 3 at a time. The Villas will be built one or possibly two buildings at a time. I don't have a completion date as it will tie into a number of factors: Sandusky TIF agreement or other, builder selection, bank financing, presales, and weather to name a few.

I am waiting for the approval from the Ohio EPA to change the use restriction from industrial/commercial to restricted residential. The application was submitted but they have 90 days to respond. After the decision has been made to accept or deny the application there can be an appeal period if they don't agree with the No Further Action letter provided by the environmental consultant. That being said, once the approval of the EPA is received and should the property receive the PUD approval from the City, I would hope that construction should begin in the second quarter of 2021.

## Written Statement for Need for a PUD

1643 First Street has been vacant for several years after being on the market for sale. The eastern 10 acres of the property are currently zoned general manufacturing while the eastern 5 acres are zoned commercial recreation. In my opinion, the site is not conducive for a new manufacturing facility. Changing the zoning to commercial recreation will increase the First Street traffic flow and provide more space for boat storage buildings NORTH of First Street. In my opinion this is not a good use for the space. It is my belief that a residential property is a better choice for the land. Should the Ohio EPA allow the property use to change to restricted residential, a condominium project is appropriate and suggested. This development would give Sandusky a new residential neighborhood and provide a new housing option that is not downtown.

This project has the potential to achieve a number of the objectives described in the Comprehensive Plan:

1. It will embrace the water front on a site that has been stagnant for years
2. The land is located between a bustling downtown with new opportunities and the Sports Force Complex. The new bike path will allow easy and convenient access to both venues for residents of 1643 First Street.
3. The property has the potential (as a residential development) to stimulate more housing in the area.
4. As presented, the project absolutely provides a new vision for housing in Sandusky.

# PLANNING COMMISSION REPORT

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APPLICATION FOR MAP AMENDMENT OF  
THE ZONING MAP FOR THE FOLLOWING  
PARCELS LOCATED ALONG FIRST STREET:  
57-00925.000, 57-00926.000, 57-00923.000, 57-  
04024.000, 57-04022.000, 57-00924.000, 57-  
03694.000, 57-03695.000 (LOTS: 408, 409, 410,  
411, 412, 413, 414, 415)

Reference Number: PRZ20-0002

Date of Report: July 15, 2020

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Bob Waldock, as an authorized agent of Waldock Properties II Ltd., has applied for a rezoning of property from R1-40/Single-Family Residential to CR/Commercial Recreation. The following information is relevant to this application:

Applicant: Waldock Properties II  
PO Box 1489  
Sandusky, Ohio 44870-1489

Authorized Agent: Bob Waldock  
PO Box 1489  
Sandusky, Ohio 44870-1489

Site Location: LOTS 408, 409, 410, 411, 412, 413, 414, 415 located along First Street between Farwell Street and Wildman Street.

Current Zoning: "R1-40" Single-Family Residential

Surrounding Zoning: North- "CR" Commercial Recreation / Use: Vacant but residential developed proposed  
East- "CR" Commercial Recreation / Use: Personal Storage  
South- "R1-40" Single-Family Residential District / Use: Residential  
West- "CS" Commercial Service / Use: Manufacturing

Existing Use: Vacant Lots

Proposed Zoning: "CR" Commercial Recreation

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan  
City of Sandusky Planning and Zoning Code Chapters:  
1129 Residential Districts  
1137 Commercial Districts



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## SITE DESCRIPTION

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The subject properties are currently located within an R1-40 Single-Family Residential District. The subject property is adjacent to a “R1-40” Single Family Residential District to the south “CR” Commercial Recreation District to the north and east and “CS” Commercial Service District to the west. The parcels of the subject properties are pointed out:

**Subject Parcels Outlined in Red (Top) and Blue (Bottom):**





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## PLANNING DEPARTMENT COMMENTS

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The lots are mostly adjacent to other R1-40 residential districts, adjacent to some parcels previously rezoned to Commercial Recreation district, which is now being developed as private personal storage, and to the south of a proposed residential Planned Unit Development. These parcels are owned by the same applicant of the Planned Unit Development proposed to the north of the site.

According to the City's Bicentennial Vision Comprehensive Plan, the vacant land in the eastern neighborhoods along First Street are called to be residential stabilization and infill and mixed-use infill. Since the adoption of that plan, there have been proposed residential projects, as well as proposed investments in infrastructure such as the Sandusky Bay Pathway. The city has also implemented a residential tax abatement program. The plan described this area as a great opportunity for residential development within close proximity of recreation areas.

The Bicentennial Comprehensive Plan outlines a number of priorities for the eastern neighborhoods. Some of the priorities related to this site are:

- 1) Creation of the Sandusky Bay Pathway multi-purpose trail along First Street.
- 2) Redevelop vacant land and infill to extend and stabilize single family neighborhoods.
- 3) Target areas around First Street for residential stabilization and infill and mixed-use residential development.

An application was previously came to the Planning Commission in 2018-2019 to rezone a few parcels in this general area. At that time the Planning Commission had requested that staff gather additional information regarding the area in the immediate vicinity of the subject parcels. It was determined about 25% of the housing units on First and Second Streets to the east of Farwell are owner-occupied. Staff at that time had concerns about how a change to Commercial Recreation zoning would impact the existing residents in this neighborhood. Commercial Recreation allows for the following uses:

- (1) One- and two-family dwellings, boathouses, motels;
- (2) The following amusement establishments, whether open or enclosed:
  - A. Beaches and swimming pools, with accessory bath houses and locker rooms;
  - B. Manufacturing, rental, repair, and storage of boats, marinas; sale of live bait for fishing;
  - C. Hunting and fishing clubs, shooting ranges;
  - D. Arenas, auditoriums;
  - E. Golf courses, driving ranges;
  - F. Riding academies, stables, race tracks;
  - G. Assembly and meeting halls, bowling alleys, dance halls, skating rinks.
  - H. All retail stores, services and offices as permitted in General Business Districts.
  - I. Transient Occupancy.

As it states under section G, Commercial Recreation zoning districts allow for uses that are permitted in General Business Districts, which thus also allows for uses in Roadside and Local Business districts. This would allow for by-right development of many various uses, some of which could negatively impact the surrounding single-family residences. Even though the land to the north of First Street is zoned as Commercial Recreation, it does not immediately adjoin the subject parcels as

it is separated by First Street, and the current use in that part of the Commercial Recreation district is residential boathouses.

Staff has also reexamined the City's Bicentennial Vision Comprehensive Plan as it relates to this area. The plan often mentions the opportunities of the redevelopment of land along the First Street corridor, particularly pointing out its advantages of being in close proximity to Cedar Point. The plan touts this neighborhood as being one of the largest redevelopment opportunities in the city. Mixed-use development is called for on Cedar Point Drive, along with areas slightly to the east on First Street. Beyond that, the plan states the city should "redevelop vacant land and infill to extend and stabilize single family neighborhoods" for the area south of First Street and to "develop waterfront residential on former industrial sites while maintaining and/or creating public access..." for the area on the north side of First Street.

This residential section of the city has had many challenges over the past few decades, and little residential development has taken place in recent years. However, the planned investments of the Sandusky Bay Pathway and other private investments, along with the recent implementation of Sandusky's residential tax abatement program, staff believes that this neighborhood could be well-poised for residential development in the future. The area's proximity to Cedar Point and the waterfront also present it with many opportunities. Staff believes that the land along the First Street Corridor should be developed in line with the goals laid out in the Bicentennial Vision Comprehensive Plan and that development here should not negatively impact the existing residents in the neighborhood.

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions. However, staff believes there will need to be precautions put in place to limit the type of uses permitted in this area so as to ensure that future development in this area does continue to be a contribution to the area and not a detriment. Types of development that staff believes would not be ideal would include developments such as gas stations, automotive repair shops, drive through fast food, etc...

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#### ENGINEERING STAFF COMMENTS

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The City Engineer has reviewed the proposed zoning amendment and we have not received objects at the time of writing the report.



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**BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.

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**FIRE DEPARTMENT COMMENTS**

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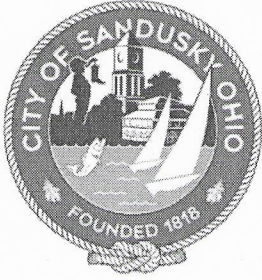
The City Fire Chief has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff continues recommends the approval of the proposed amendment to the Zone Map for the above referenced parcels from “R1-40” Single Family Residential to “CR” Commercial Recreation.



## PLANNING COMMISSION

### Application for Zoning Map Amendment

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

#### APPLICANT/AGENT INFORMATION:

Property Owner Name:

Waldock Properties II

Property Owner Address:

Po Box 1489

Sandusky OH 44871-1489

Property Owner Telephone:

419-626-1979

Email

Authorized Agent Name:

Bob Waldock

Authorized Agent Address:

Po Box 1489

Sandusky OH 44871-1489

Authorized Agent Telephone:

419-626-1979

Email

rl.waldock@a+reality.com

#### LOCATION AND DESCRIPTION OF PROPERTY:

please see Attached:

Municipal Street Address:

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

Parcel Number:

Zoning District:

Residential-single family

**DETAILED SITE INFORMATION:**

Land Area of Property: combined 43,401.6 (sq. ft. or acres) (Plots 40x135.63)

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

Building #1: 0 (in sq. ft.)

Building #2: \_\_\_\_\_

Building #3: \_\_\_\_\_

Additional: \_\_\_\_\_

**Total Building Coverage (as % of lot area):** 0

**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:**

0  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Building Height (for any new construction):** 0

**Number of Dwelling Units (if applicable):** 0

**Number of Off-Street Parking Spaces Provided:** 0

**Parking Area Coverage (including driveways):** 0 (in sq. ft.)

**Landscaped Area:** 43,401.6 (in sq. ft.)

**Requested Zoning District Classification:** Commercial Recreation

**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.

Robert L. Waldock

06/25/2020

Signature of Owner or Agent

Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

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

Robert L. Waldock, member

06/25/2020

Signature of Property Owner

Date

**REQUIRED SUBMITTALS:**

15 copies of a site plan/off-street parking plan for property  
1 copy of the deed or legal description for property  
\$300.00 application fee

**STAFF USE ONLY:**

Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Date of Planning Commission Meeting: \_\_\_\_\_

Planning Commission File Number: \_\_\_\_\_



## Application for Waldock Properties, II

I am asking the Planning Commission to consider changing the zoning on these 8 lots in order to be consistent with the recent change to the 8 lots to the east and in order to spur development on First Street. I do not personally believe these lots should be developed as single-family lots.

I am asking that the zoning be changed from residential single family to commercial recreation.

### Legal description:

Situated in the City of Sandusky, County of Erie and State of Ohio: Being Lot Number four hundred eight (408,) Lot Number four hundred nine (409,) Lot Number four hundred ten (410,) Lot Number four hundred eleven (411,) Lot Number four hundred twelve (412,) Lot Number four hundred thirteen (413,) Lot Number four hundred fourteen (414,) and Lot Number four hundred fifteen (415) on First Street in The Sandusky Business Men's Association Lockwood Subdivision, as per plat recorded in Volume 6 of Plats, page 37 and 38.

Lot Number	Parcel Number
Lot 408	57-00925
Lot 409	57-00926
Lot 410	57-00923
Lot 411	57-04024
Lot 412	57-04022
Lot 413	57-00924
Lot 414	57-03694
Lot 415	57-03695

# PLANNING COMMISSION REPORT

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APPLICATION FOR MAP AMENDMENT OF  
THE ZONING MAP FOR THE FOLLOWING  
PARCELS LOCATED ALONG SECOND  
STREET: 57-03859.000, 57-03861.000, 57-  
03863.000, 57-03864.000, 57-03865.000, 57-  
03866.000, 57-03867.000, 57-03868.000, 57-  
03869.000, 57-03853.000, 57-03854.000, 57-  
03855.000 (LOTS 433, 434, 439, 438, 437, 436,  
441, 442, 446, 447, 448, 451, 380, 381, 382) AND  
THE FOLLOWING PARCELS LOCATED  
ALONG THIRD STREET: 57-03875.000, 57-  
03876.000 (LOTS 461, 462, 463).

Reference Number: PRZ20-0001

Date of Report: July 15, 2020

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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D. Jeffrey Rengel, as an authorized agent of RLR Properties Ltd., has applied for a rezoning of property from R1-40/Single-Family Residential to CR/Commercial Recreation. The following information is relevant to this application:

Applicant: D. Jeffrey Rengel  
421 Jackson Street  
Sandusky, Ohio 44870

Site Location: LOTS 433, 434, 439, 438, 437, 436, 441, 442, 446, 447, 448, 451, 380, 381, 382.  
461, 462, 463 located along Second Street and Third Street between  
undeveloped Austin Street and Farwell Street.

Current Zoning: “R1-40” Single-Family Residential

Surrounding Zoning: North- “R1-40” Single-Family Residential District and “CR” Commercial  
Recreation / Use: Residential and storage  
East- “R1-40” Single-Family Residential District and “CR” Commercial  
Recreation / Use: Residential and Vacant Land  
South- “R1-40” Single-Family Residential District /Use: Vacant and  
Residential  
West- “R1-40” Single-Family Residential District / Use: Residential

Existing Use: Vacant Lots

Proposed Zoning: “CR” Commercial Recreation

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan  
City of Sandusky Planning and Zoning Code Chapters:  
1129 Residential Districts  
1137 Commercial Districts

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## SITE DESCRIPTION

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The subject properties are currently located within an R1-40 Single-Family Residential District. The subject property is adjacent to a R1-40 Single Family Residential District on three sides and near other CR Commercial Recreation District. The parcels of the subject properties are pointed out:

**Subject Parcels Outlined in Red (Top) and Blue (Bottom):**







### Photos of various properties

Looking Northwest on Second Street by Austin Street



Intersection of Wildman Street and Second Street looking East



Looking Northeast at the intersection of Third Street and Wildman Street




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#### PLANNING DEPARTMENT COMMENTS

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The lots are mostly adjacent to other R1-40 residential districts, and across the street or adjacent to some parcels previously rezoned to Commercial Recreation district, which are being used primarily as private storage or still vacant land.

According to the City's Bicentennial Vision Comprehensive Plan, the vacant land in the eastern neighborhoods along First Street are called to be residential stabilization and infill and mixed-use infill. Since the adoption of that plan, there have been proposed residential projects, as well as proposed investments in infrastructure such as the Sandusky Bay Pathway. The city has also



implemented a residential tax abatement program. The plan described this area as a great opportunity for residential development within close proximity of recreation areas.

The Bicentennial Comprehensive Plan outlines a number of priorities for the eastern neighborhoods. Some of the priorities related to this site are:

- 1) Creation of the Sandusky Bay Pathway multi-purpose trail along First Street.
- 2) Redevelop vacant land and infill to extend and stabilize single family neighborhoods.
- 3) Target areas around First Street for residential stabilization and infill and mixed-use residential development.

When this applicant previous came to rezone a few parcels in this general area in 2018-2019 the Planning Commission had requested that staff gather additional information regarding the area in the immediate vicinity of the subject parcels. It was determined about 25% of the housing units on First and Second Streets to the east of Farwell are owner-occupied. Staff at that time had concerns about how a change to Commercial Recreation zoning would impact the existing residents in this neighborhood. Commercial Recreation allows for the following uses:

- (1) One- and two-family dwellings, boathouses, motels;
- (2) The following amusement establishments, whether open or enclosed:
  - A. Beaches and swimming pools, with accessory bath houses and locker rooms;
  - B. Manufacturing, rental, repair, and storage of boats, marinas; sale of live bait for fishing;
  - C. Hunting and fishing clubs, shooting ranges;
  - D. Arenas, auditoriums;
  - E. Golf courses, driving ranges;
  - F. Riding academies, stables, race tracks;
  - G. Assembly and meeting halls, bowling alleys, dance halls, skating rinks.
  - H. All retail stores, services and offices as permitted in General Business Districts.
  - I. Transient Occupancy.

As it states under section G, Commercial Recreation zoning districts allow for uses that are permitted in General Business Districts, which thus also allows for uses in Roadside and Local Business districts. This would allow for by-right development of many various uses, some of which could negatively impact the surrounding single-family residences. Even though the land to the north of First Street is zoned as Commercial Recreation, it does not immediately adjoin the subject parcels as it is separated by First Street, and the current use in that part of the Commercial Recreation district is residential boathouses.

Staff has also reexamined the City's Bicentennial Vision Comprehensive Plan as it relates to this area. The plan often mentions the opportunities of the redevelopment of land along the First Street corridor, particularly pointing out its advantages of being in close proximity to Cedar Point. The plan touts this neighborhood as being one of the largest redevelopment opportunities in the city. Mixed-use development is called for on Cedar Point Drive, along with areas slightly to the east on First Street. Beyond that, the plan states the city should "redevelop vacant land and infill to extend and stabilize single family neighborhoods" for the area south of First Street and to "develop waterfront residential on former industrial sites while maintaining and/or creating public access..." for the area on the north side of First Street.

This residential section of the city has had many challenges over the past few decades, and little residential development has taken place in recent years. However, the planned investments of the

Sandusky Bay Pathway and other private investments, along with the recent implementation of Sandusky's residential tax abatement program, staff believes that this neighborhood could be well-poised for residential development in the future. The area's proximity to Cedar Point and the waterfront also present it with many opportunities. Staff believes that the land along the First Street Corridor should be developed in line with the goals laid out in the Bicentennial Vision Comprehensive Plan and that development here should not negatively impact the existing residents in the neighborhood.

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions. However, staff believes there will need to be precautions put in place to limit the type of uses permitted in this area so as to ensure that future development in this area does continue to be a contribution to the area and not a detriment. Types of development that staff believes would not be ideal would include developments such as gas stations, automotive repair shops, drive through fast food, etc...

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#### **ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed zoning amendment and we have not received objects at the time of writing the report.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.

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#### **POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.



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**FIRE DEPARTMENT COMMENTS**

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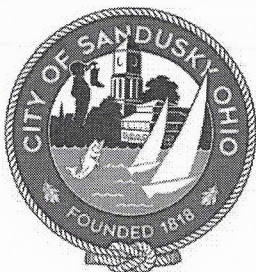
The City Fire Chief has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff continues recommends the approval of the proposed amendment to the Zone Map for the above referenced parcels from “R1-40” Single Family Residential to “CR” Commercial Recreation.



## PLANNING COMMISSION

### Application for Zoning Map Amendment

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

#### APPLICANT/AGENT INFORMATION:

Property Owner Name: RLR Properties, Ltd.

Property Owner Address: 421 Jackson Street, Sandusky, OH 44870

Property Owner Telephone: 419-627-0400 (w) 419-239-4360 (cell)

Email: jrengel@rengellaw.com

Authorized Agent Name: D. Jeffery Rengel, Attorney at Law

Authorized Agent Address: (same as above)

Authorized Agent Telephone: (same as above)

Email: (same as above)

#### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: Second Street

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

SEE ATTACHED

Parcel Number: SEE ATTACHED

Zoning District: R-1

**DETAILED SITE INFORMATION:**

**Land Area of Property:** standard lot size (sq. ft. or acres)

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

**Building #1:** N/A (in sq. ft.)

**Building #2:** \_\_\_\_\_

**Building #3:** \_\_\_\_\_

**Additional:** \_\_\_\_\_

**Total Building Coverage (as % of lot area):** N/A

**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:**

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

**Number of Off-Street Parking Spaces Provided:** N/A

**Parking Area Coverage (including driveways):** \_\_\_\_\_ (in sq. ft.)

**Landscaped Area:** N/A (in sq. ft.)

**Requested Zoning District Classification:** CR

**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

6-1-2020  
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

**REQUIRED SUBMITTALS:**

15 copies of a site plan/off-street parking plan for property  
1 copy of the deed or legal description for property  
\$300.00 application fee

**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**

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

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](mailto:gvoltz@ci.sandusky.oh.us) with any questions.**

**Application for Zoning Map Amendment Addendum  
of  
RLR Properties, Ltd.**

The following are the 18 lot designations to which this Application applies with Permanent Parcel numbers:

<u>Lot#</u>	<u>Permanent Parcel #</u>
433 Second St.	57-03859.000
434 Second St.	57-03861.000
439, 438, 437 & 436 Second St.	57-03863.000
441 Second St.	57-03864.000
442 Second St.	57-03865.000
446 Second St.	57-03866.000
447 Second St.	57-03867.000
448 Second St.	57-03868.000
451 Second St.	57-03869.000
380 Second St.	57-03853.000
381 Second St.	57-03854.000
382 Second St.	57-03855.000
461-462 Third St.	57-03875.000
463 Third St	57-03876.000

The owner seeks re-zoning from R-1 to CR (Commercial Recreational) to comport with nearby CR zoning and because of immediate developer interest in those vacant lots lying east of Wildman Street on the north side of Second Street for boat and RV storage bays with condominiums directly above such storage bays. No interest has been shown by potential purchasers/developers in single lot-single home residential development but, rather, all inquiries have been regarding development requiring multiple contiguous lot acreage.

The owner feels that because this is the only interest that has been shown for these lots (which have been vacant since the founding of the City) that more flexibility in zoning allowances is required. The anticipated use will not result in appreciable increase in traffic or safety issues. Development within a CR zoning classification is in keeping with the area and development trends on the immediate north side of First Street, on the NW corner of Wildman and Second Streets and with recent development in the Third/Fourth Street area by Cedar Fair under CR zoning.







Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 433 Second Street in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page  
37, together with the South 1/2, between the East and  
West lines of Lot 433 extended Northerly, of a vacated alley.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 434 Second Street in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37,  
together with the South 1/2 between the East and West  
lines of Lot 434 extended Northerly, of a vacated alley.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 436, Second Street, in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37,  
together with the south 1/2, between the East and West  
lines of Lot 436, extended Northerly, of a vacated  
alley.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 437, Second Street, in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37,  
together with the south 1/2, between the East and West  
lines of Lot 436, extended Northerly, of a vacated  
alley.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 438, Second Street, in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37,  
together with the south 1/2, between the East and West  
lines of Lot 436, extended Northerly, of a vacated  
alley.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 439, Second Street, in the



Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the south 1/2, between the East and West lines of Lot 436, extended Northerly, of a vacated alley.

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being known as Sublot No. 441 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being known as Sublot No. 442 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being known as Sublot No. 446 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being known as Sublot No. 447 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being known as Sublot No. 448 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being known as Sublot No. 451 Second Street in the Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being known as Sublot No. 380 Second Street in the Sandusky Business Men's Association Subdivision NO.

1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 381 Second Street in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being Lot 382 Second Street in the Sandusky Business  
Men's Association Subdivision Number 1, as recorded  
in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 461 Third Street in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 462 Third Street in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37.

Situated in the City of Sandusky, County of Erie  
and State of Ohio:

Being known as Sublot No. 463 Third Street in the  
Sandusky Business Men's Association Subdivision No.  
1, as recorded in Erie County Plat Volume 6, Page 37.