



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

August 26th, 2020

4:30 pm

Meeting via Microsoft Teams & Live Streamed on

www.Youtube.com/CityofSanduskyOH

-
1. Meeting called to order – Roll Call
 2. Approval of minutes from July 22nd, 2020 meeting

New Business

3. Chris Andrews has submitted an application for site plan approval for additional truck sales and an office/storage building at 1801 George Street.

Old Business

4. Discussion regarding zoning near First, Second, and Third Street between Farwell Street and the Cedar Point Dormitories.

Tabled Items

5. 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).
6. 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).
7. Meeting Adjourned

NEXT MEETING: September 23, 2020 at 4:30pm.

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

**Planning Commission
July 22nd, 2020
Meeting Minutes**

Meeting called to order:

Chairman Pete McGory called the meeting to order at 4:33pm. The meeting took place virtually. The following members were present: Peter McGory, David Miller, Mike Zuilhof, and Jade Castile. Commissioner Mike Meinzer, Jim Jackson, and Conor Whelan were not present. Greg Voltz and Tom Horsman represented the Planning Department. Trevor Hayberger represented the Law Department. Administrative Assistant for the Planning Department Kristen Barone, was also present.

Appointment of Planning Commission Member to CRA Housing Board:

Mr. McGory explained that Joe Galea recently resigned from his position on the Planning Commission due to moving out of the City and no longer being eligible to serve on the board. He was also the Planning Commission's representative on the CRA Housing Board. Therefore the Planning Commission needs to appoint a new representative.

Mr. Zuilhof offered to be the Planning Commission representative, unless there was another member that wanted to do so.

With no further discussion, Mr. McGory made a motion to approve Mr. Zuilhof as the Planning Commission representative on the CRA Housing Council. Mr. Miller seconded the motion. All voting members present were in favor of the motion.

Approval of minutes from the June 24th, 2020 meeting:

Mr. Miller made a motion to approve the minutes as submitted and Mr. Zuilhof seconded the motion. All voting members present were in favor of the motion.

Approval of minutes from the July 9th, 2020 special meeting:

Mr. Miller made a motion to approve the minutes as submitted and Mr. Zuilhof seconded the motion. All voting members present were in favor of the motion.

Adjudication Hearings:

Mr. McGory explained that the first application on the agenda is an application submitted by Brady Signs, on behalf of the Erie County Board of Commissioners, for an electronic message board sign at the Department of Job and Family Services, located at 222 West Parish St.

Mr. Hayberger then swore in Mr. Voltz and Mr. Horsman, whom would be presenting on the applications.

Mr. Horsman briefly went over the application and then stated that 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.

Mr. Hayberger then swore in the applicant Ryan Brady.

Mr. Brady stated that the main purpose of the sign is to get information to the people the Department of Jobs and Family Services serve and to those who are in need of services. He also stated that the Board of Commissioners think that the staff conditions are reasonable.

Mr. McGory asked if this sign would be replacing an existing sign or if this is a new addition.

Mr. Brady stated that this would be a new addition.

Mr. Miller stated that he would be abstaining from this discussion and vote as the Board of Commissioners are his employer.

Mr. Zuilhof made a motion to approve the application with the conditions recommended by staff and Mr. McGory seconded the motion. Mr. Miller abstained from the vote and all other members were in favor of the motion.

Mr. McGory stated that next on the agenda is an application also submitted by Brady Signs, on behalf of Resort Schools, LC, for an exterior marquee sign to be located above the first floor at the Falcon Point Lofts at 250 East Market St. Mr. Horsman briefly went over the application and then stated that 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. Mr. Horsman said that there was one public comment submitted by John Hoty, manager of Sandusky GSA Properties, Ltd, owner of the property at 221 E. Washington Street, an abutting property owner. Mr. Hoty stated in his letter that he has no objection to the request and offers his full support of the same. Mr. Zuilhof made a motion to approve the application and Mr. Miller seconded the motion. All voting members present were in favor of the motion.

Mr. McGory stated that the third application on the agenda is has been submitted by Bob Waldock, on behalf of Waldock Properties II, for a zone change for a Planned Unit Development District at 1643 First Street (parcels 57-04125.000 and 57-01424.00).

Mr. Voltz stated 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. Mr. Voltz then stated that he has received four public comments regarding this application. The first comment is from Vimal S. Kumar, who stated "I applaud the vision of Mr. Waldock and I am very happy to see our eastern neighbor utilize the natural beauty of the area for more people to enjoy. At Lyman Harbor we have been able to share the natural beauty and the fantastic view of the bay and Cedar Point with thousands of guests over the past 20 years. I am looking for clarification with regard to the utility easement to the eastern side of Lyman, adjacent to Mr. Waldock's property. There is currently a gate in place that delineates the pathway for the utility easement and fire department utilization. I would appreciate it if you could address how the easement will be maintained at the upcoming meeting. In looking at his proposed plans, they failed to note this easement. I believe it extends in a northerly direction from First Street to the Sandusky Bay. The next comment comes from John M. Hoty who stated "I am the President of Hoty Enterprises, Inc., general Partner of Lake Ridge Investments, Ltd., owner of the property at 1535 First St. I have no objection to this request and offer my full support of the same. I do have one request. Would you please provide a copy of the plan for these properties and let me know the cost and when we can pick them up. Mr. Voltz explained that the next comment comes from Ron Goldstein, President of the Shades of Nantucket HOA. Mr. Goldstein stated "We would like it written into the record that the Shades of Nantucket Homeowners Association does not oppose the Planned Unit Development application for 1643 First Street. However, we would like to note that we are in property dispute of the original beach property and northern strip of land along Nantucket Drive. This property has been utilized by the residents of Nantucket for over 21 years. We plan to continue ongoing discussions with 1643 Limited, and hope we can come to a resolution. Mr. Voltz then explained that there was a fourth comment received, however, the letter (see attached), and attached documents are pretty lengthy and too long to read allowed at the meeting. The Planning Commission did get a copy of this packet via email after it was received by staff. After reviewing the letter and attached documents, it seems they are in regards to a civil dispute and that the applicant obtain proper environmental clearances.

Mr. Hayberger then swore in Mr. Waldock and Mr. Hancock.

Mr. Waldock then explained that they have been working with the EPA for about two years now, and also more recently with DERR, to figure out what they need to do in order to get rezoned as Restricted Residential on the property. He stated that they have noted on the application that they cannot do anything on the property until that has been approved by the EPA.

Mr. McGory moved to approve the application with staff's conditions and Mr. Zuilhof seconded the motion. All voting members were in favor of the motion.

Mr. McGory stated that the next application on the agenda has been submitted by Bob Waldock, on behalf of Waldock Properties II, 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).

Mr. Voltz stated that in understanding the goals set for this area by the city's Comprehensive Plan and the reasons stated in the report staff believes the rezoning could satisfy many conditions in the Zoning Map Code. 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. Staff recommends the approval of the proposed amendment to the Zone Map for the referenced parcels from "R1-40" Single Family Residential to "CR" Commercial Recreation. Mr. Voltz stated that he received two public comments regarding this application and the following application. The first comment comes from Dorthy Lewis Page at 1842 Third Street who stated "I am concerned with this rezoning as this could create further flooding issues. How can future projects ensure that it doesn't add to the flooding already occurring? How can current properties owners make sure that their properties are kept safe if more buildings are put up adding more strain to the existing storm sewer and sanitary sewer? There has already been flooding issues. We have concerns about creating problems if apartments are being built, due to problems flowing out of the apartments." The second comment comes from Vanessa Jordan at 1017 Clinton Street speaking on behalf of her mother who lives at 1829 Third Street. She stated "Curious as to what the long term plans are for these parcels. Want to make sure that commission knows that this is a historically black neighborhood and that we want to be respected. Most of the people don't have ability to come to a meeting or be heard digitally. We don't want to live next to McDonalds. Would rather see houses, a habitat house, something. Not doctors storage buildings."

Mr. McGory asked if there is a deadline the last two applicants have in order to get their applications approved at this meeting, or can they wait in order to give staff more time to create an overlay district as mentioned.

Mr. Hayberger then swore in Mr. Rengel.

Mr. Rengel stated that they have no immediate plans for his property that is on the agenda.

Mr. Waldock then stated that they have no immediate plans for his property either but would like to tie in some construction with what they are doing across the street.

Mr. Zuilhof made a motion to table the application until next month's meeting and Ms. Castile seconded the motion. All voting members were in favor of the motion.

Mr. McGory stated that the next application on the agenda has been submitted by 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).

Mr. Zuilhof made a motion to table the application until next month's meeting and Mr. Miller seconded the motion. All voting members were in favor of the motion.

Meeting Adjourned: Mr. Zuilhof made a motion to adjourn and Ms. Castile seconded the motion. The meeting was adjourned at 6:07pm.

Approved:

Kristen Barone, Clerk

Pete McGory, Chairman

July 22, 2020

Chairman McGory
City of Sandusky Planning Commission
c/o Greg Voltz, Planner – email: gvoltz@ci.sandusky.oh.us

Re: Application of 1643 Limited for a zoning change to PUD at 1643 First Street

We are neighbors having our respective personal residences within the Snug Harbor subdivision which is located just east of 1643 First Street. The issues presented in this letter reflect common viewpoints and opinions held by us, and many other owners and residents within the Snug Harbor development. A property dispute has recently arisen with respect to long established uses by the owners of property in the Snug Harbor subdivision, with respect to certain portions of the real property that has been included in the Applicant's application for rezoning of 1643 First Street. Although recent discussions have taken place to outline and explore potential resolutions of that property dispute; at this juncture no resolution has been agreed to which would protect the owners of Snug Harbor with respect to their existing recreational areas, decks, drainage, and/or erosion barriers protecting the western peninsula of Snug Harbor. As explained below, although existing, parts of the disputed property remained unmapped for decades upon the tax maps of Erie County. Areas of the unmapped property, which include the disputed property were recently mapped by the Applicant and included as part of the Applicant's pending request for rezoning and development of 1643 First Street.

Additionally, the property at 1643 First Street, may be subject to certain recorded environmental use restrictions and covenants which may limit the potential uses that may be made of all or part of property at 1643 First Street. In the interest of avoiding any further environmental action against the property and/or the City of Sandusky, (the latter of which was also a party to the action which gave rise to the Ohio EPA Director's Final Findings and Order), due consideration by the Planning Commission should also be made with respect to any applicable environmental covenants or restrictions that may impact uses of the property as authorized by the City of Sandusky through its Planning Commission.

The remainder of this submission will address the property dispute first, followed by references to documents evidencing environmental covenants and use restrictions.

The neighboring Snug Harbor development was originally platted in 1948 with the approval of the City of Sandusky, Erie County Officials, and the consent of the United States War Department. See, Exhibit 1, attached. The original plat was amended on a couple of occasions, and now exists as having three parallel peninsulas that extend into Lake Erie; both the west and east peninsulas have a northerly breakwater which runs perpendicular to each peninsula at its most northern point. The 1955 revised plat for Snug Harbor shows the west channel lots of Snug Harbor. See, Exhibit 2, attached. The west channel lots are closest to 1643 First Street.

Located north of the easterly wetlands located at 1643 First Street, was a beach along the shoreline of Lake Erie. The shoreline of the beach was located approximately 460 feet south of

the northerly point of Snug Harbor's westerly breakwater. North of said beach shoreline, are the waters of Lake Erie, and along the westerly shoreline of the west channel of Snug Harbor are fortifications of large rock for erosion control, to protect the integrity of Snug Harbor's westerly peninsula, as well as supporting several dock structures built along the westerly shoreline by residential owners of Snug Harbor or their predecessors in interest.

At the time that most owners in the Snug Harbor development acquired their properties located within Snug Harbor there was no recorded claim of ownership of the beach which was located west of Snug Harbor's westerly peninsula, and north of Snug Harbor lot number 138. Additionally at the time of those purchases, no owner of 1643 West First Street claimed to own any property north of Snug Harbor lot 138, between the waters of Lake Erie and Snug Harbor's western peninsula. At the beginning of 2019, the above referenced beach area, and all property located north of Snug Harbor lot 138, which was located between the westerly Lake Erie shoreline, and western peninsula of Snug Harbor were not included or delineated upon the Erie County Tax Map or Erie County Auditor's parcel map; that property is collectively referred to as the "Unmapped Property." See Exhibit 3 – 1987 to 2017 Tax Map Indicating "Piece Created by Mapper Does Not Exist."

It is our understanding that for more 21 years prior to 2019, the owners of property at Snug Harbor, have maintained the Unmapped Property, for their own benefit and that of their residents, and/or guests at Snug Harbor, through uses of the Unmapped Property in a manner consistent with the exclusive possession of private property, that was open, notorious, continuous (based on the nature of the uses from time to time), and adverse to the interests of any legal title owner, if any, of said Unmapped Property. As such the owners and residents of Snug Harbor have acquired certain vested legal property rights in the Unmapped Property. Any claim of right of any person or entity to dispossess the owners of Snug Harbor of such vested legal rights or uses in the Unmapped Property is now barred by the statute of limitations period of 21 years for the recovery of real estate, as set forth in Ohio Revised Code § 2305.04.

On December 8, 2017, 1643 Limited, the applicant herein acquired 1643 First Street, pursuant to a "limited warranty" deed from Famous Realty of Cleveland, Inc. See, Exhibit 4. That deed did not include any metes and bounds specifically describing the Unmapped Property. The metes and bounds description in that conveyance conforms to the outline of the property west of Snug Harbor shown on Exhibit 3 – the 1987-2017 Tax Map (without reference to the area identified on the map as "Piece Created by Mapper Does Not Exist").

The applicant's property at 1643 First Street is also subject to certain terms and conditions of environmental orders issued in connection with an action before the Ohio Environmental Protection Agency. The Ohio EPA Director's Final Findings and Orders issued on May 26, 2015, included an environmental covenant that the subject property's use be limited to commercial or industrial land use, as those terms are defined in OAC 3745-300-08(C)(2). See, Exhibit 5, at p. 4; also appearing of record in the Erie County Recorder's Office at Official Record Number 201506918, recorded on August 6, 2015 at 2:53 P.M.

The December 6, 2017, deed to 1643 Limited by its predecessor in title included the environmental restrictive covenant describing activity and use limitations for the property as "a. Limitation for Commercial and/or Industrial Land Uses." See, Exhibit 4, p. 1.

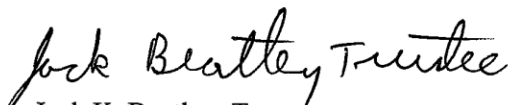
On or about July 9, 2019, the Ohio EPA, addressed certain requested revisions to the Environmental Covenants impacting the property at 1643 First Street. The proposed draft revisions which apparently have not yet been approved or finalized state in part: "**Fee simple single-family homes or duplexes are prohibited.** Permissible residential land use included without limitation condominiums, apartments, daycare centers, long term care facilities . . ." Exhibit 6, at p. 17 (emphasis added). The revisions appear to clarify that the intent of the restrictions is to comply with Ohio Administrative Code § 3745-300-08(C)(2)(a), to reduce environmental contamination risk associated with "land use with a high frequency of potential exposure of adults and children to dermal contact with soil, inhalation of vapors and particles from soil, incidental ingestion of soil, and inhalation of volatile compounds due to vapor intrusion from environmental media to indoor air." Id. Given the express prohibition of uses at the property related to a single family home, (albeit held in fee simple title); it seems incongruent that prohibited uses which are designed to avoid physical contamination from soils, would be consistent with a single family home whose paper title was simply held in another form – other than fee-simple ownership.


Is it appropriate, sound, or a matter of good conscience for this Planning Commission to look past the intent of O.A.C. § 3745-300-08(C)(2)(a) which is written with an intent to avoid likely contacts created by uses of a single family dwelling in an effort to protect children and/or adults who are more likely to play in or work in the surrounding yard of a single family home or duplex; compared to a multi-unit residential high-rise, in what was an significant toxic site in this community, which remains and may continue to be subject to EPA conditions require continuing monitoring and engineering controls to protect users and occupants at the property.

Since the Applicant's request pertains to the entire site and includes many single family residential homes, this Commission should table the application pending a resolution of both: the property dispute, and a final determination from the Ohio EPA as to what uses will actually be permitted, given the existing restrictions that appear to restrict use of the property to commercial and industrial uses.

Thank you for your review and inclusion of these comments as part of your consideration with respect to the pending application of the rezoning of 1643 First Street.

Respectfully submitted,


Jack K. Beatley, Trustee
Owner of 532 and 534 Nantucket Drive
(Lots 147, and 148)


Dr. Michael Thomas Powers
Resident of 530 Nantucket Drive
(Lot 149)

CITY OF SANDUSKY, OHIO
DEPARTMENT OF
PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR 1801 GEORGE STREET

Reference Number: PSPOS20-0008

Date of Report: August 19, 2020

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Chris Andrews, has submitted a site plan application for additional truck sales for 1801 George Street. The following information is relevant to this application:

Applicant: Chris Andrews
1707 George Street
Sandusky, Ohio 44870

Authorized Agent: Brandi Heidl
1623 Old State Road
Sandusky, Ohio 44870

Site Location: 1801 George Street

Zoning: "GM" General Manufacturing

Adjacent Zoning
& Uses: North: "GM" General Manufacturing/Residential
East: "GM" General Manufacturing/Residential
South: "GM" General Manufacturing/Residential
West: "GM" General Manufacturing/Residential

Proposed Uses: Truck Sales

Existing Uses: Truck Sales

Additional Parking: 4 Spaces

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1139.04 Manufacturing Districts
Chapter 1149 Site Plan Review and Off-Street Parking

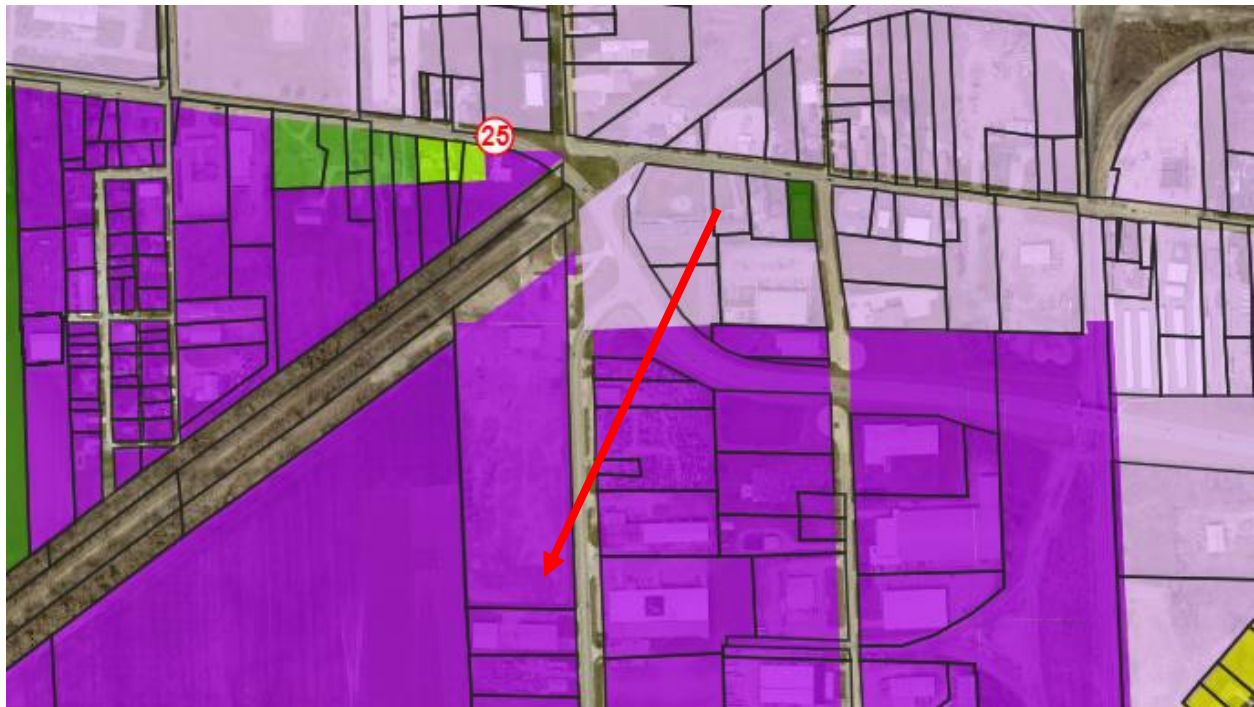
SITE DESCRIPTION

The subject property is located on George Street. The subject property is currently being utilized as overflow storage for the existing truck sales business. The subject property is surrounded by "GM" General Manufacturing Zoning District and surrounded by manufacturing uses.























The subject property is zoned "GM" /Limited Manufacturing by the Sandusky Zoning Code which permits:

- Main Buildings and Uses:
 - All main buildings and uses permitted in a Limited Manufacturing District:
 - Additional manufacturing limited to the following products and processes:
 - Cement products. Concrete mixing and proportion plants:
 - Chemicals. Acetylene, acids, adhesives, aniline dyes, bleaching products, ammonia, carbide, caustic soda, cleaning and polishing preparations, gelatin, glue, size, exterminating agents, industrial alcohol, nitrates, potash, plastic materials, and resins, ray and other synthetic fibers;
 - Clay products. Structural, brick, tile, pipe:
 - Fertilizer;
 - Flour, feed, grain; milling and processing;
 - Glass manufacturing and large glass products;
 - Graphite and graphite products;
 - Leather; fur tanning, curing, finishing;
 - Linoleum and oil clothe, asphalt tile;
 - Machinery, heavy. Agricultural, constructional, electrical, mining;
 - Meal castings and foundry products, including magnesium;
 - Metal ores, reduction, refining, smelting, alloying;
 - Paint, varnish;
 - Petroleum products; refining
 - Rubber products; natural or synthetic, processing or manufacturing;
 - Soaps, starch, detergents;
 - Stockyards, slaughterhouses, meat processing.
- Storage, open or enclosed, limited to the following products and establishments:
 - Dumps and slag piles
 - Grain elevators;
 - Petroleum and petroleum products;
 - Materials used in or goods produced by, permitted manufacturing uses;
 - Dead storage, wrecking, salvaging of vehicles, equipment, lumber, metals, or rubber, may be permitted in an open yard if all material and operations are enclosed on all sides with a chain link or similar fence at least 6 feet high set back at least 40 feet from any public thoroughfare or adjoining residential district.
- Similar Main Uses. Any other manufacturing use not listed above or in subsequent use classifications and determined as similar by the Commission. Main uses set forth in the General Manufacturing District may be permitted in the Limited Manufacturing District if a conditional use permit is granted.

See below for an aerial photo and zoning map of the subject property highlighted.



ZONING DISTRICT

	PF PUBLIC FACILITY		R1-40 SINGLE-FAMILY RESIDENTIAL		LB LOCAL BUSINESS		DBD DOWNTOWN BUSINESS
	RS RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		RB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R1-75 SINGLE-FAMILY RESIDENTIAL		RMF MULTI-FAMILY RESIDENTIAL		GB GENERAL BUSINESS		LM LIMITED MANUFACTURING
	R1-60 SINGLE-FAMILY RESIDENTIAL		RRB RESIDENTIAL / BUSINESS		CA COMMERCIAL AMUSEMENT		GM GENERAL MANUFACTURING
	R1-50 SINGLE-FAMILY RESIDENTIAL		P AUTO PARKING		CR COMMERCIAL RECREATION		PUD PLANNED UNIT DEVELOPMENT
	AG AGRICULTURAL						NO. REQUIRED SETBACK IN FEET



DIVISION OF PLANNING COMMENTS

The applicant has applied for site plan approval to add additional space and a small office/storage building at 1801 George Street. As stated the parcel is zoned as General Manufacturing which permits truck sales. The site plan submitted indicates an additional access drives requested along George Drive. The applicant has proposed to construct an asphalt drive to service this new area. The applicant has proposed a 2,160 square foot office and storage building.

The applicant has proposed 5' of landscaping around the new proposed paved parking area and entrance of the proposed site. Planning Staff has communicated to the applicant that further details in regards to the proposed landscaping species would need to be provided. Per section 1149.09(b) landscaping areas shall be a combination of hardy canopy trees, shrubbery and ground cover.

Section 1149.10 requires all parking areas to adequately illuminated, to date the application has not provided the proposed lighting for the site. Planning Staff would request that this information is provided to staff and reviewed before any building permits are issued.

The applicant has also proposed parking of trucks on an unpaved surface, Section 1149.09 requires all parking areas to be paved unless otherwise approved by Planning Commission. Planning Staff believes that the applicant may want to consider the stone area to be paved as this is the area where the trucks being sold will be stored; an asphalt area would assist on alleviating maintenance issues. If the applicant wishes to maintain the gravel area, it would require Planning Commission approval.

ENGINEERING STAFF COMMENTS

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

1. NEED DRAINAGE PLAN AND STORMWATER PLAN , UPDATED (REDUCED) OUTLET PIPE SIZE FROM BASIN, BASED ON DESIGN REPORT. NEED TO ADDRESS STORMWATER QUALITY ISSUE FOR THE VEHICLE RUNOFF GOING DIRECTLY INTO THE STORM SEWER.
2. FORMAL SWPPP REQUESTED BY COUNTY.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed site plan and stated that the applicant must provide stamped drawings for building permits prior to proceeding.

POLICE DEPARTMENT COMMENTS

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

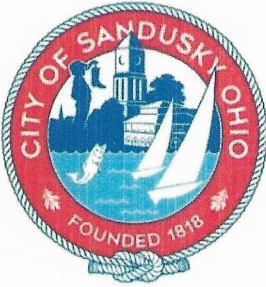
FIRE DEPARTMENT COMMENTS

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

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff would recommend approval of the site plan application for expanded truck sales area and additional parking for a new office/storage building. The use is permitted per the zoning and the applicant has proposed adequate parking for the proposed use. Planning Staff recommends approval with the following conditions:

1. The applicant will need to address comments and concerns of the Engineering Department before any building permits will be issued.
2. The applicant must provide a detailed landscaping plan for Planning Staff to approve
3. The applicant must provide a lighting plan to be approved by Planning Staff



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Chris Andrews

Property Owner Address:

1707 George Street

Sandusky, OH 44870

Property Owner Telephone:

419-656-3568

Property Owner Email:

Chris@ohio-trucks.com

Authorized Agent Name:

Brandi Heidl

Authorized Agent Address:

1623 Old State Road

Norwalk, OH 44857

Authorized Agent Telephone:

419-663-0885

Authorized Agent Email:

Brandi@contractorsdesigneng.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1801 George Street Sandusky, OH 44870

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

Andrews Real Estate, LLC

Parcel Number:

58-01013.000

Zoning District:

DETAILED SITE INFORMATION:

Land Area of Property: 8.8587 (sq. ft. or acres)

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

Building #1: 4,300 sq. ft. (in sq. ft.)

Building #2: 22,000 sq. ft.

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.):

Proposed additional truck parking, added light poles,
retention pond, wrought iron fencing & modular
office unit.

Operation is Monday - Saturday ; 8 AM to 6 PM

Seating - up to 16 people


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.

 7-30-2020
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

 7-30-2020
Signature of Property Owner Date

REQUIRED SUBMITTALS:

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

APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

IMPROVEMENT PLANS FOR
ANDREWS REAL ESTATE LLC SITE DESIGN
1707/1801 GEORGE STREET
WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
SA	SA	SANITARY SEWER
ST	ST	STORM SEWER
W	W	WATER MAIN
G	G	GAS LINE
T	T	TELEPHONE LINE
OE	OE	OVERHEAD ELECTRIC LINE
E	E	ELECTRIC LINE
CATV	CATV	CABLE & TELEVISION LINE
1	1	FENCE LINE
2	2	CENTER LINE
		BASE LINE
		RIGHT OF WAY LINE
		MANHOLE
		CATCH BASIN
		CLEANOUT
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		GAS METER
		WATER SERVICE
		GAS VALVE
		POWER POLE
		LIGHT POLE
		POLE W/ DOWN GUY
		TREE
		HEDGE
		SIGN



SITE MAP

INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS
3	EXISTING SITE & DEMOLITION PLAN
4	PROPOSED SITE PLAN
5	GRADING PLAN
6	STORM WATER POLLUTION PREVENTION PLAN
7	STORM WATER POLLUTION PREVENTION PLAN DETAILS



UNDERGROUND UTILITIES

TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

PLANS PREPARED BY

Engineer & Surveyor
Contractors Design Engineering, Ltd.
1623 Old State Road
Norwalk, Ohio 44857
Phone: (419) 663-0885
Fax: (419) 663-2805
E-Mail: alex@contractorsdesigneng.com

Alexander B. Etchill
Alexander B. Etchill, P.E., P.S.

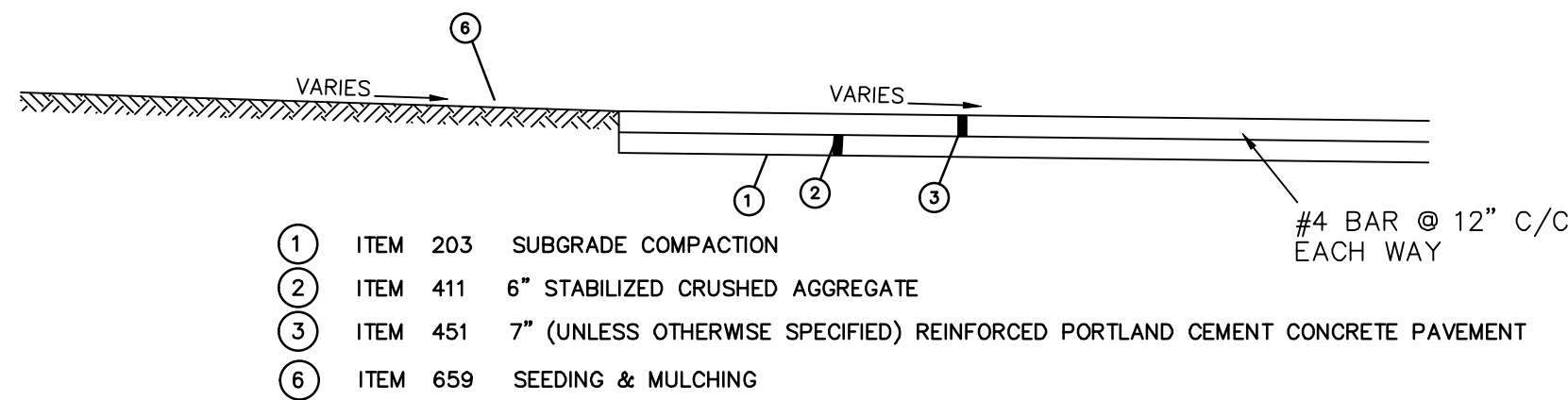
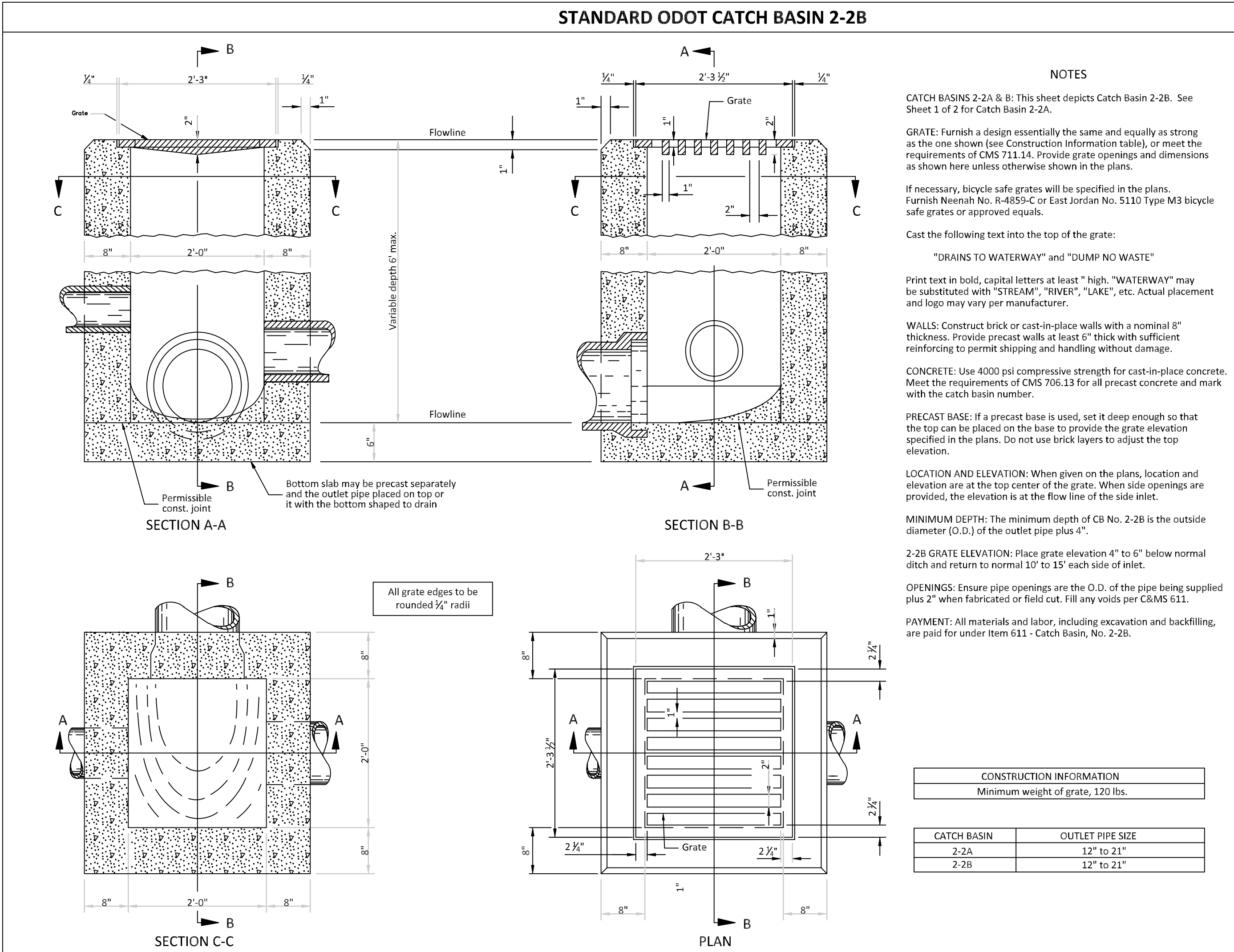
the 29th day of July, 2020

ANDREWS REAL ESTATE LLC SITE DESIGN
TITLE SHEET
WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

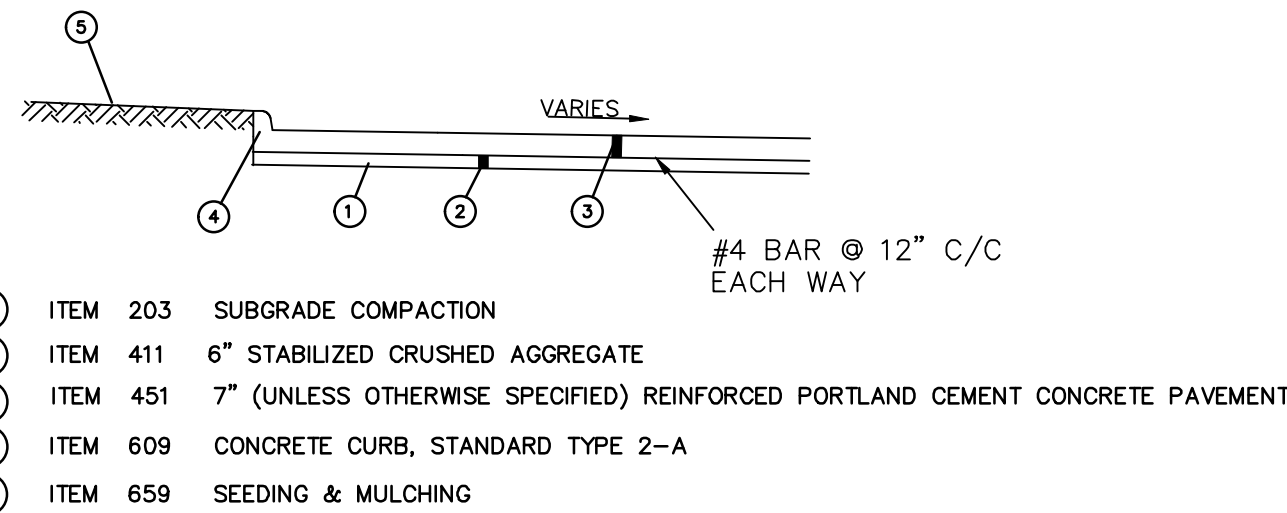
CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE:	DATE: JULY, 2020	CHK'D: ABE	PROJECT NO.
	DR: BLH	REV'D: BY:	16-302

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TYPICAL SECTION - PORTLAND CEMENT CONCRETE PAVEMENT



GENERAL NOTES

SPECIFICATIONS:

The current Construction and Material Specifications (CMS) of the State of Ohio Department of Transportation, including any changes and supplemental specifications listed hereon, shall govern this project.

Item numbers referred to herein conform to the State of Ohio Department of Transportation, Construction and Material Specifications, Current Edition.

ELEVATION DATUM

All elevations are based on NAVD '88 (2011) Datum and verified by a Surveyor.

PERMITS

The contractor shall be responsible for obtaining all necessary permits.

UNDERGROUND UTILITIES

The locations of the underground utilities shown on the plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct, but Contractors Design Engineering, nor City of Sandusky guarantee their accuracy or completeness. The exact location and projection of the underground utilities are the responsibility of the contractor.

OHIO UTILITY PROTECTION SERVICE:

The contractor shall notify the Ohio Utility Protection Service [800-362-2764] forty-eight [48] hours before his work is in progress and shall make such arrangements as are necessary in the event emergency repairs should become necessary.

EXISTING ROADWAY DRAINAGE

Existing roadway ditches, culverts pipes and drives disturbed during construction shall be regraded and replaced to conform to conditions prior to construction and shall be seeded as directed by the Engineer or the City.

LAWN AREAS:

Existing lawn areas disturbed during construction shall be replaced to a condition equal to or exceeding original condition and as approved by the Engineer or the City.

ITEM 614, MAINTAINING TRAFFIC

Traffic shall be maintained on all roads of this project at all times.

Length and duration of the lane closures and restrictions shall be at the approval of the City of Sandusky. It is the intent to minimize the impact to the traveling Public.

The Contractor shall provide, erect and maintain signs, barricades, gates and lights in accordance with ODOT 614 and other applicable portions of the specifications, as well as the Ohio Manual of Uniform Traffic Control Devices. Payment for all labor, equipment and materials shall be included in the Lump Sum price for Item 614 Maintain Traffic, unless separately itemized in the Plan.

UTILITY SERVICES

Relocation or repair of utility services, disturbed by the work will be the responsibility of the contractor. The cost shall be included in the cost of the project.

UTILITY POLES

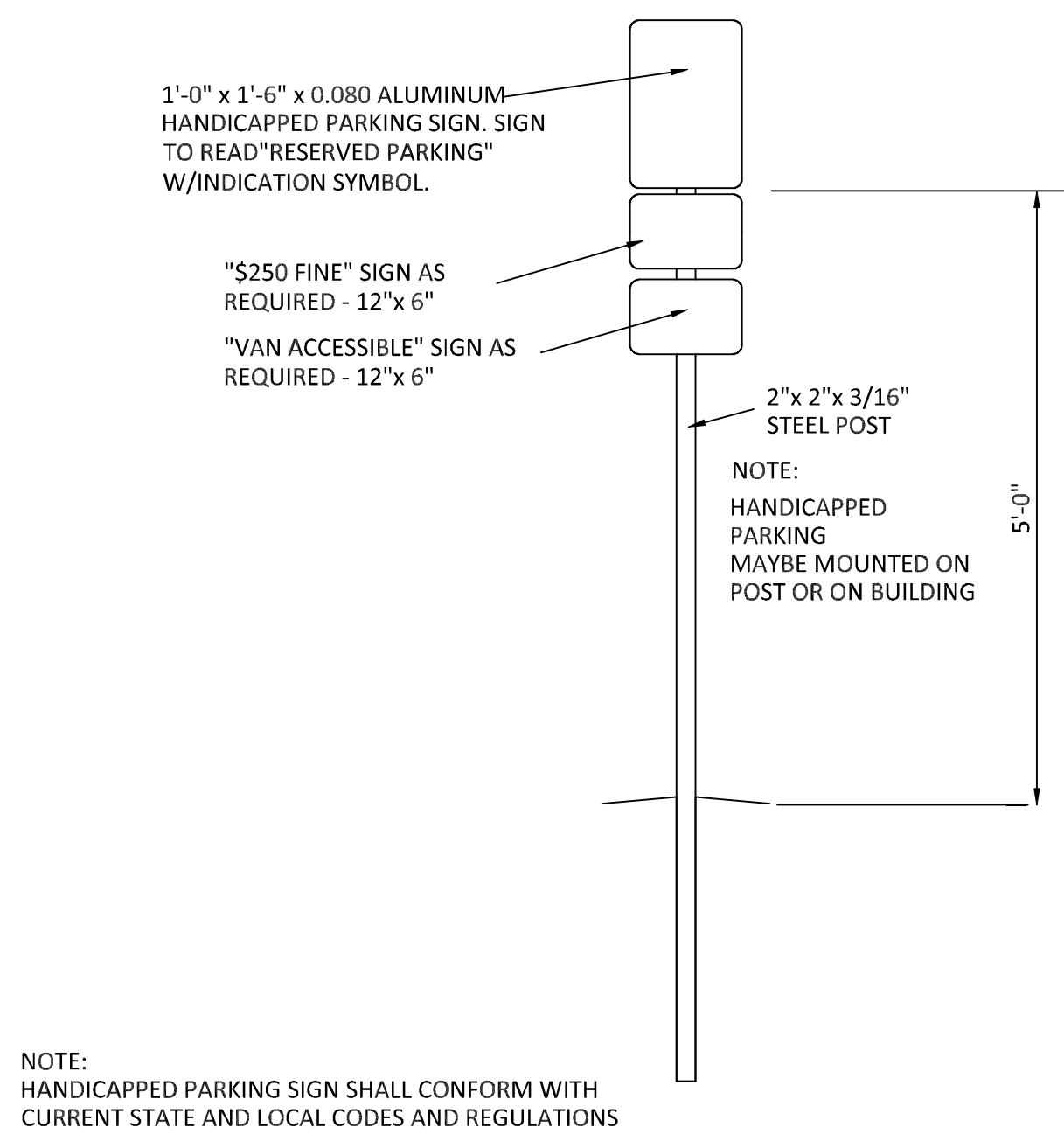
All utility poles within this project that require relocation shall be moved by there respective owners so not as to interfere with the progress of the work.

The contractor shall coordinate with the respective utility owners to provide adequate temporary support when trenching near the remaining utility poles and guy wires.

CONSTRUCTION LAYOUT

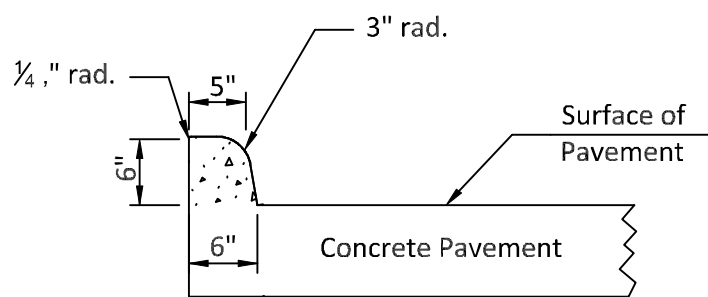
All construction layout shall be the responsibility of the contractor and shall be provided by a Licensed Professional Surveyor.

HANDICAPPED PARKING SIGN

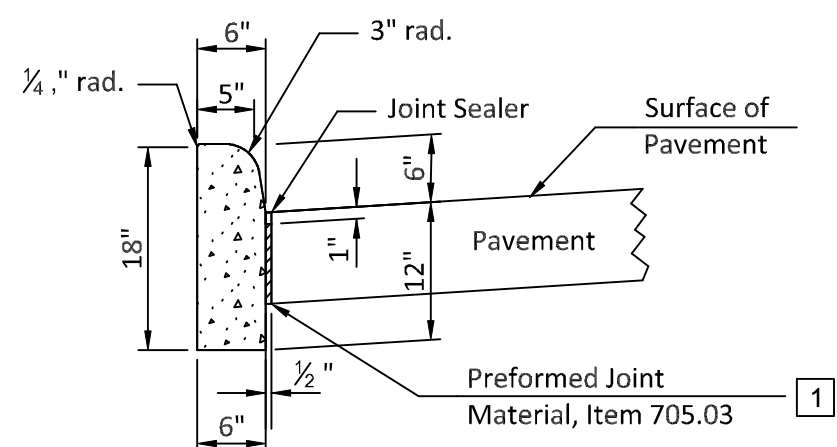


NOTE:
HANDICAPPED PARKING SIGN SHALL CONFORM WITH
CURRENT STATE AND LOCAL CODES AND REGULATIONS

ODOT TYPE 2-A CURB

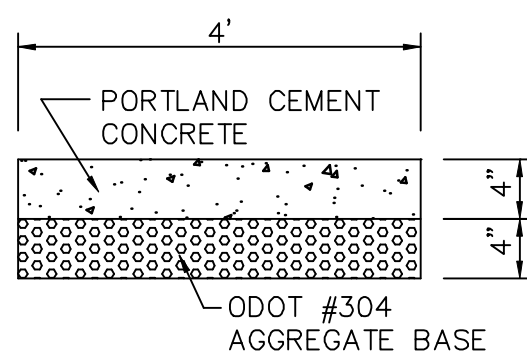


ODOT TYPE 6 CURB



1 Expansion joint material and joint sealer are not required for the portion of the curb that is adjacent to a flexible pavement type. Both materials are required, as detailed, for the full height of rigid pavement and concrete bases.

CONCRETE SIDEWALK



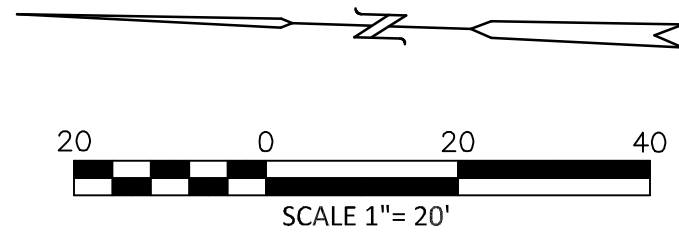
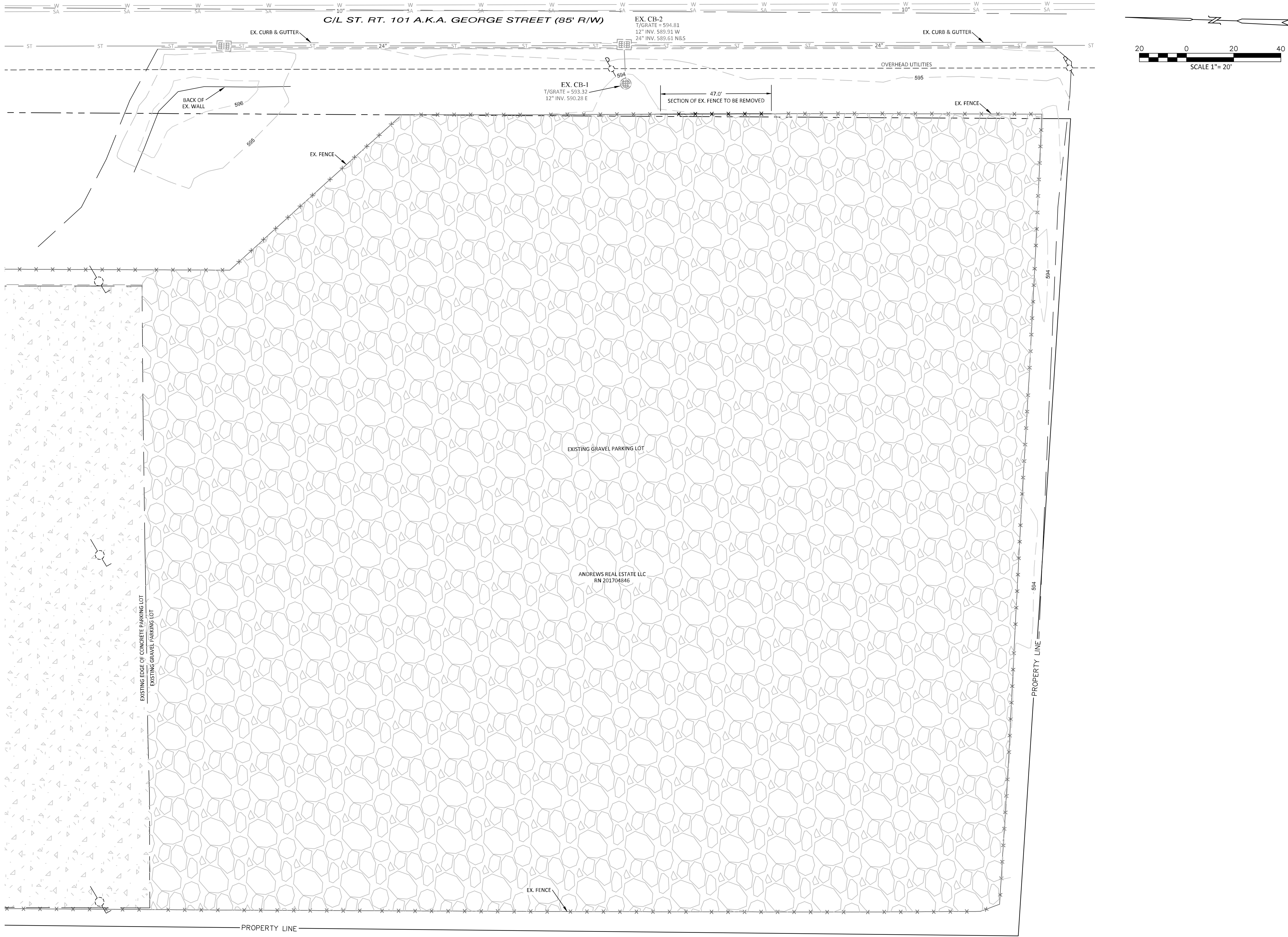
A. The Portland cement concrete walk with ODOT Item 304 aggregate base shall be in accordance with ODOT Item 608.

ANDREWS REAL ESTATE LLC SITE DESIGN
DETAILS
WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE:	DATE: JULY, 2020	CK'D: ABE	PROJECT NO.
	DR: BLH	REV'D: BY:	16-302

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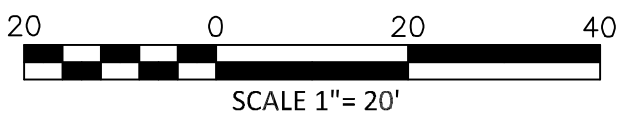


ANDREWS REAL ESTATE LLC SITE DESIGN
EXISTING SITE & DEMOLITION PLAN
WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

3
7

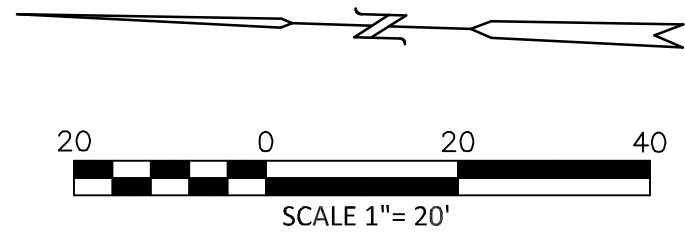
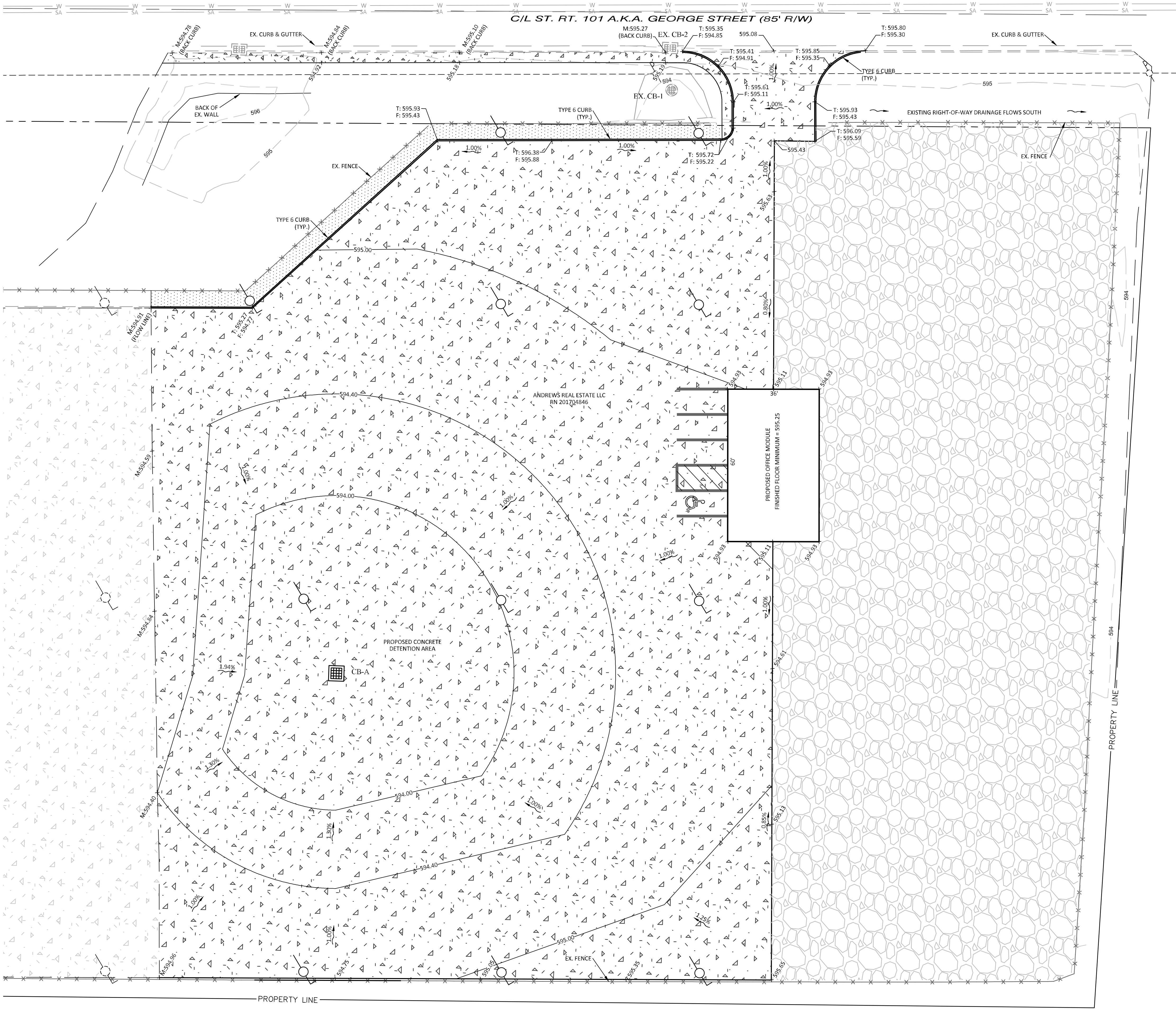
CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1"=20'	DATE: JULY, 2020 DR: BLH BY:	CHK'D: ABE REV'D: BY:	PROJECT NO. 16-302
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NOTES:
- **DISQUALIFIER:** EXISTING FENCE IS NOT A RETAINING WALL. EXISTING GROUND ELEVATION ON THE WEST SIDE OF THE FENCE IS LOWER THAN THE DESIGNED ELEVATION OF THE PROPOSED EDGE OF CONCRETE PARKING LOT. DESIGN DOES NOT INCLUDE STRUCTURAL INTEGRITY ANALYSIS OF EXISTING FENCE AGAINST THE PARKING LOT. FENCE MAY FAIL DUE TO LOAD FROM THE PARKING LOT.
- PROPOSED RIVER ROCK/ LANDSCAPING BY OWNER.

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STORM SEWER TABLE					
STRUCTURE	TYPE	CASTING	DIRECTION	PIPE SIZE	PIPE ELEVATION
CB-A	CATCH BASIN	593.30	SE	12"	590.90
EX. CB-1	CATCH BASIN	593.32	NW	12"	590.30
EX. CB-2	CATCH BASIN	594.81	N & S	24"	589.63
			W	12"	589.91

T: 595.50
F: 595.00

M: 595.00

595.00

TOP-BACK OF CURB
FLOW LINE ELEVATION

MATCH EXISTING
ELEVATION

DESIGN/PROPOSED
ELEVATION

595

595.00

EXISTING CONTOUR

PROPOSED CONTOUR

File Name: Z:\CD\Eng\1616-302-Andrews Site Design\2020 Project - Site Expansion\16-302_2020.dwg

ANDREWS REAL ESTATE LLC SITE DESIGN

GRADING PLAN

WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

CONTRACTORS

DESIGN ENGINEERING

CONSULTING ENGINEERS & SURVEYORS

NORWALK, OHIO

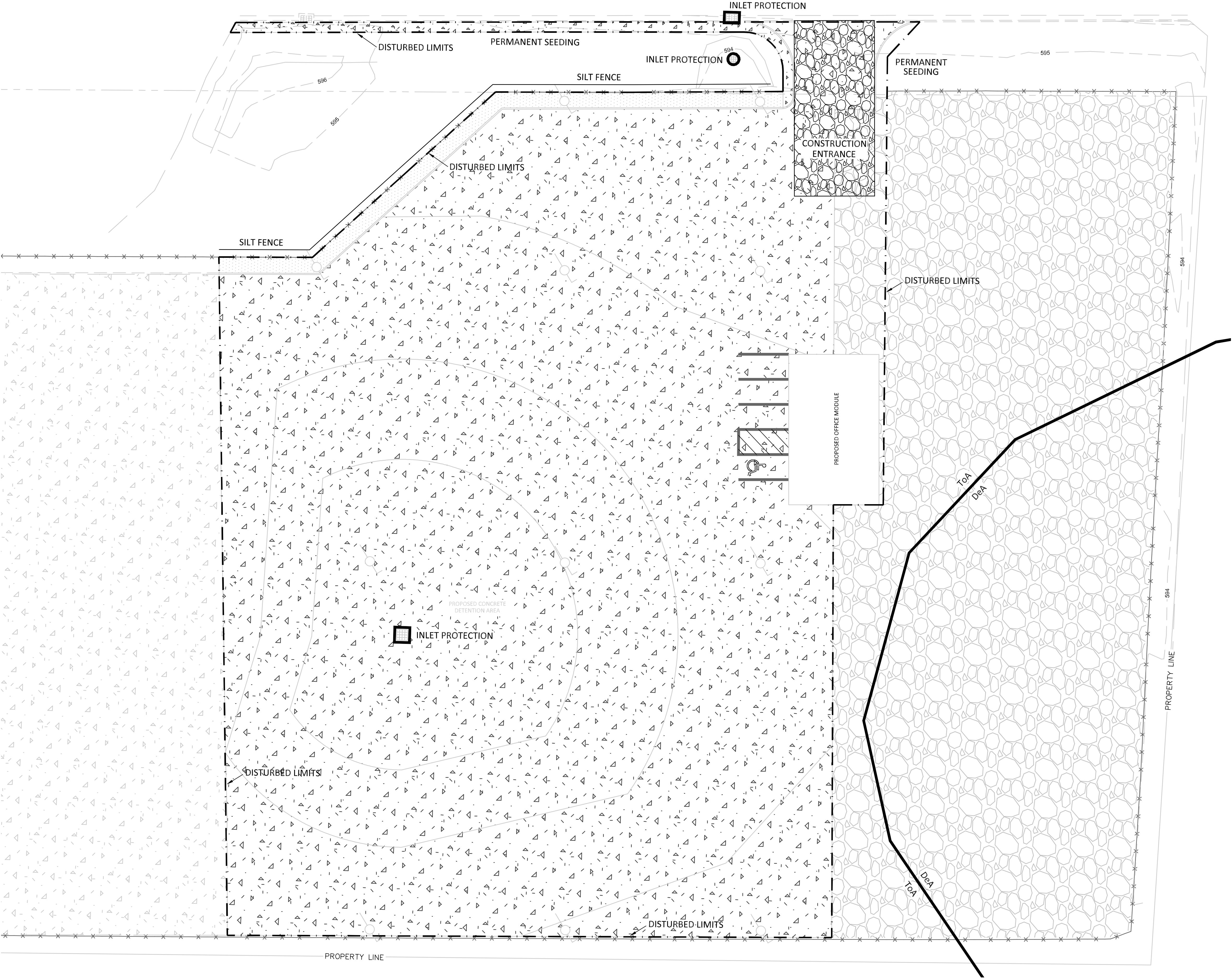
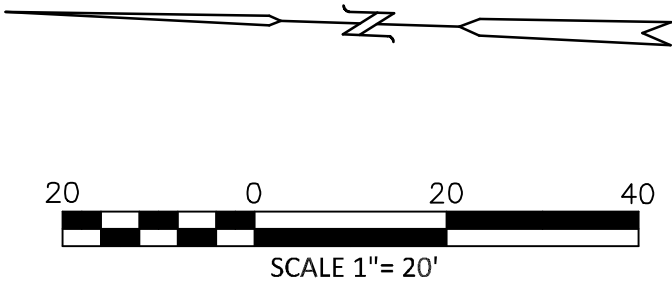
SCALE: 1"=20'

DATE: JULY, 2020
DR: BLH

CHK'D: ABE
REV'D: BY:

PROJECT NO. 16-302

C/L ST. RT. 101 A.K.A. GEORGE STREET (85' R/W)



**TOTAL DISTURBED
AREA = 1.90 ACRES**
(OF WHICH APPROXIMATELY 1.85 ACRES TO
CONSIST OF EXISTING GRAVEL AND 0.05
ACRES TO CONSIST OF SOIL)

SOIL TYPES:
DeA - Del Rey silt loam
ToA - Toledo silty clay

ANDREWS REAL ESTATE LLC SITE DESIGN
STORM WATER POLLUTION PREVENTION PLAN
WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

**CONTRACTORS
DESIGN ENGINEERING**
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1"=20'	DATE: JULY, 2020 DR: BY: BLH	CHK'D: ABE REV'D: BY:	PROJECT NO. 16-302
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Site Preparation

1. Subsoiler, plow, or other implement should be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slope-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
3. Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.
2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft., or 1000 pounds per acre of a 10-10-10 or 12-12-12 analyses.
3. The lime or fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on contour.

Seeding Dates and Soil Conditions

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure adequate seed germination. The technique for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings

1. Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.
2. The following methods may be used for "Dormant Seeding":
 - From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
 - From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.

- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
- Where feasible, except when a cultipacker type seeder is used, the seedbed should be rolled, following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

Mulching

1. Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.
2. Materials
 - Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
 - Hydroseeder—If a wood cellulose fiber is used, it shall be applied at 2,000 lb/acre, or 46 lb/1,000 sq. ft.
 - Other—Other acceptable mulches include rolled erosion control matings or blankets. For uniform application, manufacturer's recommendations or wood chips applied at 6 tons per acre.
3. Straw and Mulch Anchoring Methods
- 3.1. Mulch shall be anchored immediately to minimize loss by wind or water.
- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
- Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gallons per acre.
- Synthetic binders—Synthetic binders such as Acrylic DLR (40% latex), DCo-70, Petrofrost, Tarack or equivalent may be used at rates specified by the manufacturer.
- Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net rate of 500 lbs/acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gal-tons of water.

Irrigation

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	12-1	For close mowing & for waterways with <2.0 ft/sec velocity
Domestic Ryegrass	10-20	14-1/2	
Kentucky Bluegrass	20-40	12-1	
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	Do not seed later than August
Crown Vetch	10-20	14-12	
Tall Fescue	20-30	12-3/4	
Flat Pea	20-25	12-3/4	Do not seed later than August
Tall Fescue	20-30	12-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	For shaded areas
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	
Creeping Red Fescue		1-1/2	

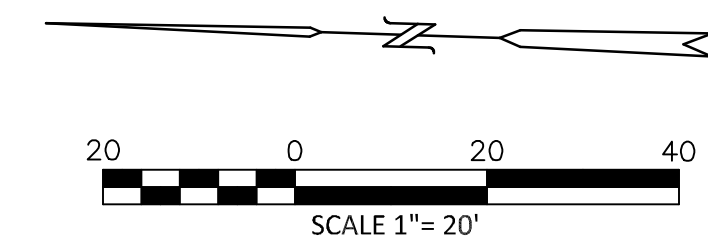
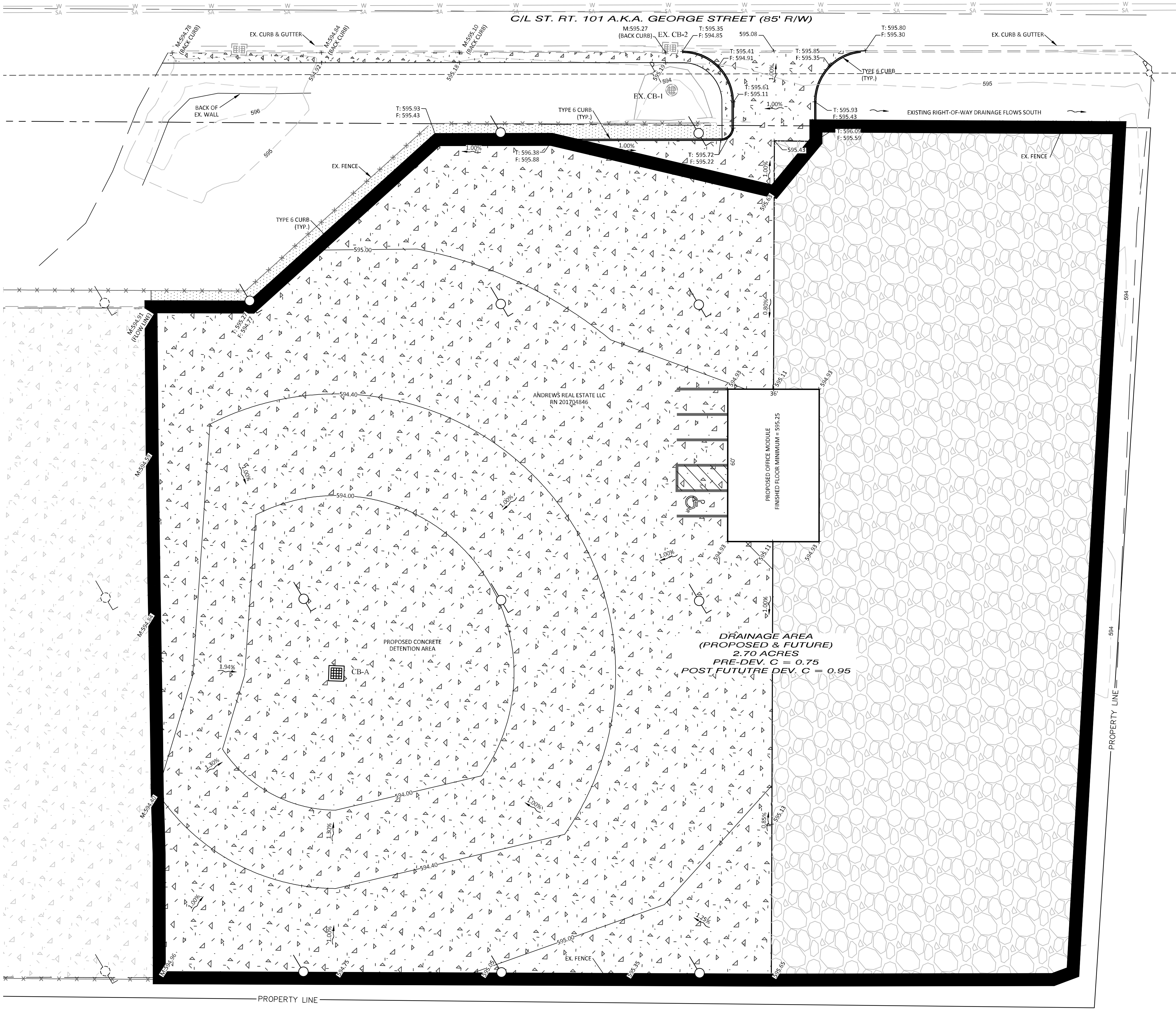
NOTES:

1. INLET PROTECTION SHALL BE PLACED AROUND ALL CATCH BASINS, AS SHOWN.

NOTES:

1. THE CONTRACTOR INTENDS FOR THE CONCRETE TRUCKS TO RETURN TO THEIR SITE FOR "WASHOUT". SHOULD A CONCRETE TRUCK "WASHOUT" BE LOCATED ON SITE, IT WILL BE PER THE ABOVE DETAIL AND ALL CONCRETE TRUCKS WILL USE FOR WASHOUT.

2. CONTRACTOR MAY SUPPLY A PREFABRICATED PORTABLE CONTAINER FOR CONCRETE WASHOUT BASIN IN LIEU OF THE DETAIL ABOVE.



STORM SEWER TABLE					
STRUCTURE	TYPE	CASTING	DIRECTION	PIPE SIZE	PIPE ELEVATION
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EX. CB-1	CATCH BASIN	593.32	NW	12"	590.30
EX. CB-2	CATCH BASIN	594.81	E	24"	589.28
			N & S	24"	589.63
			W	12"	589.91

GRADING LEGEND	
T: 595.50 F: 595.00	TOP-BACK OF CURB FLOW LINE ELEVATION
M: 595.00	MATCH EXISTING ELEVATION
595.00	DESIGN/PROPOSED ELEVATION
595	EXISTING CONTOUR
595.00	PROPOSED CONTOUR

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ANDREWS REAL ESTATE LLC SITE DESIGN

DRAINAGE AREAS

WARD 3, CITY OF SANDUSKY, ERIE COUNTY, OHIO

CONTRACTORS

DESIGN ENGINEERING

CONSULTING ENGINEERS & SURVEYORS

NORWALK, OHIO

SCALE: 1"=20'

DATE: JULY, 2020

DR: BLH

BY:

CHK'D: ABE

REV'D: BY:

PROJECT NO. 16-302