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**Planning Commission**

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

**Agenda**

**September 23, 2020**

**4:30 pm**

**Meeting via Microsoft Teams & Live Streamed on**

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

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1. Meeting called to order – Roll Call
  2. Approval of minutes from August 26, 2020 meeting

**Adjudication Hearing**

3. Brady Signs Co., has submitted an application for an electronic message board sign at Zion Lutheran Church at 503 Columbus Ave.

**New Business**

4. John A. Feick, on behalf of Reisig Investments 2 LLC, has submitted a site plan application for a new building at 2620 W Monroe Street.
5. Edward Opfer has submitted a site plan application for a new building at 2124 Cleveland Road.

**Old Business**

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

**Tabled Items**

7. 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).
8. 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).

9. Meeting Adjourned

**NEXT MEETING: October 28, 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:**

Vice-Chairman David Miller called the meeting to order at 4:32pm. The meeting took place virtually. The following members were present: Jade Castile, Jim Jackson, David Miller, Connor Whelan, and Mike Zuilhof. Mike Meinzer was not present. Chairman Peter McGory was not present at the roll call but later joined. Greg Voltz and Tom Horsman represented the Planning Department.

**Approval of minutes from the July 22<sup>nd</sup>, 2020 meeting:**

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

**New Business:**

Mr. Miller explained that the first application on the agenda is an application submitted for site plan approval at 1801 George Street.

Mr. Voltz briefly went over the application and then stated that staff recommends approval of the site plan contingent on 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.

Mr. Miller asked if anyone had any questions. No questions were brought up by the members.

Mr. Miller asked why the zone map in this area doesn't line up with parcel lines. Mr. Voltz stated this was due to the building of the overpass.

Mr. Miller asked what a SWPP plan entailed. Mr. Voltz stated that it is a storm water plan and it is how they will maintain storm water during construction. Mr. Miller specifically asked about post construction and how to ensure storm water is treated post construction. Mr. Voltz stated that yes the applicant is working to comply with engineering recommendations for post construction storm water treatment.

Mr. Miller asked the applicant whether or not he has potential to expand further and even have to move into Perkins Township. The Applicant, Mr. Andrews, said he has no plans to operate on Perkins Township property.

Mr. Zuilhof asked that approval is contingent on full cut off light fixtures. Mr. Zuilhof discussed that he is not arguing to limit luminosity and states that this is a reasonable request. Mr. Miller asked if the applicant has any issues with this request. The applicant states that this would be no issue and discusses the type of lighting.

Chairman Peter McGory joined the meeting

Mr. Zuilhof made a motion to approve the application with the conditions recommended by staff and adding the additional condition that all exterior lighting be full cut off style in its nature. Mr. Miller seconded the motion. Chairman Peter McGory abstained from voting, All other present members were in favor of the motion.

**Old Business:**

Mr. McGory stated that next on the agenda is further discussion on old business regarding zoning of 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Street between Farwell Street and the Cedar Point dormitories.

Mr. Voltz stated that staff has spoken to the applicants for the two tabled items from the previous months meeting and explains that the applicants are comfortable with these items to remain tabled. Mr. Voltz explains that Planning Staff believes there are three options that staff has explored and mentioned difficulties that come with each one: 1. implementing a restrictive overlay district 2. new type of zoning district completely to meet the needs and wants of the neighborhood and applicants 3. rezone the entire adjacent area to the Commercial Recreation as requested by the two individual applicants. Mr. Voltz proceeds to state that staff is leaning towards the third option with the idea that a restrictive overlay district could be implemented later.

Mr. Zuilhof asked if there was any acreage requirement for a PUD. Mr. Voltz stated that there is not any minimum area requirements. Mr. Zuilhof then states that this could allow for a PUD to be used in this area. Discussion of this ensued. Mr. McGory asked if both applicants are willing for the City to sort this out. Mr. Voltz stated that yes they are comfortable with waiting.

Ms. Castile asked how Planning Staff would gather neighborhood feedback. Mr. Voltz stated Staff would go to the neighborhood and knock on doors and stated that feedback would come to either the September or October meeting. Ms. Castile stated that she would be concerned if the area was rezoned to Commercial Recreation and then undesirable uses start to be built and there would need to an overlay enacted to limit these uses.

Mr. Miller asked if public hearings are also part of the overly process. Mr. Voltz confirmed.

Mr. Zuilhof stated that a PUD should be considered as an option.

Mr. Voltz stated that he is requesting that the tabled items relating to this discussion remain tabled.

Mr. Zuilhof states that he is still uncomfortable with the discussed area going fully commercial, with the idea that undesirable uses will not become an issue.

Mr. McGory states that he believes the City has time to continue to explore options

**Meeting Adjourned:** Mr. Miller made a motion to adjourn and Mr. Jackson seconded the motion. The meeting was adjourned at 6:09pm.

**Approved:**

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Greg Voltz, Planner.

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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 ZION  
LUTHERAN CHURCH AT 503 COLUMBUS AVE.

Reference Number: PCONDU20-0005

Date of Report: September 16, 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<br>1721 Hancock St.<br>Sandusky, Ohio 44870                                     |
| Owner:                          | Zion Lutheran Church<br>503 Columbus Ave.<br>Sandusky, Ohio 44870                           |
| Site Location:                  | 503 Columbus Ave.   |
| Zoning:                         | "PF" Public Facility<br>Surrounding Zoning: "PF" Public Facility                            |
| Existing Uses:                  | Church  |
| Applicable Plans & Regulations: | City of Sandusky Comprehensive Plan<br>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 3'5" x 7'3" two-sided digital message board sign. The sign would be situated perpendicular to the building wall so that the sign faces would face north bound and south bound traffic on Columbus Ave. The signage size would comply with the Zoning Code regulations for this site. The site is located in a Public Facilities zoning district.

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.

Zion Lutheran Church is not located in a historic district, but it is individually listed on the National Register of Historic Places and thus falls under the purview of the Landmark Preservation Ordinance. Typically, digital signs are discouraged in historic districts or on landmark buildings, however, the Landmark Commission did approve the installation of this sign in June 2020. The Zoning Code also requires all digital signs to receive a Conditional Use Permit from the Planning Commission.

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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 no issues with the proposed signage.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has no issues with the proposed signage.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Marshall has no issues with the proposed signage.

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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 503 Columbus Ave. 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](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: Zion Evangelical Lutheran Church

Property Owner Address: 503 Columbus Ave, Sandusky

Property Owner Telephone: 419-625-2112

Property Owner Email: dph@barneswendling.com

Authorized Agent Name: Brady Signs Co

Authorized Agent Address: 1721 Hancock St, Sandusky

Authorized Agent Telephone: 419-626-5112

Authorized Agent Email: ryan@bradysigns.com

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 503 Columbus Ave, Sandusky

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

Parcel Number: 56-68029.000 Zoning District: \_\_\_\_\_

**DETAILED SITE INFORMATION:**

**Land Area of Property:** . 4879 (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 - signage





**Job Location:**

Zion Evangelical Lutheran Church  
503 Columbus Avenue  
Sandusky, OH 44870

**Job Description:**

**NEW MONUMENT SIGN: BRADY SIGNS TO FURNISH AND INSTALL (1) NEW DIGITAL SIGN ON TOP OF LIMESTONE MASONRY BASE. BRADY TO BE RESPONSIBLE FOR SETTING OF STEEL STRUCTURE ON TOP OF PREPOURED CONCRETE FOOTING IN ADDITION TO DIGITAL SIGN AND STATIC HEADER CABINET INSTALL AND ALL SECONDARY WIRING CONNECTIONS. CLIENT TO BE RESPONSIBLE FOR DEMOLISHING OF EXISTING SIGN, EXCAVATION AND CONCRETE FOR NEW SIGN LOCATION, RUNNING PROPER PRIMARY ELECTRIC TO SIGN AND ALL MASONRY WORK.**

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.

  
Signature of Owner or Agent

8-12-2020  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of Zion Evangelical Luth Church (municipal street address of property), I hereby authorize Brady Signs Co to act on my behalf during the Planning Commission approval process.

Marjorie L. Burton, Treasurer August 11, 2020  
Signature of Property Owner Zion Lutheran Church Date

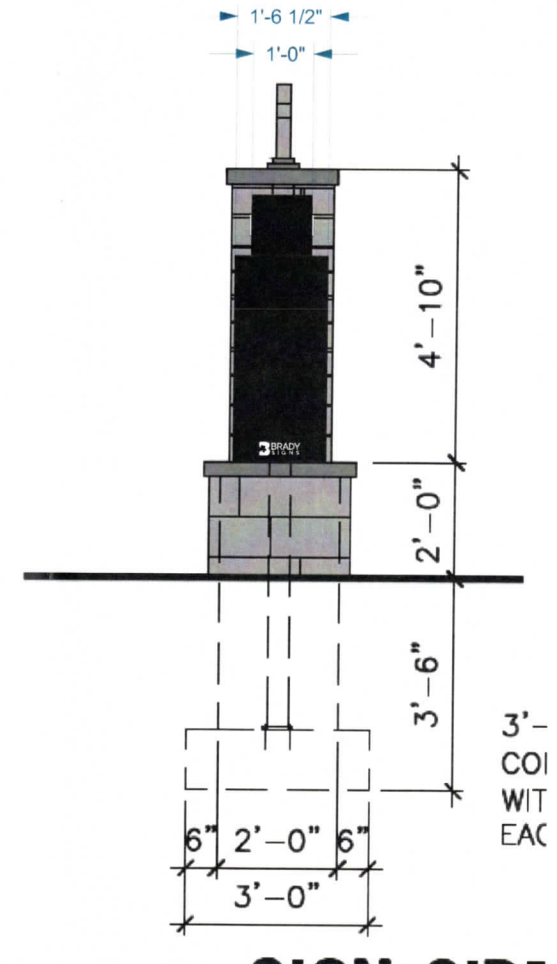
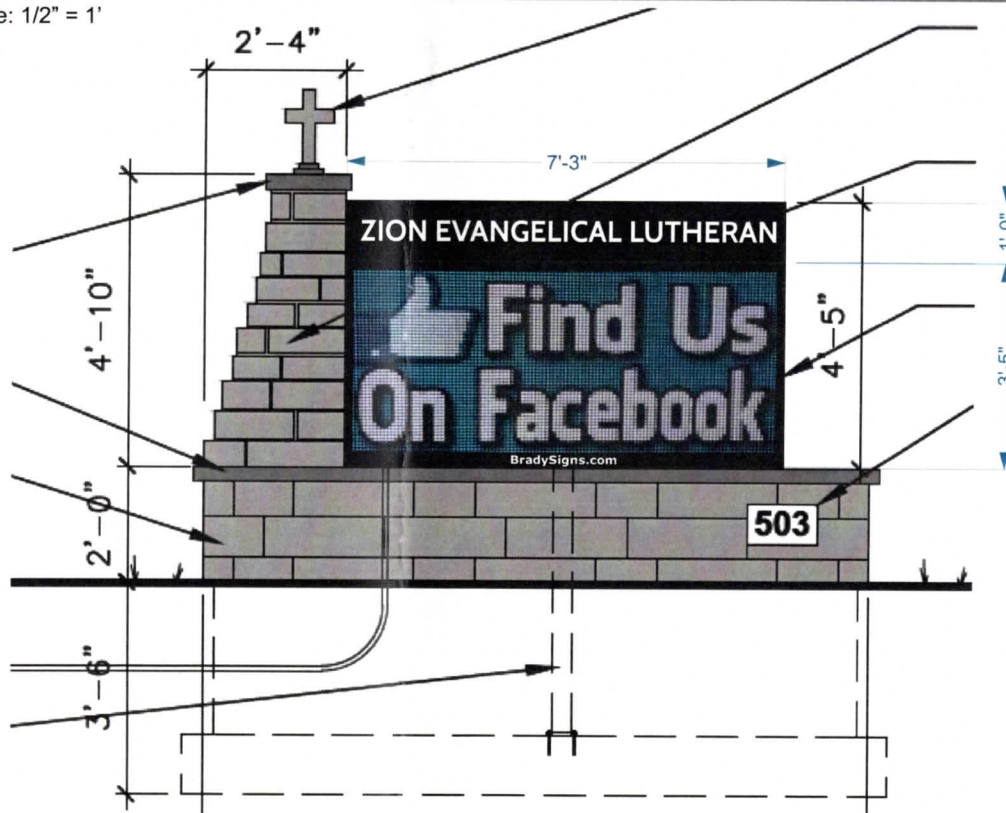
**STAFF USE ONLY:**

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

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

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

Scale: 1/2" = 1'



#### Scope of Work - Brady Signs

- A) Furnish and install (1) D/F 3'5" x 7'3", 16mm, full color Watchfire EMC
- B) Furnish and install (1) D/F 1' x 7'3" non-illuminated header cabinet painted semi-gloss black with 3/8" flat cut out acrylic pin mount letters (painted white) on face cabinet with white reflective vinyl applied to face of letter. Cabinet is to be setup for a single pole saddle mount (4.5" square tube structure). Top of cabinet to be removable for install. No fasteners on face of cabinet.
- C) Furnish and install 4.5" square tube structure at 108" L with 8" square plate at base with 1/2" bolt holes for (4) masonry anchors into base below

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.



Customer: Zion Lutheran Church  
 Location: 503 Columbus Ave. Sandusky, OH 44870  
 File name: Dwg72511A  
 Date: 7/2/20  
 Note: New Monument Sign

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  
 Fax (419)625-5985



Scale: 1/2" = 1'

**Scope of Work - Brady Signs**

A) Furnish and install (1) D/F 3'5" x 7'3", 16mm, full color Watchfire EMC

B) Furnish and install (1) D/F 1' x 7'3" non-illuminated header cabinet painted semi-gloss black with 3/8" flat cut out acrylic pin mount letters (painted white) on face cabinet with white reflective vinyl applied to face of letter. Cabinet is to be setup for a single pole saddle mount (4.5" square tube structure). Top of cabinet to be removable for install. No fasteners on face of cabinet.

C) Furnish and install 4.5" square tube structure at 108" L with 8" square plate at base with 1/2" bolt holes for (4) masonry anchors into base below

**A) Furnish and install (1) D/F 3'5" x 7'3", 16mm, full color Watchfire EMC**  
**B) Furnish and install (1) D/F 1' x 7'3" non-illuminated header cabinet painted semi-gloss black with 3/8" flat cut out acrylic pin mount letters (painted white) on face cabinet with white reflective vinyl applied to face of letter. Cabinet is to be setup for a single pole saddle mount (4.5" square tube structure). Top of cabinet to be removable for install. No fasteners on face of cabinet.**  
**C) Furnish and install 4.5" square tube structure at 108" L with 8" square plate at base with 1/2" bolt holes for**



Customer: Zion Lutheran Church  
Location: 503 Columbus Ave. Sandusky, OH 44870  
File name: Dwg72511A  
Date: 7/2/20  
Note: New Monument Sign

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  
Fax (419)625-5985

# PLANNING COMMISSION REPORT

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## APPLICATION FOR SITE PLAN APPROVAL FOR ADDITIONAL BUILDING AT 2620 W MONROE STREET

Reference Number: PSPOS20-00010

Date of Report: September 16, 2020

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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John A. Feick, on behalf of Reisig Investments 2 LLC, has submitted a site plan application for a new building at 2620 W Monroe Street. The following information is relevant to this application:

Applicant: Reisig Investments 2 LLC  
P.O. Box 1733  
Avon Park, FL 33826

Authorized Agent: John A. Feick  
224 E Water Street  
Sandusky, OH 44870

Site Location: 2620 W. Monroe Street

Zoning  
& Adjacent Uses: "GB" General Business  
North: "GB" General Business - Retail  
East: "GB" General Business – Auto Dealer  
South: "RMF" Residential Multi-Family – Multi-family housing  
West: "GB" General Business – Community Use

Parking: Existing – 17 Marked (approximately 10 unmarked)  
Proposed – 0 additional outdoors (6 indoors)

Existing Uses: Manufacturing

Proposed Uses: Manufacturing

Applicable Plans & Regulations:  
Sandusky Zoning Code Chapter  
Chapter 1149 Site Plan Review & Off-Street Parking  
Chapter 1139 Manufacturing Districts

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**SITE DESCRIPTION**

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The subject property is located along Monroe Street, adjacent to other General Manufacturing zoned parcels, within the City of Sandusky. The area is zoned "GM" General Manufacturing, which permits the following:

**1139.05 PERMITTED BUILDINGS AND USES; GENERAL MANUFACTURING DISTRICT.**

**(a) Main Buildings and Uses.**

- (1) All main buildings and uses permitted in a Limited Manufacturing District;
- (2) Additional manufacturing limited to the following products and processes:
  - A. Cement products. Concrete mixing and proportioning plants;
  - B. 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, rayon and other synthetic fibers;
  - C. Clay products. Structural, brick, tile, pipe;
  - D. Fertilizer;
  - E. Flour, feed, grain; milling and processing;
  - F. Glass manufacturing and large glass products;
  - G. Graphite and graphite products;
  - H. Leather; fur tanning, curing, finishing;
  - I. Linoleum and oil cloth, asphalt tile;
  - J. Machinery, heavy. Agricultural, constructional, electrical, mining;
  - K. Metal castings and foundry products, including magnesium;
  - L. Metal ores; reduction, refining, smelting, alloying;
  - M. Paint, varnish;
  - N. Petroleum products; refining;
  - O. Rubber products; natural or synthetic, processing or manufacturing;**
  - P. Soaps, starch, detergents;
  - Q. Stockyards, slaughterhouses, meat processing.
- (3) Storage, open or enclosed, limited to the following products and establishments:**
  - A. Dumps and slag piles;
  - B. Grain elevators;
  - C. Petroleum and petroleum products;
  - D. Materials used in, or goods produced by, permitted manufacturing uses;
  - E. Dead storage, wrecking, salvaging of vehicles, equipment, lumber, metals, or rubber, may be permitted in an open yard if all materials 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.



A picture of the property along with a location map are found below.  
2620 W Monroe Street





## Zone Map – Parcels Indicated



### Zone Map Setbacks



### PUD - Planned Unit Development



### Parcels



### TRO - Transient Rental Overlay



### Zoning

- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban

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#### **DIVISION OF PLANNING COMMENTS**

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The applicant is proposing to build a new 4,160 SF two story building on this site to be used as a office and storage building to serve the existing business on site. The use of the site will not change.

The applicant also proposes utilizing the indoor parking of the new building for 6 additional parking spaces. Section 1149 of the City of Sandusky Planning and Zoning Code would require 6 new spaces for this proposed building and uses. The applicant, and staff, believes the 6 indoor parking spaces provided will be more than enough to serve the proposed use, as this is not a retail establishment and not frequented by customers. Parking for the business can also occur throughout the site.

The applicant will be paving the drive but the easement area will be stone. Knowing that there is potential for a future building staff would recommend we waive the paving requirements for a period of time knowing that it will likely be paved when the second building is completed. Staff would also recommend green infrastructure and storm water treatment as part of the paving of this site, acknowledging that this site sits very close to Mills Creek.

Lighting will only be mounted to the building and staff will make a request that the lighting be darky sky compliant and be fully shielded.

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#### **ENGINEERING STAFF COMMENTS**

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NEED DRAINAGE PLAN AND STORMWATER PLAN. SHOW PLANNED DOWNSPOUT CONNECTIONS/OUTFALLS. SHOW MODIFIED SWPPP TO MINIMIZE EROSION DURING CONSTRUCTION.

FIS SHOWS 1% FLOOD ELEVATION TO BE 584.X IN THIS AREA. BE WARY OF THIS ELEVATION DURING CONSTRUCTION.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official is reviewing the application and has not supplied objections to the proposed site plan at time of writing this report.

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#### **POLICE DEPARTMENT COMMENTS**

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The City Police Chief is reviewing the application and has not supplied objections to the proposed site plan at time of writing this report.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief is reviewing the application and has not supplied objections to the proposed site plan at time of writing this report.

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**CONCLUSION/RECOMMENDATION**

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

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. All documents requested by the Engineering Department are provided and approved.
3. Planning Commission waives parking requirements for this expansion due to the new building being used for storage.
4. Planning Commission waives paving requirements for a period of 2 years or until the second building is constructed, whichever occurs first.
5. New lighting is fully shielded and dark sky compliant.



## PLANNING COMMISSION

### Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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

#### APPLICANT/AGENT INFORMATION:

Property Owner Name: REISIG INVESTMENTS 2 LLC

Property Owner Address: P.O. Box 1733

AVON PARK, FL 33826

Property Owner Telephone: 321-689-2445

Property Owner Email: TIREBOB@DIGITAL.NET

Authorized Agent Name: JOHN A. FEICK

Authorized Agent Address: 224 E WATER ST

SANDUSKY OH 44870

Authorized Agent Telephone: 419 625 2554

Authorized Agent Email: FEICKJA3@GMAIL.COM

#### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2620 W MONROE ST

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

0.9 SOUTH OF W MONROE ST 0.785 A

Parcel Number: 58-02506.000

Zoning District: \_\_\_\_\_

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 0.785 (sq. ft. or acres)

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

**Building #1:** 4160 (in sq. ft.)

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

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

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

**Total Building Coverage (as % of lot area):** 9.6%

**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:**

|                          |                          |
|--------------------------|--------------------------|
| <u>2080<sup>SF</sup></u> | <u>OFFICE</u>            |
| <u>2080<sup>SF</sup></u> | <u>STORAGE 1ST FLOOR</u> |
| <u>2080<sup>SF</sup></u> | <u>STORAGE 2ND FLOOR</u> |

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

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

**Number of Off-Street Parking Spaces Provided:** 8 (INDOORS)

**Parking Area Coverage (including driveways):** 2355 (in sq. ft.)

**Landscaped Area:** 37,045 (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.):**

1ST FLOOR WEST HALF - VEHICLE STORAGE

1ST FLOOR EAST HALF - OFFICE

2ND FLOOR EAST HALF - STORAGE

**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

09-01-2020

Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 2620 W MONROE ST (municipal street address of property), I hereby authorize JOHN A FELIX to act on my behalf during the Planning Commission approval process.

  
Signature of Property Owner

9-03-2020

Date

**REQUIRED SUBMITTALS:**

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

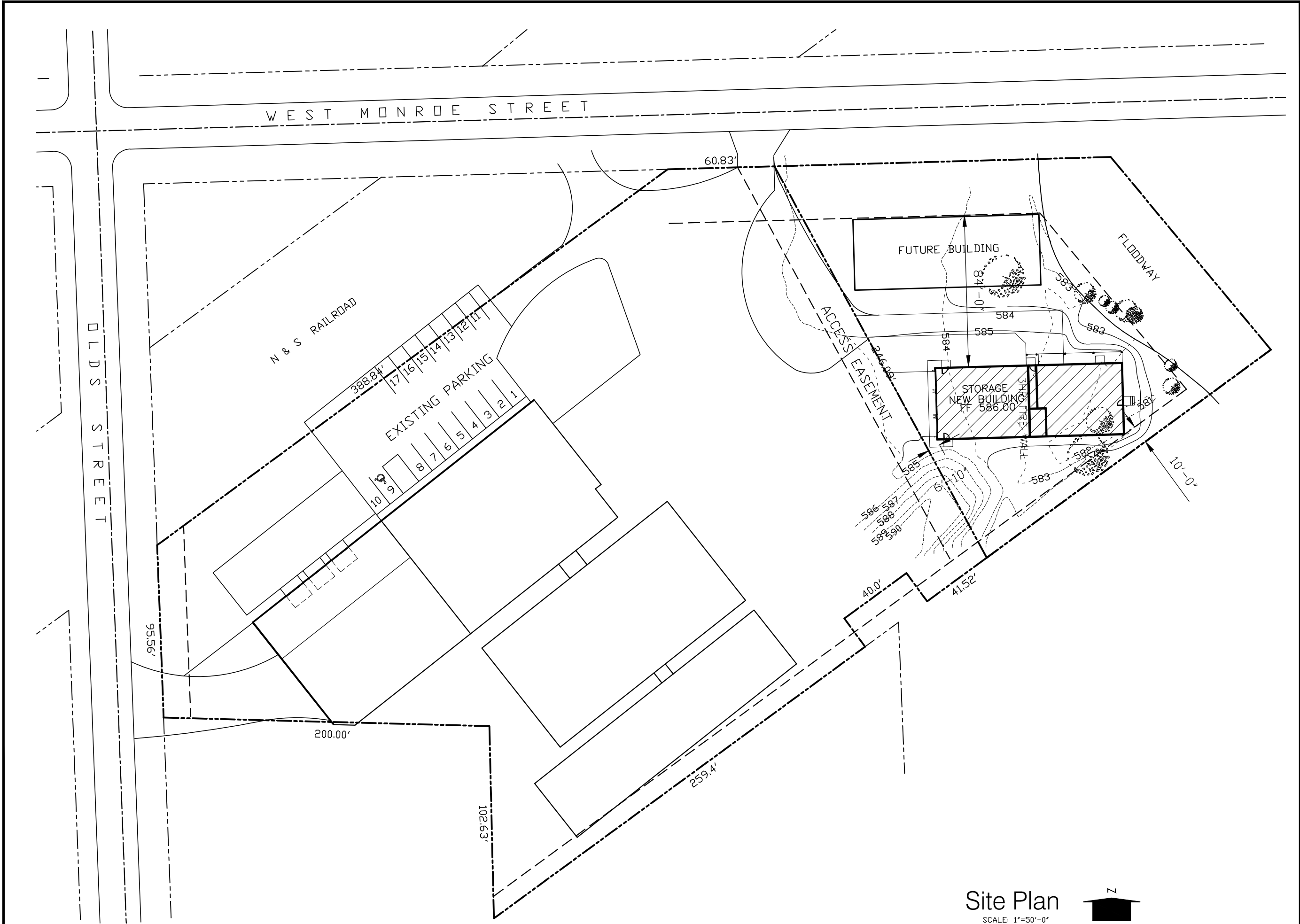
**APPLICATION MUST BE FILLED OUT COMPLETELY**

**STAFF USE ONLY:**

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

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

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



Site Plan  
SCALE: 1"=50'-0"



OHIO LICENSE #6088 EXPIRES 12/31/21

FEICK DESIGN GROUP, INC.  
JOHN A. FEICK, ARCHITECT  
224 EAST WATER STREET  
SANDUSKY, OHIO  
(419)-625-2554

| DATE | REVISIONS |
|------|-----------|
|      |           |

ALL DRAWINGS AND WRITTEN MATERIALS  
APPEARING HEREIN CONSTITUTE THE ORIGINAL  
AND UNPUBLISHED WORKS OF THE ARCHITECT,  
AND THE SAME MAY NOT BE COPIED, USED  
OR DISCLOSED WITHOUT THEIR EXPRESS  
WRITTEN CONSENT.

FEICK DESIGN GROUP, INC.  
COPYRIGHT 2020

SITE PLAN  
NEW RESIDENTIAL/STORAGE BUILDING  
Ohio Tire Terminal  
2620 WEST MONROE ST SANDUSKY OHIO

|              |                |
|--------------|----------------|
| DATE         | JUNE 08, 2020  |
| DRAWN BY     |                |
| CHECKED BY   |                |
| SHEET NUMBER | Pre1<br>1 OF 1 |
| PROJECT NO.  | 020-041        |



# PLANNING COMMISSION REPORT

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## APPLICATION FOR SITE PLAN APPROVAL FOR ADDITIONAL BUILDING AT 2124 CLEVELAND ROAD

Reference Number: PSPOS20-0009

Date of Report: September 16, 2020

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Edward Opfer has submitted a site plan application for a new building at 2124 Cleveland Road. The following information is relevant to this application:

Applicant: Edward & Julie Opfer  
2124 Cleveland Road  
Sandusky, Ohio 44870

Site Location: 2124 Cleveland Road

Zoning  
& Adjacent Uses: "GB" General Business  
North: "GB" General Business - Retail  
East: "GB" General Business – Auto Dealer  
South: "RMF" Residential Multi-Family – Multi-family housing  
West: "GB" General Business – Community Use

Parking: Existing – 6  
Proposed – 11

Existing Uses: Retail and Storage

Proposed Uses: Storage Expansion

Applicable Plans & Regulations:  
Sandusky Zoning Code Chapter  
Chapter 1149 Site Plan Review & Off-Street Parking  
Chapter 1133 Business Districts

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## SITE DESCRIPTION

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The subject property is located along Cleveland Road, adjacent to other General Business District zoned parcels, and to the north of multi-family zoned parcels within the City of Sandusky. The area is zoned “GB” General Business, which permits the following:

### **1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.**

#### **(a) Main Buildings and Uses.**

- (1) All stores, services, dwellings, and other uses permitted in Roadside Business Districts;
- (2) Additional retail business stores and services conducted wholly within enclosed buildings, and devoted to supplying all community needs to the following extent:
  - A. The sale of all food; frozen food lockers; state liquor stores;
  - B. The sale of general merchandise; dry goods, wearing apparel, shoes, hats, variety, and department stores;**
  - C. The sale of all hardware, appliances, china, furniture, floor and wall covering, business equipment, music, radios and televisions, provided no loudspeakers broadcast onto the street;
  - D. Shops for custom work, and all personal service establishments without limitation on the number of persons engaged in work, provided the services rendered and articles produced are to be sold only at retail, and only on the premises;
  - E. Photographic developing, blueprinting, letter and small job printing shops, medical and dental laboratories, radio and television broadcasting stations, transmittal towers, telephone exchanges, and transformer stations;
  - F. Railroad and bus passenger stations, taxi stations;
  - G. Offices such as banks, travel bureaus, public utility, insurance, and all types of business and professional offices;
  - H. Wholesale offices and **showrooms.**

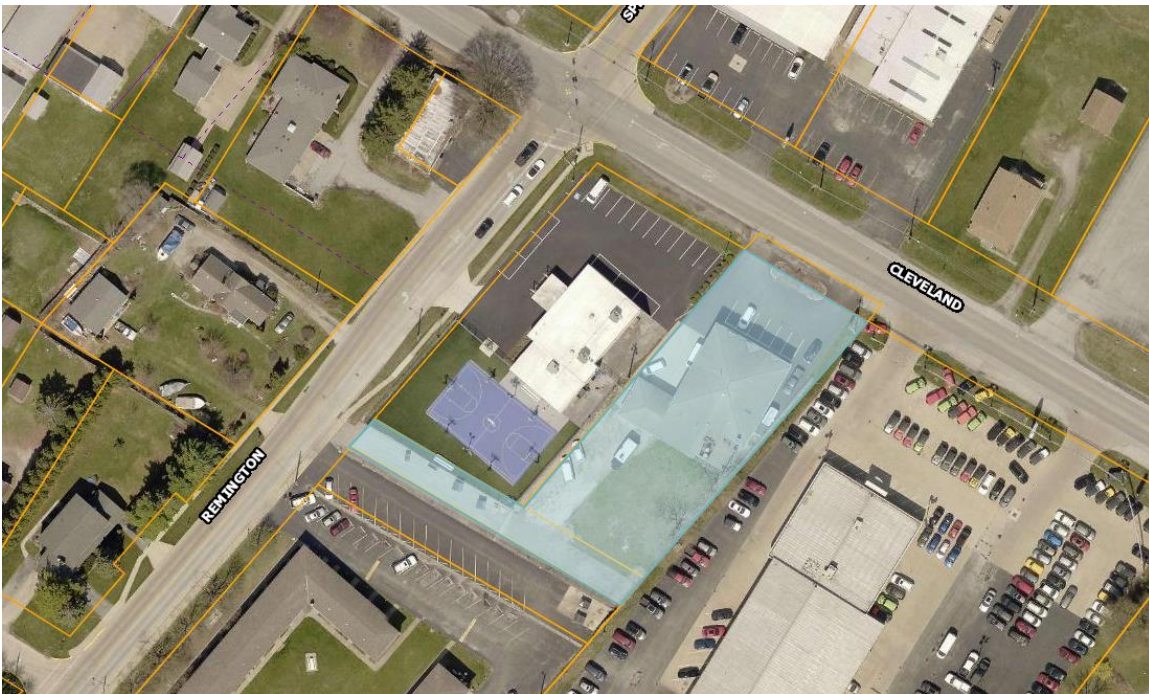
(b) Similar Main Uses. Any other general business store, shop, or service not listed above or in any subsequent use classification and determined as similar by the Commission.

#### **(c) Accessory Buildings or Uses.**

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



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

A picture of the property along with a location map are found below.  
2124 Cleveland Road



Zone Map – Parcels Indicated



| Zone Map Setbacks   |  | Zoning   |  |
|---|--|--|--|
|  |  |  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        |
|   |  |  GM - General MAnufacturing |  RB - Roadside Business            |
| TRO - Transient Rental Overlay  |  |  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 to build a new 4,800 SF two story building on this site to be used as a storage building to serve the existing business on site. The use of the site will not change.

The applicant also proposes designating 5 additional parking spaces, which is more than the site has existing. Section 1149 of the City of Sandusky Planning and Zoning Code would require 18 new spaces for this site. The applicant, and staff, believes the 11 parking spaces provided will be more than enough to serve the proposed use, as parking for the show room has historically been adequate and the remaining new parking will formalize parking on site for employees and most of the site is used as storage. Parking for the business can also occur inside the buildings as the buildings are built as a pull through garage.

Staff has requested whether any new lighting locations will be added and cut sheets for any proposed lighting. Staff has not received these two items as of writing this report.

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#### **ENGINEERING STAFF COMMENTS**

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The City Engineer is reviewing the application and has not supplied objections to the proposed site plan at time of writing this report.

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#### **BUILDING STAFF COMMENTS**

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The City Building Official is reviewing the application and has not supplied objections to the proposed site plan at time of writing this report.

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#### **POLICE DEPARTMENT COMMENTS**

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The City Police Chief is reviewing the application and has not supplied objections to the proposed site plan at time of writing this report.

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#### **FIRE DEPARTMENT COMMENTS**

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The City Fire Chief is reviewing the application and has not supplied objections to the proposed site plan at time of writing this report.

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#### **CONCLUSION/RECOMMENDATION**

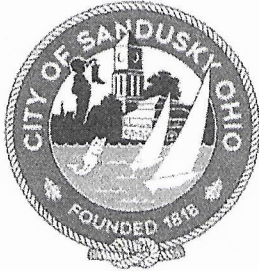
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In conclusion, Planning Staff recommends approval of the proposed site plan for 609 E Perkins Avenue with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.

2. A lighting cut sheet is provided showing location of proposed exterior lighting, if any, and lighting be dark sky friendly and shielded from residential property.
3. Planning Commission waives parking requirements for this expansion due to the new building being used for storage.





## PLANNING COMMISSION

### Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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

#### APPLICANT/AGENT INFORMATION:

Property Owner Name: Edward & Julie Opfer

Property Owner Address: 2124 Cleveland Road

Sandusky, OH 44870

Property Owner Telephone: (419) 357-7440

Property Owner Email: edwardopfer@yahoo.com

Authorized Agent Name: EDWARD OPFER

Authorized Agent Address: 2124 CLEVELAND RD

SANDUSKY OHIO

Authorized Agent Telephone: (419) 357-7440

Authorized Agent Email: EDWARDOPFER@YAHOO.COM

#### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2124 Cleveland Road

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

Parcel Number: 57-02433.000 &  
57-04759.001

Zoning District: GB



**DETAILED SITE INFORMATION:**

Land Area of Property: 0.6996 AC (sq. ft. or acres)

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

Building #1: 4,800 (in sq. ft.)

Building #2: 4,800

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

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

**Total Building Coverage (as % of lot area):** 31.5%

**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:**

BUILDING #1; 1ST FLOOR = 1800 SQ/FT RETAIL 3000 SQ/FT STORAGE

BUILDING #1; 2ND FLOOR = 3800 SQ/FT LIVING SPACE

BUILDING #2; 4800 SQ/FT WITH POSSIBLE 1500 SQ/FT

APPROX FUTURE LIVING SPACE IN THIS AREA

**Proposed Building Height (for any new construction):** 30 Ft.

**Number of Dwelling Units (if applicable):** 1 in Building #1

**Number of Off-Street Parking Spaces Provided:** 11

**Parking Area Coverage (including driveways):** 16,439<sup>±</sup> (in sq. ft.)

**Landscaped Area:** 0 (in sq. ft.)

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

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

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

4800 SQ FT STORAGE BUILDING USED FOR S & H

BLINDS & FLOORS MONDAY - FRIDAY 9:00 - 5:00 ,

SATURDAY 10:00 - 1:00

**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.

Ethan S. Offer 8/10/20  
Signature of Owner or Agent Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 2124 CLEVELAND RD (municipal street address of property), I hereby authorize COREY J. OFFER to act on my behalf during the Planning Commission approval process.

Ethan S. Offer 8/10/20  
Signature of Property Owner Date

**REQUIRED SUBMITTALS:**

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

**APPLICATION MUST BE FILLED OUT COMPLETELY**

**STAFF USE ONLY:**

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

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

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



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

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:

7-20-99

DATE 6/15/99 BY C. Bernick, Secy.

JOINT AND SURVIVORSHIP DEED

ART 36.2  
LAWYERS TITLE INS. CORP  
BOX 1280 SANDUSKY, OHIO 44870

KNOW ALL MEN BY THESE PRESENTS, that RFP Properties, Inc., an Ohio Corporation, the GRANTOR, for valuable consideration paid, grants, with general warranty covenants, to Edward F. Opfer and Julie A. Opfer, Husband and Wife, with the remainder in fee simple to the survivor of them, the GRANTEES, whose tax-mailing address is 2124 Cleveland Road, Sandusky, OH 44870, the following REAL PROPERTY situated in the City of Sandusky, County of Erie, and State of Ohio:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This conveyance subject to easements, conditions, restrictions of record, zoning regulations, and taxes and assessments.

Prior Deed Reference: Volume 195, Page 802

IN WITNESS WHEREOF, the GRANTOR has caused its name to be subscribed hereto this 9<sup>th</sup> day of June, 1999.

Signed and acknowledged  
in the presence of:

RFP PROPERTIES, INC.

By: Ruth F. Parker  
Ruth F. Parker

Its: President

Mary Jane S. Hill  
Margaret L. Parker

RN 9911285 Page 1 of 2  
ERIE COUNTY OHIO RECORDER  
JOHN W. SCHAEFFER 2P  
RECORDING FEE: 14.00  
CTR Rec. Date 07/20/99 Time 14:49

STATE OF OHIO )  
 ) ss:  
COUNTY OF ERIE )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 1999 by Ruth F. Parker, President of RFP Properties, Inc., an Ohio Corporation, on behalf of said corporation.

In testimony whereof, I have hereunto set my hand and official seal this 9<sup>th</sup> day of June, 1999

Mary Jane S. Hill  
Notary Public  
Commission Expires: lifetime

This instrument was prepared by Mary Jane S. Hill, Flynn, Py & Kruse, L.P.A., 165 E. Washington Row, Sandusky, OH 44870

MICROFILMED

EXHIBIT A

Situated in Outlot Number 3, Darling's Survey, East of Sycamore Line, Ward 2, City of Sandusky, Erie County, Ohio and being part of land owned by RFP Properties, Inc., O.R. 195, Pg. 862, all references herein to the records of the Erie County Recorder's Office, more particularly described as follows:

Commencing for reference at a 1/2" iron rod found at the intersection of the westerly right-of-way line of Cleveland Road and the southerly right-of-way line of Remington Avenue at the northeast corner of said lands of RFP Properties; thence upon said right-of-way line of Remington Avenue, South 51°36'00" West, 234.72 feet to the true "POINT OF BEGINNING";  
a 1/2" Iron Rod Set At

thence, through said lands of RFP Properties, South 49°20'00" East, 221.03 feet to a 1/2" iron rod found in the northerly line of lands of O.K. Properties, O.R. 196, Pg. 315;

thence upon said line, South 51°36'00" West, 25.00 feet to a 1/2" iron rod set;

thence through said lands of RFP Properties, North 49°20'00" West, 221.03 feet to a 1/2" iron rod set in the southerly right-of-way line of Remington Avenue;

thence upon said line, North 51°36'00" East, 25.00 feet to the point of beginning, containing 0.1246 acres, more or less, subject to any easements, rights-of-way or restrictions of record.

This description was prepared by James A. Faetanini, P.S., Ohio R.L.S. 7379 from an actual survey of the premises conducted in May, 1999. Bearings herein are based upon an existing record bearing of North 51°36'00" East for the centerline of Remington Avenue.

|  |                    |
|--|--------------------|
| This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code. |                    |
| FEE: \$  | 8.30               |
| EXEMPT: \$   |                    |
| R.E. TRANSFER: \$  | 24.90              |
| JUDE T. HAMMOND<br>Erie County Auditor   |                    |
| by   | <i>[Signature]</i> |

*Transferred*  
*July 20, 1999*  
*Jude T. Hammond*  
*Fee 50¢*



0394047  
Know All Men By These Presents, Vol. 556 Page 220

That,

Della M. Weichel, widowed and unremarried,

the Grantor, who claims title by or through  
instrument recorded in Volume, Page, Erie  
County Recorder's Office, for the consideration of One and no/100th Dollars  
(\$1.00) received to her full satisfaction of

Edward F. Opfer and Julie A. Opfer, husband & wife

the Grantee, whose TAX MAILING ADDRESS will be

2124 Cleveland Road, Sandusky, Ohio 44870

Give, Grant, Bargain, Sell and Convey unto the said Grantee, do es  
her heirs and assigns, the following described premises, situated in the City of Sandusky, Erie County, Ohio, and State of Ohio:

That part of Outlot number three (3) in Darling's Survey East of Sycamore Line, in the City of Sandusky, Erie County, Ohio bounded and described as follows: Beginning in the southerly line of Ninth Street, also known as Cleveland-Sandusky Road (50.00 feet in width, as located prior to the year 1938), at a point 251.58 feet easterly from its intersection with the easterly line of Remington Avenue; running thence southerly, parallel with the easterly line of Remington Avenue, a distance of 250.00 feet; thence westerly parallel with the southerly line of Ninth Street, as above described, a distance of 100.00 feet; thence northerly, parallel with the easterly line of Remington Avenue, a distance of 250.00 feet to the southerly line of Ninth Street, as above described; thence easterly, along said southerly line of Ninth Street, a distance of 100.00 feet to the place of beginning, containing 0.575 acres, more or less but subject to legal highways, Erie County, Ohio Records.

PRIOR DEED REFERENCE: Volume 518, Page 717  
Volume 526, Page 215  
Erie County, Ohio Deed Records

APPROVED  
9-21-89  
ERIE COUNTY CLERK

This conveyance has been examined and the Grantor has  
complied with section 310-202 of the Revised Code

FEES \$86.00

EXEMPT

James McKee, County Auditor

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, & to the survivor of them, their heirs and assigns forever.

And I, Della M. Weichel, my heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the enrolling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever, except restrictions, easements and conditions of record, and except taxes and assessments, both general and special, certified and uncertified, for the year 1988 and thereafter;

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s & to the survivor of them, their heirs and assigns, against all lawful claims and demands whatsoever, except as above stated.

In Witness Whereof, I have hereunto set my hand, the 20TH day of SEPTEMBER, in the year of our Lord one thousand nine hundred and Eighty-nine.

Signed and acknowledged in presence of

Witness

Witness

Della M. Weichel  
Della M. Weichel

State of Ohio, } ss. Before me, a Notary Public  
ERIE County, } in and for said County and State, personally appeared the above named Della M. Weichel, who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at County of ERIE this 20TH day of SEPTEMBER A.D. 1989  
DONALD W. BAYER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES NOV. 10, 1991  
Notary Public

This instrument prepared by James E. McGookey of the Law Firm of LUCAL & MCGOOKEY, P.O. Box 357, Sandusky, Ohio 44870.

0394047

Warrant Deed

89 SEP 21 P337  
DELLA M. WEICHEL  
JOHN W. SCHAEFFER  
RECORDS  
TIGERIE COUNTY, OHIO  
JULIE A. OFFER

MICROFILMED

Transferred SEP 24 1989  
James E. McGookey  
REC. 579 COUNTY AUDITOR

STATE OF OHIO Erie SS  
RECEIVED FOR RECORD ON THE  
21st day of September 19 89  
at 3:37 o'clock P. M.  
and RECORDED September 22nd 19 89 in  
DEED BOOK 556 Page 220-221  
John W. Schaeffer  
COUNTY RECORDER

RECORDERS FEE \$ 10.00 Paid

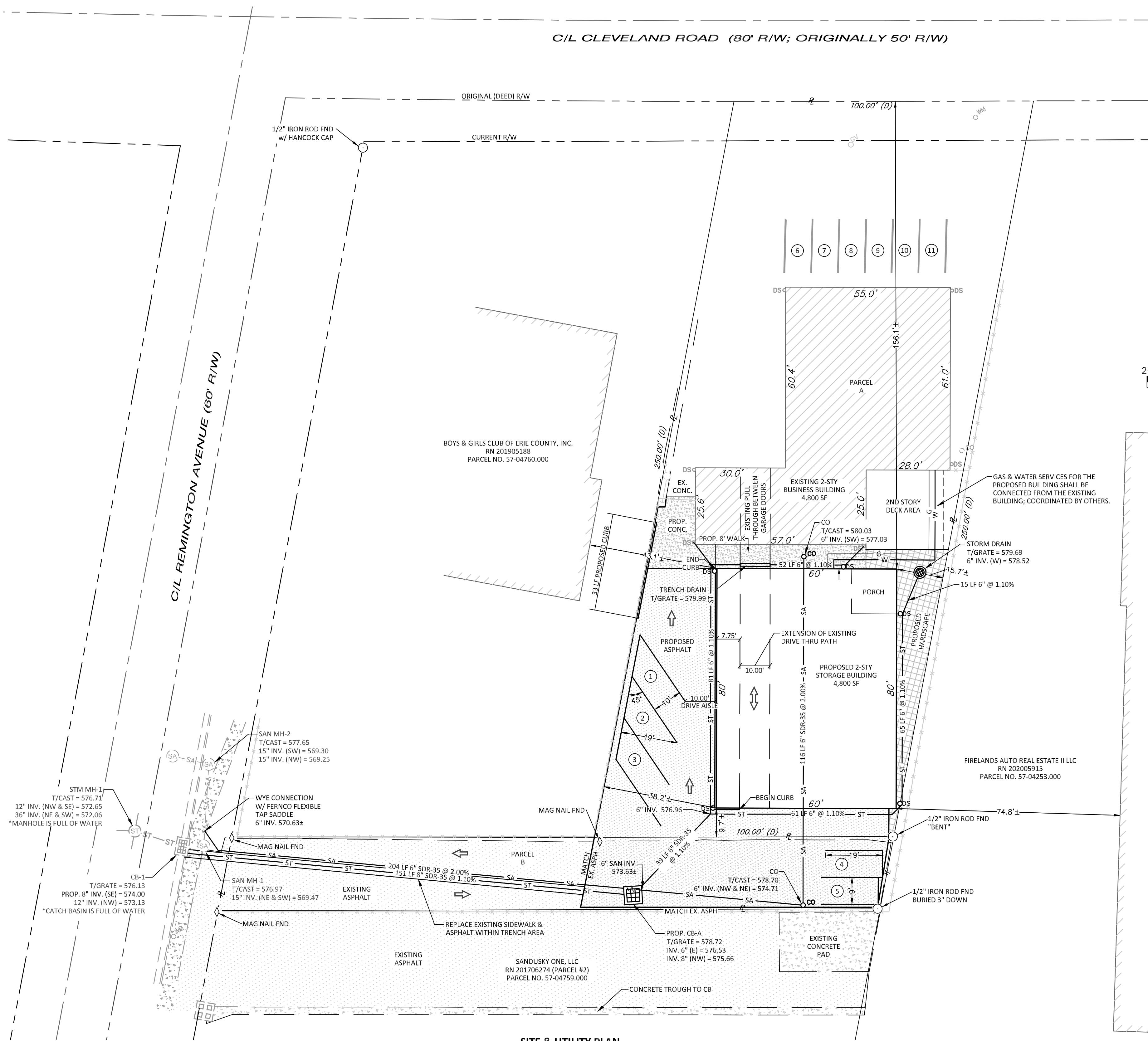
LUCAL & MCGOOKEY  
302 WEST WASHINGTON STREET  
P.O. BOX 357  
SANDUSKY, OHIO 44870

701192

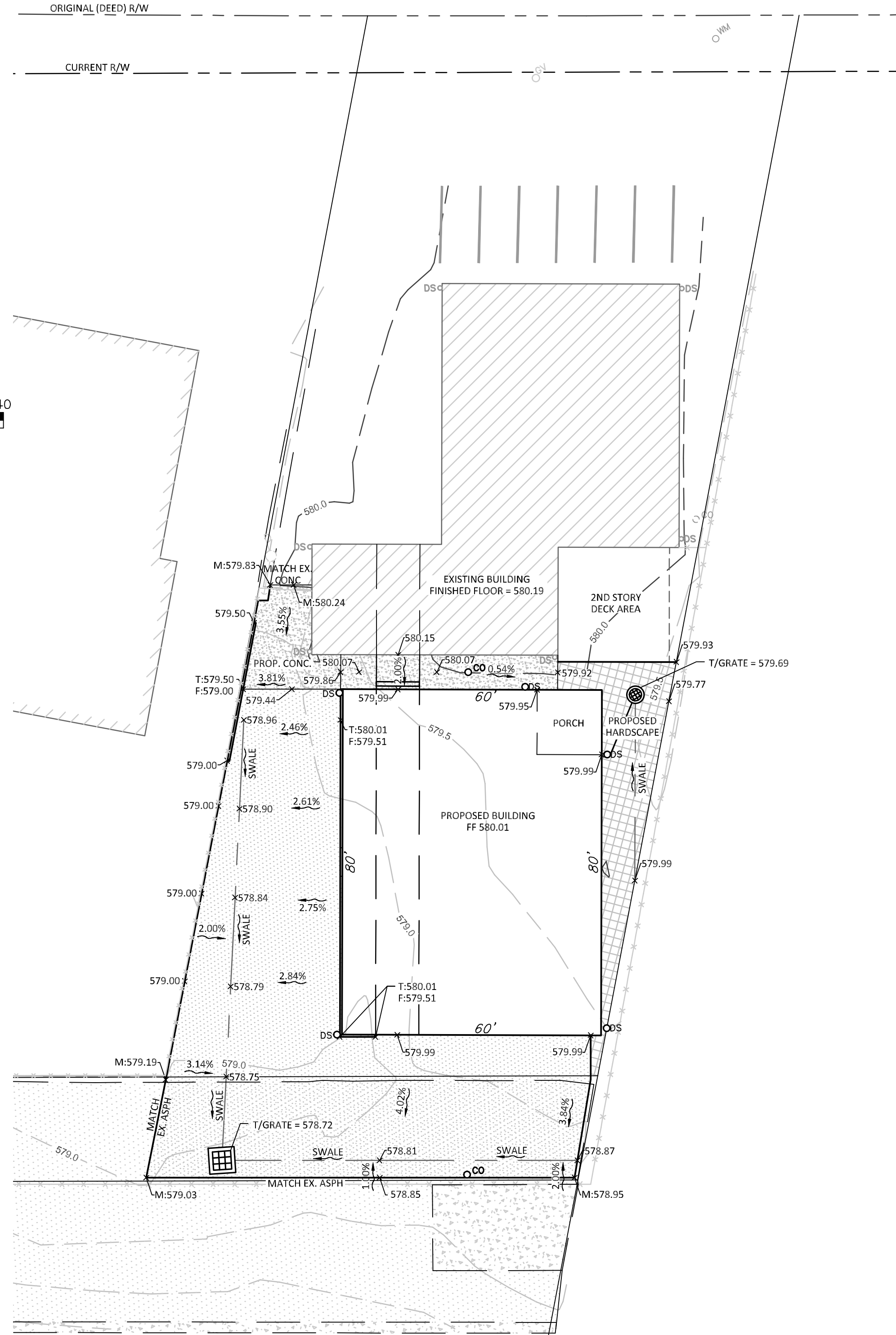


C/L CLEVELAND ROAD (80' R/W; ORIGINALLY 50' R/W)

C/L CLEVELAND ROAD (80' R/W; ORIGINALLY 50' R/W)



SITE & UTILITY PLAN



GRADING PLAN

- NOTES:
1. All elevations are based on NAVD'88 (2011) Datum and verified by a Surveyor.
  2. All proposed curb is ODOT Type 6 Curb.
  3. All contours are existing, all spot grades are designed.
  4. Storm sewer and sanitary lateral shall be within the same trench; lines shifted hereon for readability purposes.
  5. Trench drain with 6" vertical outlet shall tee into 6" downspout line.
  6. Locations of adjoining lot buildings are based upon aerial imagery.
  7. The type of hardscape between existing and proposed buildings shall be decided by the owner.

| LEGEND   |          |                        |
|----------|----------|------------------------|
| EXISTING | PROPOSED | DESCRIPTION            |
| SA       | SA       | SANITARY SEWER         |
| ST       | ST       | STORM SEWER            |
| W        | W        | WATER MAIN             |
| G        | G        | GAS LINE               |
| OE       | OE       | OVERHEAD ELECTRIC LINE |
| F        | F        | FENCE LINE             |
| CL       | CL       | CENTER LINE            |
| R/W      | R/W      | RIGHT OF WAY LINE      |
| MH       | MH       | MANHOLE                |
| CB       | CB       | CATCH BASIN            |
| CN       | CN       | CLEANOUT               |
| WV       | WV       | WATER VALVE            |
| WM       | WM       | WATER METER            |
| DS       | DS       | DOWNSPOUTS             |
| GV       | GV       | GAS VALVE              |
| PP       | PP       | POWER POLE             |
| LP       | LP       | LIGHT POLE             |
| PD       | PD       | POLE W/ DOWN GUY       |

SUBJECT PARCEL DATA:

PARCEL A:  
EDWARD F. OPFER & JULIE A. OPFER  
D.V. 556, PG. 220  
0.575 DEED ACRES  
PARCEL NO. 57-02433.000

PARCEL B:  
EDWARD F. OPFER & JULIE A. OPFER  
RN 9911285  
0.1246 DEED ACRES  
PARCEL NO. 57-04759.001

BUILDING DATA:

|                         |                            |
|-------------------------|----------------------------|
| ZONING CLASSIFICATION   | GB: GENERAL BUSINESS       |
| LOT AREA                | 0.6996 AC                  |
| BUILDING COVERAGE       | 31.5%                      |
| TOTAL FLOOR AREA        | 9,600 SF                   |
| AREA OF ADDITION        | 4,800 SF                   |
| BUILDING HEIGHT         | 30 FT                      |
| PARKING SPACES PROVIDED | 11 SPACES (6 EX., 5 PROP.) |



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 10th day of August, 2020



2020 PROPOSED BUILDING  
S & H BLINDS & FLOORS  
SITE, GRADING & UTILITY PLAN  
WARD 2, CITY OF SANDUSKY, ERIE COUNTY, OHIO

CONTRACTORS  
DESIGN ENGINEERING  
CONSULTING ENGINEERS & SURVEYORS  
NORWALK, OHIO

|          |                  |            |             |
|----------|------------------|------------|-------------|
| SCALE:   | DATE: AUG., 2020 | CHK'D: ABE | PROJECT NO. |
| 1" = 20' | DR: BLH          | REV'D: BY: | 20-285      |



CATCH BASINS 2-2A & B: This sheet depicts Catch Basin 2-2B. See Sheet 1 of 2 for Catch Basin 2-2A.

GRATE: Furnish a design essentially the same and equally as strong as the one shown (see Construction Information table), or meet the requirements of CMS 711.14. Provide grate openings and dimensions as shown here unless otherwise shown in the plans.

If necessary, bicycle safe grates will be specified in the plans.  
Furnish Neenah No. R-4859-C or East Jordan No. 5110 Type M3 bicycle  
safe grates or approved equals.

Cast the following text into the top of the grate:

"DRAINS TO WATERWAY" and "DUMP NO WASTE"

Print text in bold, capital letters at least " high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

**WALLS:** Construct brick or cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcing to permit shipping and handling without damage.

**CONCRETE:** Use 4000 psi compressive strength for cast-in-place concrete. Meet the requirements of CMS 706.13 for all precast concrete and mark with the catch basin number.

**PRECAST BASE:** If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use brick layers to adjust the top elevation.

**LOCATION AND ELEVATION:** When given on the plans, location and elevation are at the top center of the grate. When side openings are provided, the elevation is at the flow line of the side inlet.

**MINIMUM DEPTH:** The minimum depth of CB No. 2-2B is the outside diameter (O.D.) of the outlet pipe plus 4".

**2-2B GRATE ELEVATION:** Place grate elevation 4" to 6" below normal ditch and return to normal 10' to 15' each side of inlet.

**OPENINGS:** Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 611.

**PAYMENT:** All materials and labor, including excavation and backfilling, are paid for under Item 611 - Catch Basin, No. 2-2B.

6" ELBOW & RISER PIPE  
AS REQUIRED TYP.

6" DOWNSPOUT LINE  
AND BENDS AS  
REQUIRED

6" x 45°  
BEND

6" WYE BRANCH

6" PVC DOWNSPOUT SEWER TYP.

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.

A. Surface. The asphalt concrete surface shall be in accordance with ODOT Item 448 Surface Course, Type I.

B. Intermediate Surface. The asphalt concrete intermediate surface shall be in accordance with ODOT Item 448 Intermediate Course, Type II.

C. Base. The bituminous aggregate base shall be in accordance with ODOT Item 301.

Diagram illustrating the cross-section of a sidewalk structure:

- Top layer: PORTLAND CEMENT CONCRETE
- Bottom layer: ODOT #304 AGGREGATE BASE
- Dimensions: The aggregate base is 4" thick, and the concrete layer is 4" thick.
- Note: \*\*SIDEWALK 4" THICK UNLESS OTHERWISE NOTED
- Reference: SIDEWALK
- Item A: The Portland cement concrete walk with ODOT Item 304 aggregate base shall be in accordance with ODOT Item 608.

The diagram illustrates the cross-section of a water and sewer pipe installation. The layers from top to bottom are:

- PAVEMENT SUBGRADE**: The base layer at the top.
- NO. 304 LIMESTONE PLACED AS SPECIFIED BELOW**: A layer of limestone backfill above the bedding material. Its thickness is indicated as **VARIES** and **FOR NO. 304 BACKFILL**.
- NO. 8 OR 57 LIMESTONE BEDDING MATERIAL (FOR WATER)**: A layer of limestone bedding material directly below the backfill. Its thickness is specified as **12"**.
- PIPE**: A circular pipe is shown within the bedding material layer. The diameter of the pipe is labeled as **PAY LIMIT O.D. PIPE + 24"**.
- 4"**: A dimension indicating the thickness of the bedding material layer below the pipe.

**COMPACTED TO 95% (MODIFIED PROCTOR) AND INSTALLED BY ONE OF THE FOLLOWING METHODS:**

**A. WATER & SEWER**

**1. PER ODOT ITEM 603.06**

The diagram illustrates a cross-section of a pavement structure with the following layers and materials:

- ODOT ITEM #408**  
PRIME COAT APPLIED WHERE ASPHALT MEETS CONCRETE SURFACES
- ODOT ITEM #407**  
TACK COAT (0.15 GAL./SY.)
- 1 1/2" ODOT ITEM #448**  
ASPHALT CONCRETE SURFACE COURSE, TYPE 1
- 2 1/2" ODOT ITEM #301**  
ASPHALT CONCRETE BASE
- 8" ODOT ITEM #304 (2 - 4" LIFTS)**  
AGGREGATE BASE
- ODOT ITEM #204**  
SUBGRADE PREPARATION

SECTION

STORM SEWER SPECIFICATIONS:

PIPE

All storm sewer work shall be in accordance with ODOT Specification 603 for types B and C conduit, except conduit shall be PVC conforming to the requirements of A.S.T.M. specification D3034 (SDR 35) for PVC sewer pipe. Fittings shall be furnished by the pipe manufacturer. Field cut openings will not be permitted.

## JOINTS

Joints for PVC pipe and fittings shall be rubber gasket, Johns-Manville "Ring-Tite", or equal conforming to the requirements of A.S.T.M. specification D-3212.