



## Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

### Agenda

November 16th, 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 October 28<sup>th</sup>, 2020 meeting

#### **Adjudication Hearing**

3. Rosalyn Ahner, on behalf of RL Ahner Properties LLC, has submitted an application for an amendment to the zoning map for parcel 58-68009.000 (2101 Perkins Avenue). This rezoning from “PF”/Public Facilities to “LM”/Limited Manufacturing is requested to allow the applicant to utilize the site for a limited manufacturing use.

#### **New Business**

4. Mark A. Speer, on behalf of NCO Properties LLC, has submitted a site plan application for a drive and storage area at parcels 60-00286.000 and 60-00285.000 located off Venice Road.
5. Chris Andrews, has submitted a site plan application for an additional building at 1801 George Street.

#### **Old Business**

6. 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).
7. 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).

8. Meeting Adjourned

**NEXT MEETING: Monday December 21st, 2020 at 4:30pm.**

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

**Planning Commission  
October 28, 2020  
Meeting Minutes**

**Meeting called to order:**

Chairman McGory called the meeting to order at 4:34pm. The meeting took place virtually. The following members were present: Jade Castile, Conor Whelan, David Miller, and Mike Zuilhof. Jim Jackson and Mike Meinzer were not present. Greg Voltz and Tom Horsman represented the Planning Department.

**Approval of minutes from the September 23, 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.

**New Business:**

**1. 407 W. Jefferson and 426 Central Ave:**

Mr. McGory stated that the first application on the agenda was submitted by Geoff Palmer, on behalf of Central Catholic Athletic Boosters, for a site plan for a temporary parking area at 407 W. Jefferson and 426 Central Ave. Mr. Voltz explained that a temporary parking area is proposed while funds are raised for a permanent plan. He stated that Planning Staff recommends approval of the proposed temporary site with the following conditions: 1) The approval is for a period of two years, at which time the applicant will need to come back to Planning Commission for another temporary approval, or permanent site plan approval. If long-term use of this site is desired to be parking a rezone to "P" – Auto Parking would be required prior to site plan approval, 2) The applicant properly maintains markings on the temporary surface, 3) Install bicycle parking for students and teachers. Mr. Zuilhof stated that he thinks the commission should make sure that if this is approved that sidewalks are not left in disrepair. Mr. Zuilhof then made a motion to approve the application with the conditions outlined in the staff report as well as a condition to make sure any needed sidewalk repairs are completed in a reasonable amount of time. Mr. Miller seconded the motion. Mr. McGory asked who would be responsible for checking to see if the sidewalks are in good condition or not. Mr. Voltz stated that he could make sure that the Department of Public Works is in discussion with Mr. Palmer regarding the sidewalks.

**2. 1512 George St:**

Mr. McGory stated that the second application on the agenda was submitted by Roger Boesch, on behalf of XIACHUN LLC, for a site plan for a new addition to the existing building located at 1512 George Street. Mr. Voltz explained that the property is currently used for personal storage. He said that Planning Staff recommends approval of the proposed site plan with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable departments or agencies, 2) If exterior lighting is added to the plan, the applicant must submit, for staff approval, the lighting plan and fixtures so that they are shielded parallel to the ground and to the neighboring houses and properties. Mr. Miller made a motion to approve the application subject to staff conditions and Mr. Whelan seconded the motion. All voting members were in favor of the motion.

**3. 1404-1424 Third St and parcels on Fourth St:**

Mr. McGory stated that third on the agenda is a petition submitted by Bob Waldock, on behalf of BSL Holdings Ltd, has for the vacation of a 16.5' alley located behind 1404-1424 Third Street and parcels on 4th Street. Mr. Voltz stated that all neighboring property owners have signed the petition. Per the Ohio Revised Code, the vacated alley would be split down the middle and given to each adjacent property owner. He then said that Planning Staff has no objection and recommends approval to City Commission, contingent on if any buried utilities are discovered easements be granted so utilities can be properly maintained. Mr. Zuilhof made a motion to approve with staff conditions and Mr. Miller seconded. All voting members were in favor.

**4. 4<sup>th</sup> St between parcels 57-00087.000, 57-05556.000, 57-02045.000 to the north and 57-00087.000, 57-05555.000 to the south.**

Mr. McGory stated that fourth on the agenda is a petition submitted by Bob Waldock, on behalf of BSL Holdings LTD, for the vacation of Fourth Street located between parcels 57-00087.000, 57-05556.000, 57-02045.000 to the north and 57-00087.000, 57-05555.000 to the south. . Mr. Voltz stated that all neighboring property owners have signed the petition. The vacated alley would be split down the middle and given to each adjacent property owner. Staff recommends that this approval is contingent on all property owners affected combine their parcels so that no land locked parcel is created. This would allow access to the new combined parcels via 3rd Street or a future improved 4th Street. This could also create more developable parcels for future commercial use. Mr. Miller moved to approve the application subject to staff conditions and Ms. Castile seconded the motion. All voting members were in favor of the motion.

**Old Business:**

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

Mr. Voltz stated that Planning Staff went out and talked with residents living in that area. Two residents Mr. Voltz spoke with who live on Third St requested no change in zoning. After hearing from residents and talking internally, staff recommend rezoning only parcels shown to Commercial Recreation, which are limited to between First and Second Street. Mr. Voltz stated that in order to give adequate notice to residents, the meeting on these agenda items would need to be in December.

**Next Meeting:**

November 16th

**Meeting Adjourned:**

Mr. Whelan moved to adjourn and the meeting. All voting members were in favor and the meeting ended at 5:22pm.

**Approved:**

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Kristen Barone, Clerk

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Pete McGory, Chairman



# PLANNING COMMISSION REPORT

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## APPLICATION FOR MAP AMENDMENT TO THE ZONING MAP FOR PARCEL 58-68009.00 (2101 PERKINS AVENUE)

Reference Number: PRZ20-0003

Date of Report: November 12, 2020

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Rosalyn Ahner, as an authorized agent of RL Ahner Properties LLC., has applied for a rezoning of property from “PF” – Public Facilities to “LM” – Limited Manufacturing. The following information is relevant to this application:

Applicant: RL Ahner Properties LLC  
5214 Ransom Road  
Sandusky, Ohio 44870

Authorized Agent: Rosalyn Ahner  
5214 Ransom Road  
Sandusky, Ohio 44870

Site Location: 2101 Perkins Avenue/Parcel 58-68009.000

Current Zoning: “PF” Public Facilities

Surrounding Zoning: North- “PF” Public Facilities / Use: Wooded area and golf course  
East- “PF” Public Facilities / Use: Religious Institution  
South- “I-2” Heavy Industrial (Perkins Township)/Use: Land  
West- “PF” Public Facilities / Use: Golf Course

Existing Use: Vacant

Proposed Zoning: “LM” Limited Manufacturing

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan  
City of Sandusky Planning and Zoning Code Chapters:  
1129 Residential Districts  
1139 Manufacturing Districts

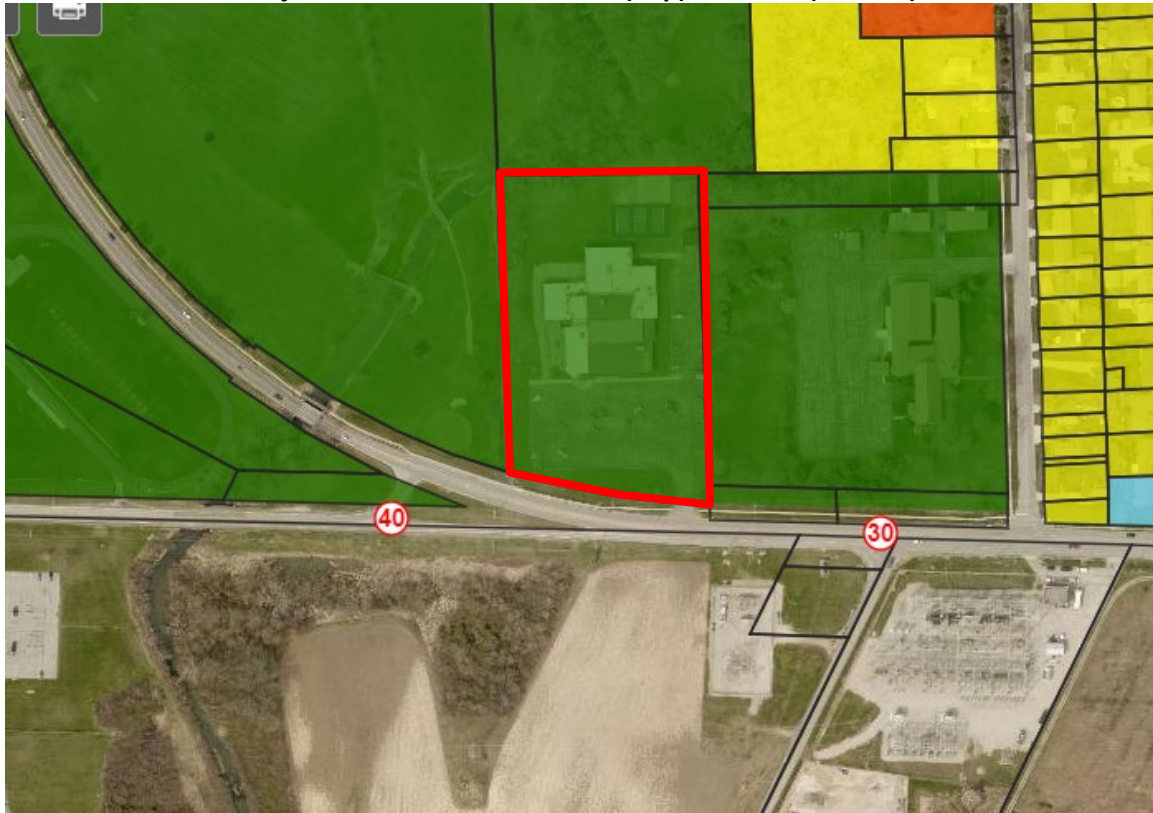
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## SITE DESCRIPTION

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The subject property is currently located within a “PF” Public Facilities District. The subject property is adjacent to other “PF” Public Facilities zoned parcels and to “I-2” Heavy Industrial property located to the South in Perkins Township. The parcel of the subject properties are pointed out:

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



### Zone Map Setbacks



### PUD - Planned Unit Development



### Parcels



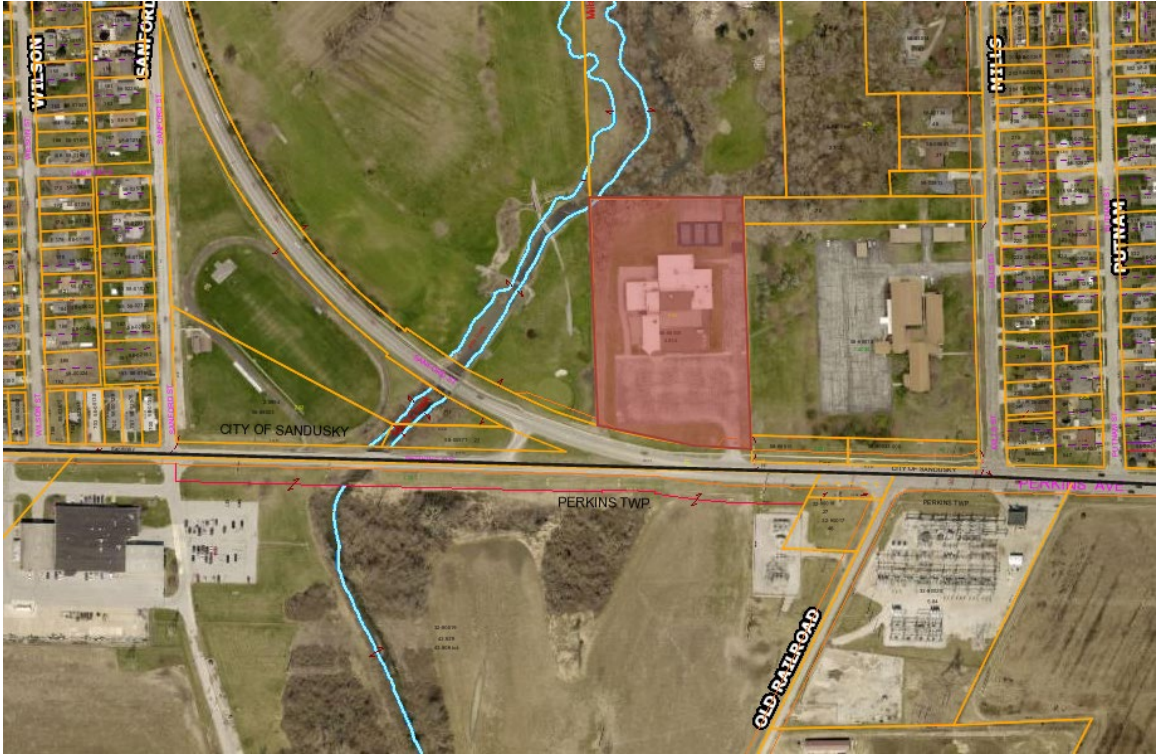
### TRO - Transient Rental Overlay



### 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



Perkins Township Zoning in relation to site




 I-2 - Heavy Industrial



**Photo of site**



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**PLANNING DEPARTMENT COMMENTS**

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This parcel is mostly adjacent to other public facilities districts, and to the north of land that is zoned heavy industrial in Perkins Township. The applicant is proposing the rezoning of this land as they look to relocate their light manufacturing facility to Sandusky to provide jobs and ancillary benefits to the community.

According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning.

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

- 1) Redevelop vacant and blighted parcels along Perkins and encourage design standards that give a uniform experience along the corridor.
- 2) Regional Partnerships & Perspective; Human Capital, Entrepreneur & Small Business Support

While the loss of the YMCA has left a vacancy for recreation in Sandusky the repurposing of the building for a light manufacturing use could offer great opportunity for the neighborhood and Sandusky. The applicant is not only looking to move their business into Sandusky but also use portions of the building as spaces for other companies to also utilize, with the potential of some of it being a 'makerspace' or co-work type concept, however final decisions on the remaining space is still to be determined.

The building itself is not likely to be able to be re-used as a public facilities use any longer as its floorplan is not easily adaptable for modern codes required for a recreational facility. The building has also been vandalized, and now sits in a somewhat precarious state of disrepair. Staff believes it is important to be reminded that the property directly to the south of this property is zoned for a much higher industrial use.

As staff examined the City's Bicentennial Vision Comprehensive Plan as it relates to this area and we believe that this rezoning could offer great potential towards developing small businesses, human capital, and entrepreneurship. Within a quick commute for many Sandusky residents.

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

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

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions.

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#### **ENGINEERING STAFF COMMENTS**

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

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#### **BUILDING STAFF COMMENTS**

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

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#### **POLICE DEPARTMENT COMMENTS**

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

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**FIRE DEPARTMENT COMMENTS**

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

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff continues recommends the approval of the proposed amendment to the Zone Map for 2101 Perkins Avenue/Parcel 58-68009.000 from "PF" Public Facilities to "LM" Limited Manufacturing.



## PLANNING COMMISSION

### Application for Zoning Map Amendment

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

#### APPLICANT/AGENT INFORMATION:

Property Owner Name: RL Ahner Properties LLC

Property Owner Address: 5214 Ransom Rd.  
Sandusky, OH 44870

Property Owner Telephone: 419 366 6206

Email: RAhner@ahnercommercial.com

Authorized Agent Name: Rosalyn Ahner

Authorized Agent Address: 5214 Ransom Rd.  
Sandusky, OH 44870

Authorized Agent Telephone: 419 366 6206

Email: RAhner@ahnercommercial.com

#### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2101 Perkins Ave.

Legal Description of Property (check property deed for description):  
land fronting Perkins Ave and Hills Creek Golf Course

Parcel Number: 58-68009-000 Zoning District: Ward 3



**DETAILED SITE INFORMATION:**

Land Area of Property: 4.934 Acres (sq. ft. or acres)

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

Building #1: 40,000 (in sq. ft.)

Building #2: 720 garage

Building #3: 1600 shelter

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

Total Building Coverage (as % of lot area): 20%

**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:**

currently 40,000 sq.ft. recreational  
future 5000 sq.ft. office/retail/commercial for lease  
2500 sq.ft. office/retail/commercial for lease  
22500 sq.ft. commercial for other commercial use  
10,000 sq.ft. warehouse for lease

Proposed Building Height (for any new construction): 0

Number of Dwelling Units (if applicable): 0

Number of Off-Street Parking Spaces Provided: 075

Parking Area Coverage (including driveways): 60000 (in sq. ft.)

Landscaped Area: 300 (in sq. ft.)

Requested Zoning District Classification: C2

**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.

Rosalyn Akner  
Signature of Owner or Agent

10/28/2020  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

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

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

**REQUIRED SUBMITTALS:**

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

**STAFF USE ONLY:**

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

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

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

STATE OF OHIO )

) SS:

**AFFIDAVIT OF FACTS  
RELATING TO TITLE**

COUNTY OF ERIE )

Brett Kinzel, first duly sworn, deposes and states as follows:

(1) That Sandusky Young Men's Christian Association is the current owner of the real property located at 2101 Perkins Avenue, Sandusky, Ohio, bearing Permanent Parcel No. 58-68009.000, by Warranty Deed filed on November 7, 1977, in Volume 463, Page 592, of Erie County Records. The real property is further described as follows: situated in the City of Sandusky, County of Erie, and State of Ohio, more fully described on Exhibit A, which is attached hereto and incorporated herein by reference.

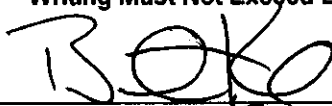
(2) That the name of the grantee is incorrect on the Warranty Deed.

(3) That, pursuant to the Ohio Secretary of State records, the correct name of the grantee is Young Men's Christian Association of Sandusky, Ohio.

(4) The real property should be titled as follows: "Young Men's Christian Association of Sandusky, Ohio."

(5) The foregoing should be recorded on the records of Erie County, Ohio.

Further Affiant Sayeth Naught.

<b>Writing Must Not Exceed Box Boundaries</b>	
	
Printed Name: _____	<u>Brett Kinzel</u>

SWORN TO BEFORE ME and subscribed in my presence by Brett Kinzel,  
on June 15, 2018.

Writing and Seal Must Not Exceed Box Boundaries



Notary Public



**CYNTHIA L. WELCH**  
**NOTARY PUBLIC, STATE OF OHIO**  
My Commission Expires  
**July 17, 2018**

*This Instrument Prepared By:*  
Attorney John A. Polinko  
WICKENS HERZER PANZA  
35765 Chester Road  
Avon, OH 44011-1262

EXHIBIT A

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

Being that part of the Mills 175 Acre Tract in the City of Sandusky, Erie County, Ohio, as follows: Beginning at the intersection of the westerly line of lands now or formerly owned by the trustees of St. Paul Lutheran Church with the northerly right of way line of Perkins Avenue (35 feet north of south corporation line of City of Sandusky), the same point of beginning being South  $89^{\circ}07'$  West, 567.91 feet from the centerline of Mills Street, measured along said north right of way line; thence North  $4^{\circ}00'$  West, along the westerly line of lands of said trustees of St. Paul Lutheran Church, 626.36 feet to a south line of lands of the City of Sandusky, Ohio (Mills Creek Golf Course); thence South  $89^{\circ}14'$  West, along last mentioned line, 358.09 feet to the east line of Calvary Cemetery (Bishop of Toledo); thence South  $4^{\circ}00'$  East, along last mentioned line, 570.89 feet to the north right of way line of Perkins Avenue; thence along a curve to the left, having a radius of 1392.69 feet, the chord for which is South  $83^{\circ}29'38''$  East, 358.26 feet, a distance of 359.24 feet to a point of tangency; thence South  $0^{\circ}53'$  East, 10.00 feet to a point, thence North  $89^{\circ}07'$  East, still along said north right of way line of Perkins Avenue, 5.86 feet to the place of beginning and containing 4.8766 acres, more or less, together with any title or interest that owner may have in that portion of Perkins Avenue lying within the limits of the City of Sandusky, Ohio.

Permanent Parcel No. 58-68009.000

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR A  
DRIVE AND STORAGE AREA AT PARCELS 60-  
00286.000 AND 60-00285.000 LOCATED OFF  
VENICE ROAD.

Reference Number: PSPOS20-0013

Date of Report: November 9, 2020

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Mark A. Speer, on behalf of NCO Properties LLC, has submitted a site plan application for a drive and storage area at parcels 60-00286.000 and 60-00285.000 located off Venice Road. The following information is relevant to this application:

Applicant: NCO Properties LLC  
3812 Old Railroad Rd.  
Sandusky, Ohio 44870

Authorized Agent: Mark A. Speer  
3812 Old Railroad Rd.  
Sandusky, Ohio 44870

Site Location: Parcels 60-00286.000 and 60-00285.000 located off Venice Road

Zoning: "GM" – General Manufacturing

Adjacent Zoning  
& Uses: North: "LM" – Limited Manufacturing - Manufacturing  
East: "GM" – General Manufacturing – Residential and Public Facility Uses  
South: "GM" – General Manufacturing – Vacant wooded area  
West: "GM" – General Manufacturing – Residential

Existing Uses: Vacant – Being used for staging for Venice Road Project

Proposed Uses: Storage, Disposal, Borrow Site

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 for a drive and storage area at parcels 60-00286.000 and 60-00285.000 located off Venice Road. The site is adjacent to other manufacturing zoning districts, with some residential housing to the east and west, and even a church to the south east. The area is primarily zoned "GM" General Manufacturing, which permits the following:

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

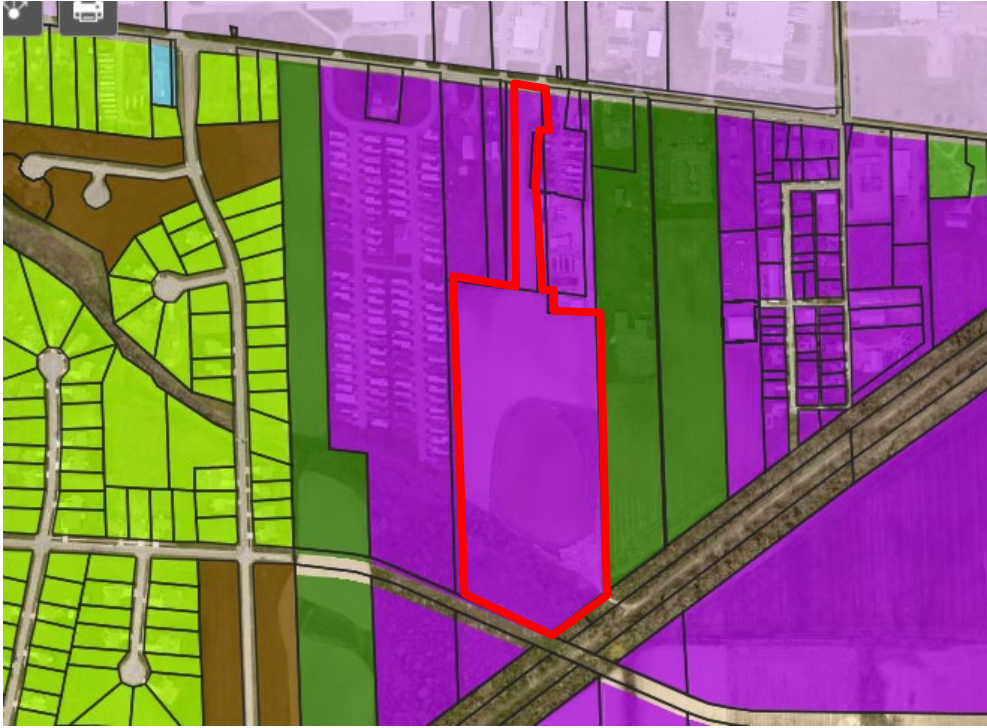
#### (a) Main Buildings and Uses.

- (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.
- (b) Similar Uses. Any other manufacturing or storage use not listed above, and determined as similar by the Commission.



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

**PARCELS 60-00286.000 AND 60-00285.000**





## 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 utilize this site long term in a manner that it is currently being used for temporarily. It was set up as the staging area for the current project along Venice Road, which includes new underground infrastructure as well as a portion of the Sandusky Bay Pathway.

With this project the applicant is looking to utilize the temporary stone drive and lay down area long term which would require Planning Commission to waive the paving requirements for drives and parking areas.

The applicant is not looking to install any lighting as part of this project and already has worked through on site storm water management with Engineering.

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**ENGINEERING STAFF COMMENTS**

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The City Engineer has reviewed the proposed site plan and have no further concerns regarding this site plan application.

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**BUILDING STAFF COMMENTS**

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The City Building Official has reviewed the application and has no concerns regarding the proposed site plan.

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**POLICE DEPARTMENT COMMENTS**

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

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**FIRE DEPARTMENT COMMENTS**

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

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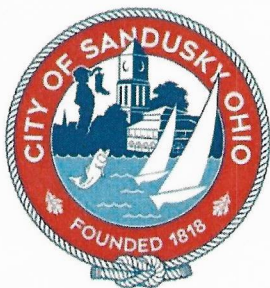
**CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff recommends approval of the proposed site plan for 1 Cedar Point Drive with the following conditions:

1. If tracking of stone or mud occurs onto the street, the applicant must pave or concrete a portion of the drive so that it no longer occurs.
2. Obtain all applicable permits and approvals through the Building Department, Engineering Department, and/or any other agency.

3. If lighting is installed, it must be reviewed at the Staff level and depending on how much lighting is proposed it may require Planning Commission approval.



## **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:** NCO Properties LLC

**Property Owner Address:** 3812 Old Railroad Rd.  
Sandusky, Ohio 44870

**Property Owner Telephone:** 419-656-1111 (Mobile)

**Property Owner Email:** davidspeer@speerbrosinc.com

**Authorized Agent Name:** Mark A. Speer

**Authorized Agent Address:** 3812 Old Railroad Rd.  
Sandusky, Ohio 44870

**Authorized Agent Telephone:** 419-656-2482 (Mobile)

**Authorized Agent Email:** markspeer@speerbrosinc.com



## LOCATION AND DESCRIPTION OF

Municipal Street Address: ? Venice Rd., Sandusky, Ohio

Legal Description of Property (check property deed for

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Parcel Number: #60-00285, #60-00286, #60-00377

Zoning District: Heavy Ind./ Manufacturing

**DETAILED SITE INFORMATION:**

Land Area of Property: 20.681 Acres (sq. ft. or acres)

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

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

Building #2: N/A

Building #3: N/A

Additional: N/A

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

Landscaped Area: Pending, Possible Mounding (Dirt) & Grassed (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)
- ☒ Disposal & Borrow Site

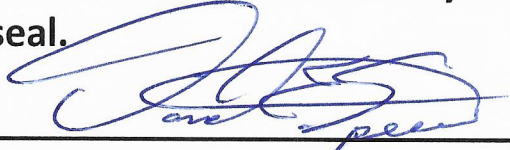
**Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):**

- Storage, Disposal & Borrow Site



**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.



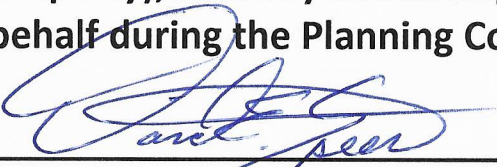
Signature of Owner or Agent

10/23/2020

Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of ?Venice Rd., Sandusky, Ohio 44870(municipal street address of property), I hereby authorize Mark A. Speer, Michael D. Speer to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

10/23/2020

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 FOR PN 60-00285 & PN 60-00286  
FOR  
NCO PROPERTIES LLC  
CITY OF SANDUSKY                      ERIE COUNTY, OHIO



INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2.	OVERALL SWPPP & DETAILS

PROJECT QUANTITIES		
SILT FENCE	160	LF
CONSTRUCTION ENTRANCE	1	EA
PERMANENT SEEDING	1	LS
CONCRETE WASHOUT	1	EA
STONE CHECK DAMS	4	EA
4" FARGLOTH STAMMER	1	EA
ODOT 2.9B CB OUTLET STRUCTURE	1	EA

**PERMIT #:** \_\_\_\_\_

**PERMITTEE FOR WESTSIDE UTILITY & CONNECTIVITY PROJECT**

240 COLUMBIAS AVE.  
PUBLIC WORKS, ENGINEERING DEPT.  
ANN ARBOR, MI 48106  
PH: 415-527-3223  
EMAIL: [rlensing@sanitary.org.us](mailto:rlensing@sanitary.org.us)

**ENGINEER & SURVEYOR**

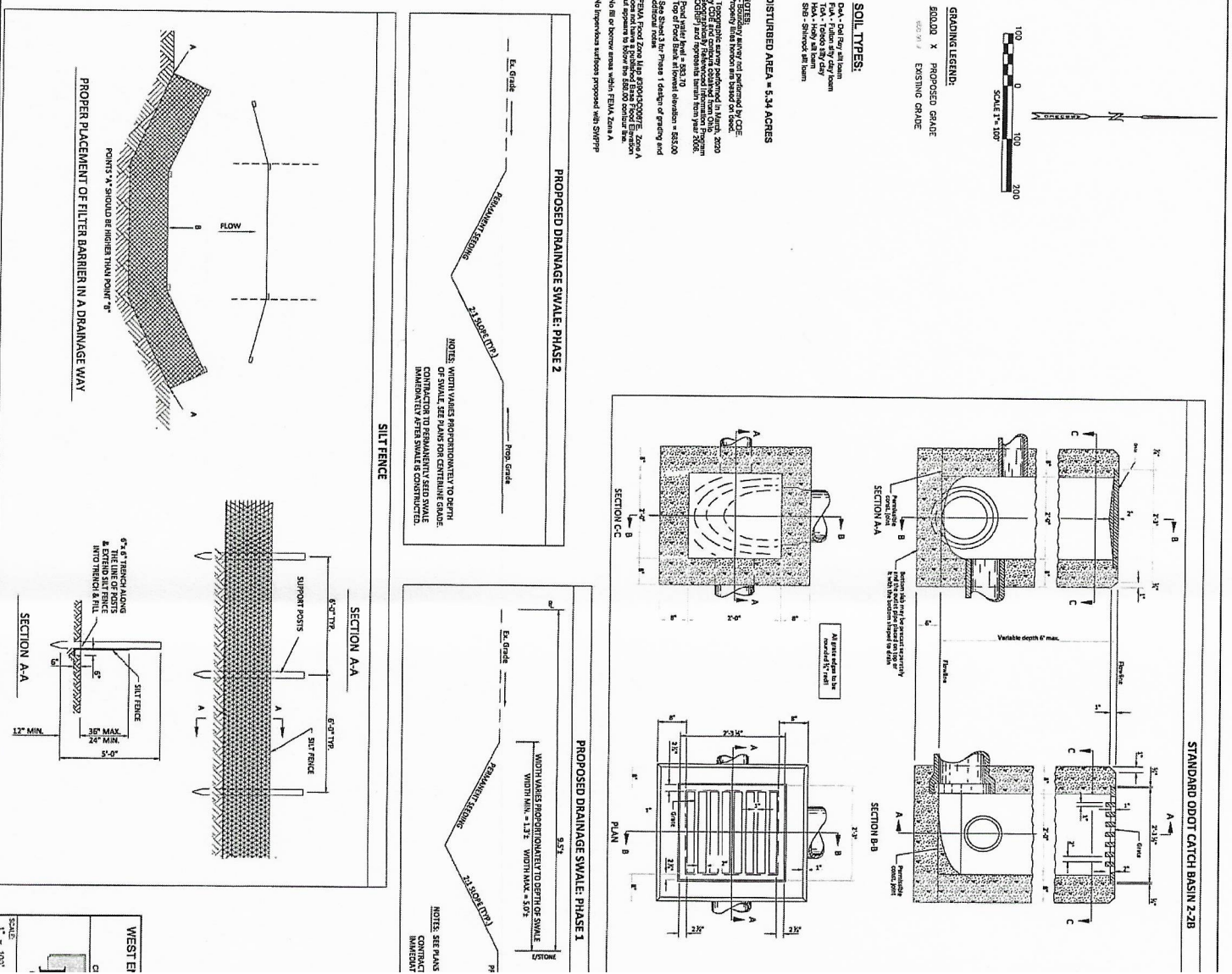
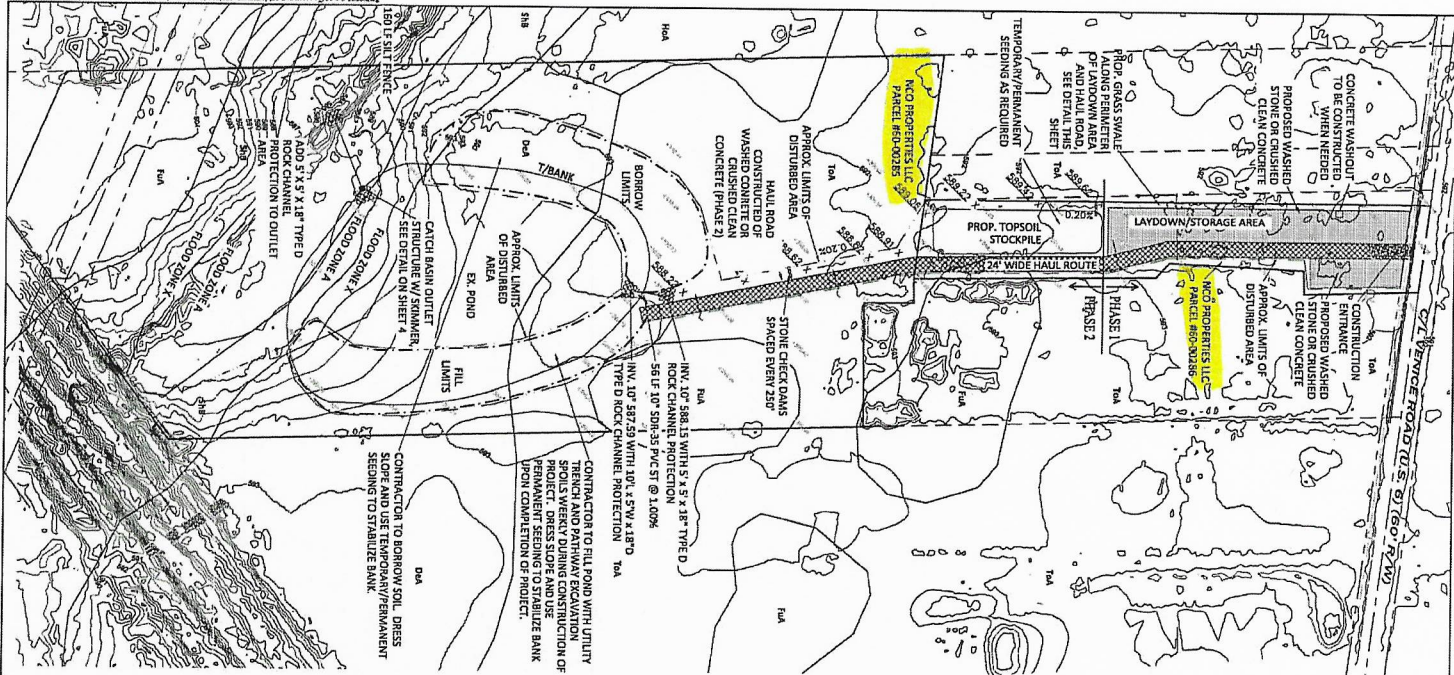
CONTRACTORS DESIGN ENGINEERING, LTD.  
10000 W. 10TH AVE., SUITE 200  
NORWALK, OHIO 44857  
PHONE: (419) 655-0455  
FAX: (419) 655-0455  
E-MAIL: [slaw@contractorsdesign.com](mailto:slaw@contractorsdesign.com)

**OWNER**  
NCO PROPERTIES LLC  
3812 OLD RAILROAD RD  
SANDUSKY, OHIO 44870  
PH: 419-626-5291



PLANS PREPARED BY: Alexander B. Etchill  
Alexander B. Etchill, P.E., P.S.  
 Date 23rd day of October, 2020





CITY OF SANDUSKY, OHIO  
DEPARTMENT OF  
PLANNING

# PLANNING COMMISSION REPORT

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## APPLICATION FOR SITE PLAN APPROVAL FOR 1801 GEORGE STREET

Reference Number: PSPOS20-0014

Date of Report: November 10, 2020

Report Author: Greg Voltz, Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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

Applicant: Chris Andrews  
1801 George Street  
Sandusky, Ohio 44870

Authorized Agent: Chris Andrews  
1801 George Street  
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: 0 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

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## SITE DESCRIPTION

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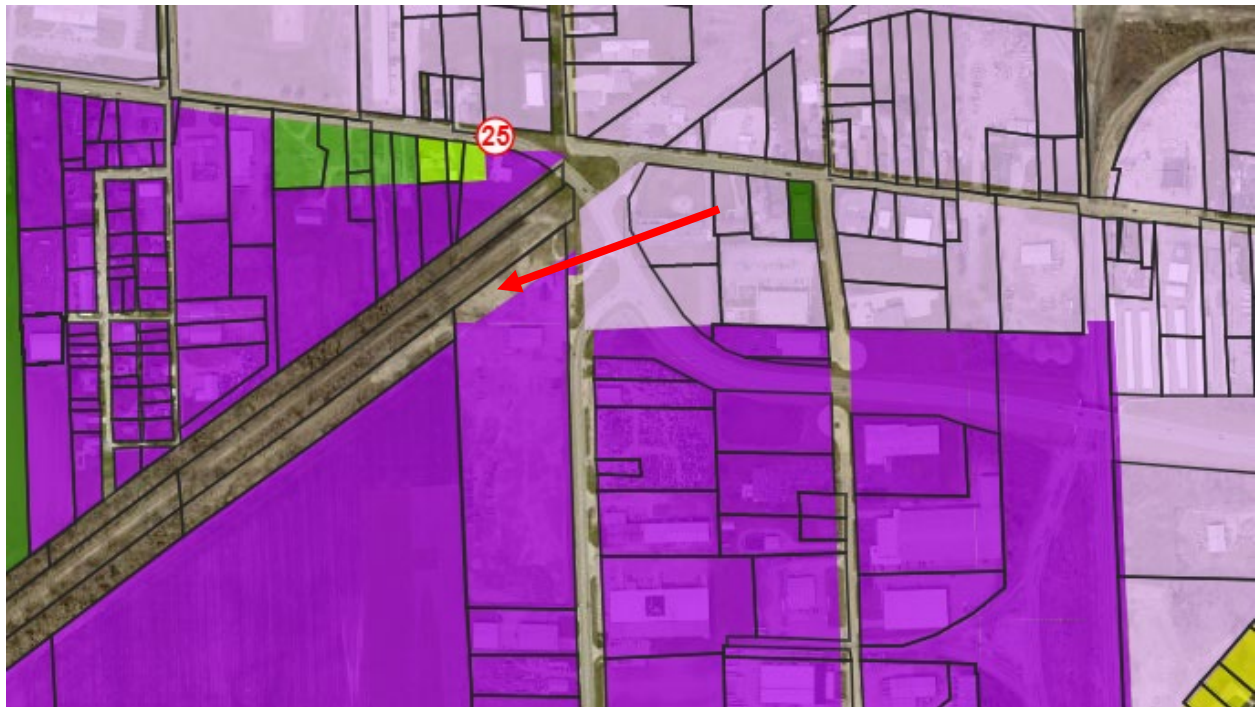
The subject property is located on George Street. The subject property is currently being utilized as overflow storage for the existing truck sales business. The subject property is surrounded by “GM” General Manufacturing Zoning District and surrounded by manufacturing uses.

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



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#### DIVISION OF PLANNING COMMENTS

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The applicant has applied for site plan approval to add a 180' by 85' building to the site at 1801 George Street to be used entirely for truck repair.

There will be no additional paving on the site beyond redoing the concrete apron leading into the building. This project will include additional lighting on the south side of the building only.

This project also includes the addition of a detention basin as well as an oil and water separator between the new building and sanitary sewer. The site will drain above ground to the detention basin.

The applicant does not propose additional landscaping as part of this project and due to the nature of the site and the fact that this site is not significantly changing use, staff does not believe an increase in striped parking spaces needs to occur, as there are already 36 parking spaces nearby. This is due to the site being a combined use facility. However, if it appears that there are issues with increased employees then excess pavement should be striped for increased parking areas, and if this does occur Staff will request that it is reviewed by both Planning and Engineering Departments.

This additional building meets all required setbacks and standards set for in section 1139 of the City of Sandusky Zoning Planning and Zoning Code. This building does cross the boundary of two separate parcels, and Staff recommends that the two parcels be combined.



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#### **ENGINEERING STAFF COMMENTS**

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

1. NEED DRAINAGE PLAN AND STORMWATER PLAN
  2. NEED INLET PROTECTION ON EXISTING BASIN IN FRONT OF THIS BUILDING, WITHIN THE PAVED CONCRETE SURFACE. THIS LOT WILL NEED CLEANED WITH SOME REGULARITY TO MINIMIZE THE BUILDUP DOWN AT THE BASIN.
- 

#### **BUILDING STAFF COMMENTS**

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

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#### **POLICE DEPARTMENT COMMENTS**

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

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#### **FIRE DEPARTMENT COMMENTS**

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

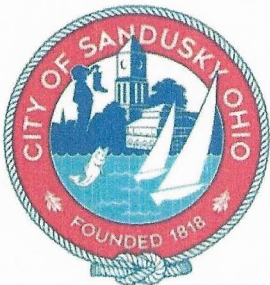
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#### **CONCLUSION/RECOMMENDATION**

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In conclusion, Planning Staff would recommend approval of the site plan application for a new building at 1801 George Street. 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 and the Erie Soil and Water Conservation District before any building permits will be issued.
2. The applicant must provide a lighting cut sheet of the lights that are to be installed and they must be dark sky friendly and only shine to the ground. This is to be approved by Planning Staff.
3. Parcels are combined or altered so that the building does not sit on two separate parcels.



## 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:

Chris Andrews

Property Owner Address:

1801 George Street

Sandusky, OH 44870

Property Owner Telephone:

419-656-3568

Property Owner Email:

Chris@ohio-trucks.com

Authorized Agent Name:

Chris Andrews

Authorized Agent Address:

1801 George Street

Sandusky, OH 44870

Authorized Agent Telephone:

419-656-3568

Authorized Agent Email:

Chris@ohio-trucks.com

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1801 George Street Sandusky, OH 44870

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

Parcel Number:

60-00620.001

Zoning District:

GM

**DETAILED SITE INFORMATION:**

Land Area of Property: 12.4107 Acres (sq. ft. or acres)

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

Building #1: 24,500 (in sq. ft.)

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

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

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

Total Building Coverage (as % of lot area): 4.53%

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: 15,300 sq. ft. - All for truck repair

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Proposed Building Height (for any new construction): 24 ft.

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

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

Parking Area Coverage (including driveways): 3,600 (in sq. ft.)

Landscaped Area: 0 (in sq. ft.)



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

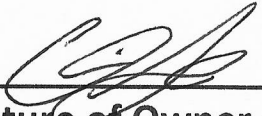
- ☒ **New Construction (new building(s))**  
☐ **Addition to Existing Building(s)**  
☐ **Change of Use in Existing Building(s)**

**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.):**

We are proposing a 15,300 sq. ft. repair facility in addition to our existing 22,000 sq. ft. facility. Use will be for semi truck repair and semi truck storage. Hours of operation 8am-5pm Monday-Saturday. Will house 10-15 employees.

**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.

 11-4-2020  
Signature of Owner or Agent Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 1201 George Street, Sandusky, OH (municipal street address of property), I hereby authorize Alex Etchill to act on my behalf during the Planning Commission approval process.

 11-4-2020  
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:**

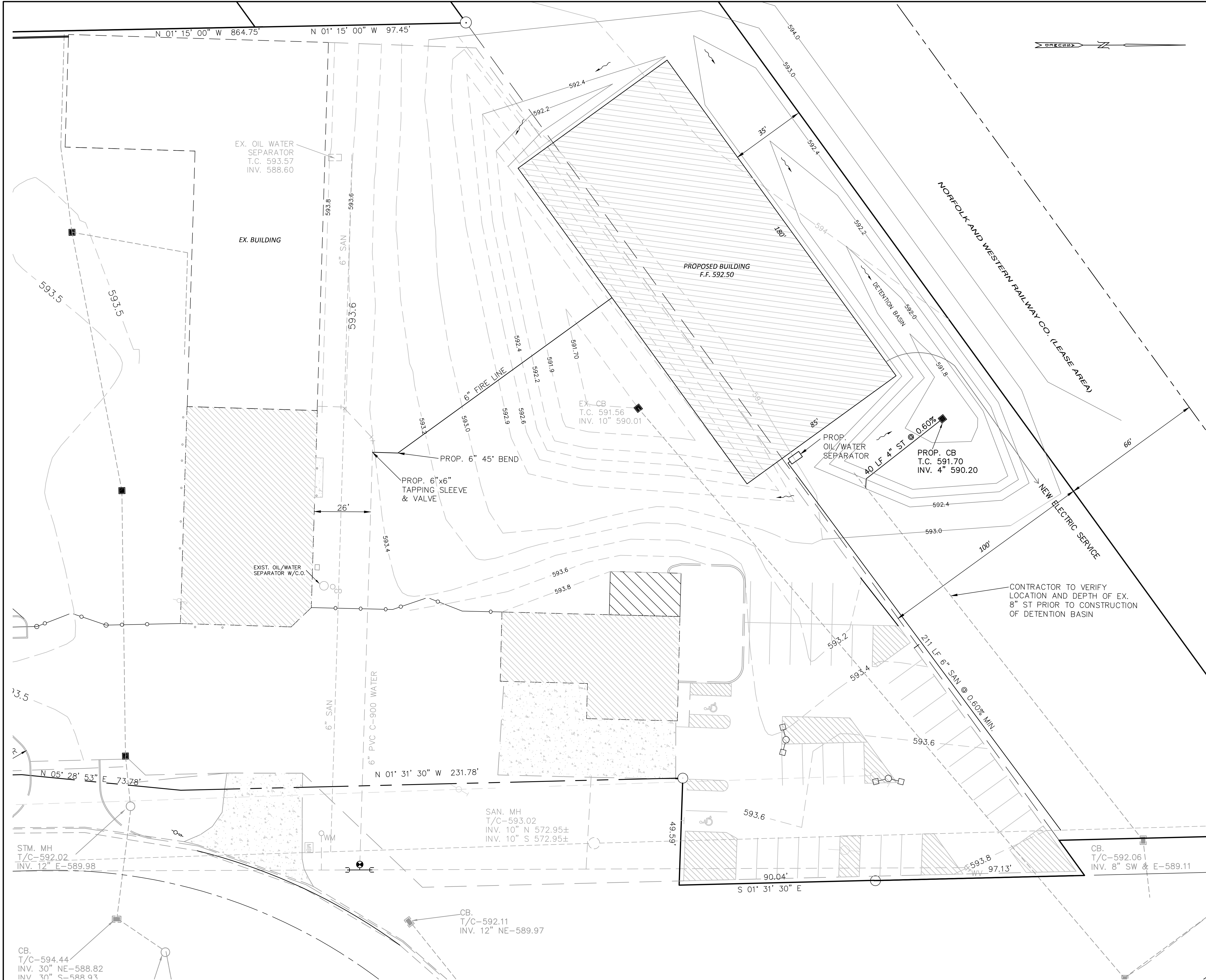
Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

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

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



File Name: Z:\CDEng\16-302-Andrews Site Design\2020 Project - Pole Structure\16-302 POLE.dwg



LEGEND

EXISTING	DESCRIPTION
EX.-SAN.	SANITARY SEWER
EX.-STM.	STORM SEWER
EX.-W.	WATER MAIN
G	GAS LINE
T	TELEPHONE LINE
E	ELECTRIC LINE
X	FENCE LINE
	BUILDING
	PROPERTY LINE
	RIGHT OF WAY LINE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	WATER METER
	GAS VALVE
	TELEPHONE POLE
	POWER POLE
	LIGHT POLE
	POLE W/ DOWN GUY
	PROPERTY PIN FOUND/SET
	IRON PIPE FOUND/SET
	TREE
	SHRUBS
	BUSH
	SIGN
	TOP OF CURB/WALK ELEVATION
	BOLLARD

NOTE:  
ALL DOWNSPOUTS TO SPLASH  
DOWN INTO THE EXISTING OR  
PROPOSED DETENTION BASIN.

NOTE:  
LIGHTING FROM EX. LIGHT POLES  
AND WALL PACKS ON BUILDING.  
NO LANDSCAPING PROPOSED, SITE  
USED FOR A TRUCK YARD AREA.

SITE DISTURBANCE IS LESS THAN  
1.0 ACRE

CONTRACTOR TO VERIFY  
LOCATION AND DEPTH OF EX.  
8" ST PRIOR TO CONSTRUCTION  
OF DETENTION BASIN



ANDREWS TRUCK REPAIR BUILDING  
1707 GEORGE STREET  
CITY OF SANDUSKY, ERIE COUNTY, OHIO  
PROPOSED PRELIMINARY PLAN

CONTRACTORS  
DESIGN ENGINEERING  
CONSULTING ENGINEERS & SURVEYORS  
NORWALK, OHIO

SCALE:	DATE: NOVEMBER, 2020	BY:	PROJECT NO.
SCALE 1"=20'	DR: ABE	REV'D	16-302