



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda
February 24, 2021
5:00 pm
Meeting via Microsoft Teams and
Live Streamed on [www.Youtube.com/CityofSanduskyOH](https://www.youtube.com/CityofSanduskyOH)

1. Meeting called to order – Roll Call
2. Approval of minutes from January 27, 2021 meeting
3. Adjudication Hearing
 - Fritz Mueller, on behalf of Corsos Perennials and St. Paul's Church, has requested to rezone 2211 Mills St (Parcels 58-68010.000, 58-68014.000, 58-68015.000) from "PF" Public Facilities to "CS" Commercial Services.
4. New Business
 - Presentation on Downtown Outdoor Refreshment Areas
 - Planning Commission Rules
5. Old Business
6. Adjournment

NEXT MEETING: March 24, 2021 at 5:00pm.

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

Planning Commission

January 27, 2021

Meeting Minutes

Meeting called to order:

Chairman McGory called the meeting to order at 5:07pm. The meeting took place virtually via Microsoft Teams. The following members were present: Dennis Murray, Mike Zuilhof, Jim Jackson, Conor Whelan, Jade Castile, and David Miller. Greg Voltz represented the Planning Department and Brendan Heil represented the Law Department.

Approval of minutes from the December 21st, 2020 meeting:

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

Election of officers:

Mr. McGory nominated Mr. Murray for chairman and Ms. Castile seconded. With no other nominations brought forward, all members were in favor.

Mr. Murray nominated Mr. McGory for vice chairman and Mr. Whelan seconded. With no other nominations brought forward, all members were in favor.

Adjudication Hearing:

- 1. Greg Schmid, on behalf of the Erie County Combined General Health District Board of Health, has submitted an application for a Conditional Use Permit to allow a "PF" – Public Facilities use within the "R2F" - Two-Family Residential District at parcels 59-62003.000 and 59-62001.000 near 420 Superior Street.***

Mr. Murray swore in those who wished to speak on the application. Mr. Voltz stated that this application is necessary due to the Health Department expanding its parking area onto these parcels. He said that staff does request a few conditions on this approval to ensure that Planning Commission is able to react if headlight glare becomes an issue. As well as to be ready for the eventual installation of the Sandusky Bay Pathway, ensuring that users of the pathway will have safe access to the site. Planning Staff recommends approval of the proposed site plan for 420 Superior Street with the following conditions: 1. The applicant provides, for staff approval, a revised landscaping plan that shows types and locations of plantings, as well as types, locations, specifications and examples of specific fencing to be installed, if any is to be installed. 2. Shrubs or low fencing may be requested to block potential head light glare coming from vehicles to the neighboring residential areas. 3. When construction of the Sandusky Bay Pathway is completed, bicycle parking and pedestrian access must be incorporated from the pathway to the entryway of the Health Department. Mr. Murray asked Mr. Voltz what the options are for when an applicant does not abide by the conditions given when an application is approved. Mr. Voltz stated that he would like to start working more closely with Code Enforcement staff when projects are completed to ensure conditions are being met, but would need to defer to the law director for what the consequences would be. Mr. Heil stated that the consequences depend on the situation, but that code would give a citation of some sort and follow up with the owner. Mr. Voltz then added that the ultimate recourse would be that the Conditional Use Permit would be taken away. Mr. Zuilhof made a motion to approve the application subject to staff's conditions. Mr. McGory seconded the motion. All voting members were in favor of the motion and the application was approved.

New Business:

- 1. Rosalyn Ahner, as an authorized agent of RL Ahner Properties LLC., has applied for site plan approval for 2101 W. Perkins Avenue.***

Mr. Voltz stated that the 74 proposed parking stalls would be sufficient for a factory of 96,000 SF of gross floor area. The applicant is also proposing stall widths and depths greater than required by code which, while not ideal from a storm water perspective can leave room for more parking stalls in the future if expansion occurs. The applicant also shows additional canopy trees through the site and along the Perkins Avenue frontage. They are also proposing to reuse the existing light fixtures on site. While not full dark sky light fixtures, they appear to have the ability to be

tilted down to reduce light pollution. Staff recommends the approval of the proposed site plan with the following conditions: 1. All applicable permits are obtained through the Building Department, Public Works Department, or any other applicable departments or agencies. Mr. McGory asked Mr. Voltz if he could clarify the storm water comment in the staff report. Mr. Voltz stated that if the number of stall widths was reduced, in theory, the amount of asphalt would be reduced. However, staff is not recommending that because that would be an added expense for the applicant, when they just plan on using what is already there. Mark Miller, on behalf of the applicant, stated that the reason they have the proposed stall widths is because they plan on having larger vehicles parked in the parking lot since they manufacture commercial doors and windows. Planning Commissioner David Miller asked if the sale of the property has taken place yet or if approval of this site plan is a condition needed in order for the sale to go through. Mark Miller stated that the sale is pending on this the approval of the site pan. David Miller stated that while the Planning Commission does not want to see uplighting, they want to make sure there is enough lighting. He stated that when he was the YMCA director at that location, he stated that there were a few problems that occurred there after dark, more specifically towards the side and back of the building. As far as runoff goes, having substantial landscaping in the middle of the parking lot, that would allow for passive treatment of runoff. Mr. McGory made a motion to approve the site plan subject to staff conditions and also, if the current lighting is changed or added to, that it be dark sky friendly, and further, require that the landscaping in the center of the parking lot allow for the storm water to be able to run off towards it by way of curb cuts or some other method. All voting members were in favor of the motion and the application was approved.

2. David Maison, on behalf of Name One Yellowstone LLC, has submitted an application for a Special Residency Occupancy Permit for 333 E Washington Street to allow for the reestablishment of a residential, nonconforming use where a prior legal nonconforming residential use has expired and the structure remains.

Mr. Voltz stated that the applicant is proposing to rehab the existing residential structure in hopes that it can continued to be utilized for residential purposes, as well as for transient occupancy use. Both uses are permitted within the Downtown Business District. He explained that the reason for the Special Residency Occupancy Permit is due to the fact that the Downtown Business District does not permit residential on the first floor. He then stated that he has received calls from neighbors with concerns about the amount of activity the proposed development may create. Staff gave those callers an email for them to write to for the record and they said they would do so, but did not. However, their concerns were in regards to the possibility of new uses creating more constraints on the availability of on-street parking, the transient rentals creating a nuisance, and that any proposed retail may not fit with the character of the neighborhood. Mr. Voltz stated that staff believe there is adequate on-street parking in the area. He also said that there is a three strike rule in the transient rental regulations for property owners if they create constant nuisance issues. Furthermore, since the property is zoned Downtown Business, retail and residential are both permitted. Staff recommend approval with the following conditions: 1. Exterior lighting be dark sky friendly and the applicant provides exterior lighting cut sheets for staff approval, 2. As part of the Special Residency Occupancy Permit, Planning Commission could request a parking management plan from the applicant if consistent complaints are heard from neighboring property owners and residents, 3. If the property is used for transient rental, the applicant obtains necessary transient rental occupancy permits through the City of Sandusky, and 4. The applicant obtain all necessary building, public works, or other necessary permits. Mr. Murray asked Greg how the three strike rule works. Mr. Voltz stated that the first two complaints will receive a fine and after the third complaint, the transient rental permit will be taken away for the remainder of the year. Mr. Jackson made a motion to approve the application subject to staff's conditions and Mr. Whelan seconded the motion. All voting members were in favor of the motion and the application was approved.

3. David Maison, on behalf of Name One Yellowstone LLC, has submitted a site plan application for 333 E Washington Street.

Mr. Voltz stated that the applicant is increasing on-site parking with six spaces and is requesting that Planning Commission waives the remaining requirement for ten more spaces as the applicant believes there is adequate on street spaces nearby. All adjacent property owners have adequate onsite parking for their respective properties and the street parking in this area is rarely used. Mr. Zuilhof made a motion to approve the application subject to staff's

conditions and Mr. McGory seconded the motion. All voting members were in favor of the motion and the application was approved.

Old Business:

1. *Presentation of the Downtown Sandusky Master Plan by MKSK.*

Arin Blair and Jeffrey Pongonis with MKSK went over findings from meetings with Downtown Stakeholders, the Steering Committee, and surveys from residents. They then explained what their recommendations would be to for those findings. Mr. Zuilhof explained that placing a large structure at Battery Park that interferes with sight lines to the water is not going to be taken lightly by the community. He also stated that while looking over the plan, there does not seem to be much considered from residents that live downtown. For example, the Steering Committee included very few downtown residents. He said that while we want to make downtown better, we need to protect what is already there as well. Mr. Pongonis said that they may not have articulated it enough in the plan, but they definitely had a lot of feedback from residents and took into consideration that feedback when creating this plan. City Manager Eric Wobser added that there is nothing in this plan that will not go through a very deliberate public planning process, but he did want to include what the developer had recommended for the Battery Park area, as it aligns with what people are saying they want to see there. Mr. McGory commented that those that live in Perkins Township are still Sandusky residents and many of Perkins Township residents visit and spend their money downtown often as well as those in Milan and other surrounding areas. Therefore, he thinks it is important to make downtown better for all, whether you live downtown or not. He also said he believes Battery Park is underutilized and thinks a hotel would be great there. Mr. Whelan stated that he does have some reservations on the cost of some of the recommendations in the plan and the location of the hotel at Battery Park, but believes that it is a good guiding document to work off of. Mr. Zuilhof stated that there was already quite a process doing a master plan for Battery Park and he believes it would be more appropriate to incorporate that into this plan rather than the first proposal from a developer. He said that he is open to considering any plan that a developer has, but for this master plan, he believes the previous master plan for Battery Park would be more appropriate. Mr. Murray stated that he thinks this plan is a nod to the earlier work that was done. However, there will be a lot of public input in terms of what will happen there. Mr. Zuilhof made a motion to recommend the Downtown Master Plan to the City Commission with a modification that instead of the illustration that is in the plan for Battery Park, that they refer back to the Sandusky East Bay Plan. Mr. Miller seconded the motion. All voting members were in favor of the motion.

Meeting Adjourned:

Mr. McGory made a motion to adjourn and the meeting ended at 8:44pm.

Next Meeting:

February 24, 2021 at 5:00pm

Approved:

Kristen Barone, Clerk

Dennis Murray, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR MAP AN AMENDMENT TO THE
ZONING MAP FOR 2211 MILLS STREET (PARCELS
580-68010.000, 58-68014.000, 58-68-015.000)

Reference Number: PRZ21-0001

Date of Report: February 17, 2021

Report Author: Greg Voltz, Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Fritz Mueller, as an authorized agent of St. Pauls Evangelical Lutheran and Corsos Perennials, has applied for a rezoning of property from “PF” – Public Facilities to “CS” – Commercial Service. The following information is relevant to this application:

Applicant: St. Pauls Evangelical Lutheran
2211 Mills Street
Sandusky, Ohio 44870

Authorized Agent: Fritz Mueller
3404 Milan Road
Sandusky, Ohio 44870

Site Location: 2211 Mills Street/ PARCELS 580-68010.000, 58-68014.000, 58-68-015.000

Current Zoning: “PF” Public Facilities

Surrounding Zoning: North- “R1-50” Single Family Residential / Use: Residential
East- “R1-50” Single Family Residential / Use: Residential
South- “I-2” Heavy Industrial (Perkins Township)/Use: Land and Power Substation
West- “LM” Limited Manufacturing / Use: Vacant

Existing Use: Religious

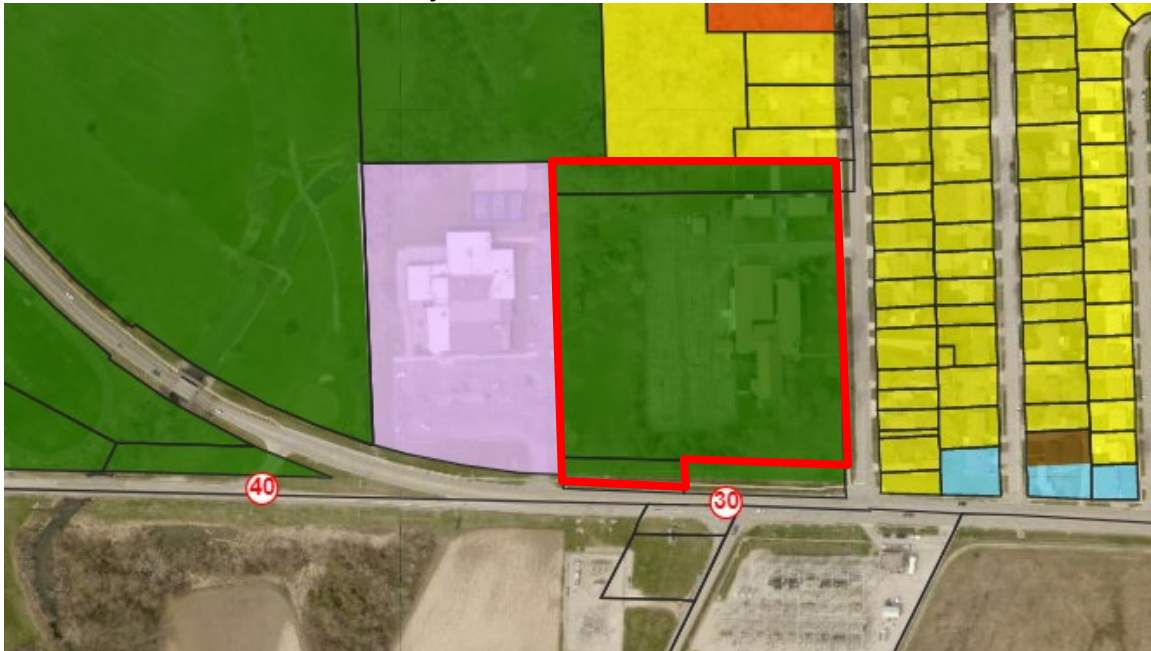
Proposed Zoning: “CS” Commercial Service

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

SITE DESCRIPTION

The subject property is currently located within a “PF” Public Facilities District. The subject property is adjacent to “PF” Public Facilities zoned parcel, “LM” Limited Manufacturing zoned parcels, “R1-50” Single Family Residential zoned parcels, and to “I-2” Heavy Industrial property located to the South in Perkins Township.

Subject Parcels Outlined in Red:



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



PLANNING DEPARTMENT COMMENTS

This parcel is mostly adjacent to parcels zoned single family residential, a newly zoned limited manufacturing zoned parcel to the west, and to the south is land that is zoned heavy industrial in Perkins Township. The applicant is proposing the rezoning of this land as they look to sell the property and the purchasing organization is looking to use the site mostly for dormitory style housing, college intern housing, and some other ancillary uses.

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

Following the loss of a religious institution such as St. Paul Lutheran Church, the proposed reuse of the property could offer great opportunity for the neighborhood and Sandusky. The applicant is proposing to rezone the property so that it can be used for agricultural worker housing, college intern housing, as well as other ancillary uses. These ancillary uses will start with just recreational area for the residents, but in the future may include plant research and/or educational facilities.

As of 2019, there had been 6,800 religious buildings sold in the United States over the previous five years.* This trend, while disheartening is also playing out at the local level with various religious buildings being up for sale recently, or currently. 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.

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 human capital, entrepreneurship, and diversity.

The rezoning to "CS" Commercial Service is to provide a flexibility for the site that is reminiscent of the Cedar Point Dormitories, while also having the site available for some commercial uses in the future if the development demands. If the rezoning and purchase of the property moves forward, the new owners, Corso's Perennials, would then need to return to Planning Commission for a Site Plan review, as well as a Conditional Use Permit to use portions of the property as a group home.

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.

*[Houses Of Worship Find New Life After Congregations Downsize : NPR](#)

ENGINEERING STAFF COMMENTS

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

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections to the proposed rezoning.

POLICE DEPARTMENT COMMENTS

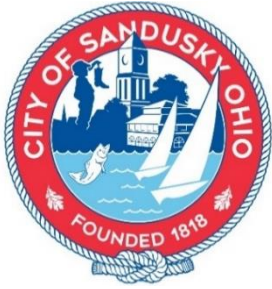
The City Police Chief has reviewed the proposed zone map amendment.

FIRE DEPARTMENT COMMENTS

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

CONCLUSION/RECOMMENDATION

In conclusion, staff continues recommends the approval of the proposed amendment to the Zoning Map for 2211 Mills Street (Parcels 580-68010.000, 58-68014.000, 58-68-015.000).



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: St. Pauls Evangelical Lutheran

Property Owner Address: 2211 Mills Street
Sandusky, Ohio 44870

Property Owner Telephone: 419-656-1832

Email fmueller@corsos.com

Authorized Agent Name: Fritz Mueller

Authorized Agent Address: 3404 Milan Road
Sandusky, Ohio 44870

Authorized Agent Telephone: 419-626-0765 Extension: 251

Email fmueller@corsos.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2211 Mills Street, Sandusky, Ohio 44870

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

OL 4,N 60' OF S.E. COR OF 175A ,N 60' OF S.E. COR OF 175 A 60'

Parcel Number: 58-68010.000,58-68014.000,58-68015.000 **Zoning District:** PF- Public Facilities

DETAILED SITE INFORMATION:

Land Area of Property: 8.39010 (sq. ft. or acres)

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

Building #1: 22,629 (in sq. ft.)

Building #2: 1852

Building #3: 1852

Additional: 768

Total Building Coverage (as % of lot area): 27%

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 (Church) will be for agricultural worker housing

Building #2 and Building #3 (houses) will be for college intern housing

Additional Building (Garage) will be used for property maintenance equipment

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

Number of Dwelling Units (if applicable): 3

Number of Off-Street Parking Spaces Provided: 150

Parking Area Coverage (including driveways): 70,000 (in sq. ft.)

Landscaped Area: 268,372 (in sq. ft.)

Requested Zoning District Classification: RMF or CS

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

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2211 Mills Street (municipal street address of property), I hereby authorize Fritz Mueller to act on my behalf during the Planning Commission approval process.

Please see signed representation letter attached
Signature of Property Owner

Date

REQUIRED SUBMITTALS:

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

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

**2020
PLANNING COMMISSION
MEETING DATES AND FILING DEADLINES**

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

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 4:30 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website. **Contact Greg Voltz, Planner, at 419-627-5973 or gvoltz@ci.sandusky.oh.us with any questions.**



Building #4 –
Maintenance

Building #3 –
Internship
Housing

Building #2 –
Internship
Housing

Building
#1 – Ag
Worker
Housing

2211 Mills St,
Sandusky, OH 44870

Mills St

Mills St

2112

2118

2122

2202

2204

2214

2218

2220

2222

2226

2115



Corso's has the following vision to adapt the St. Paul's facility for the below outlined purposes. We will make modifications to the St. Paul's Church thoughtfully while attempting to maintain the history and spirit of St. Paul's church.

The Principle Vision for Corso's in purchasing the property are as follows:

1. Housing agriculture workers brought in through the United States H2A visa program. This is a principle focus for the company to improve the housing for our workers who are incredibly important to the company. The H2A program is a government program where agricultural workers are licensed to work into the United States for up to eleven months. Workers are transported each day to work either at the Corso's farm in Perkins or Castalia Townships.
2. Housing college internship students primarily from The Ohio State University Agriculture School. These students nationalities are extremely diverse but include coming from the global regions of North America, Central America, South America, Europe and Asia. These interns work at both the Perkins and Castalia Township farms. Interns are learning best horticultural practices working with Corso's growing staff.
3. Training location for the college agricultural interns featuring Trial Garden. Trial Gardens are a way to experiment growing new plants while recording such data as growth rate, disease resistance, bloom timing and duration. We would like to develop a trial garden on the grounds of the St. Paul Church to facilitate and enhance the college interns experience while at Corso's
4. Training location including conference training room for our landscaping company on proper maintenance techniques, safety and technology.
5. Showcase for the aforementioned trial garden to Corso employees, Corso Customers and ,at times, the public.

Respectively,

Corso's Perennials and the Corso Family

Sandusky Downtown Outdoor Refreshment Area

- Under state law, the City can create an open container district of up to 150 acres. Nearly 30 DORAs currently exist in Ohio, and more are on the way. Port Clinton is the closest existing DORA.
- In the DORA district, patrons can leave bars and restaurants with an alcoholic beverage and carry it throughout the district
- Drinks that leave the establishments must be in a designated DORA plastic cup that would be sold to the establishments by the City.
- DORA drinks cannot be brought into another liquor serving establishment. However, drinks are allowed into non-liquor serving establishments as long as the owner allows it (e.g. retail shops, coffee shops).
- The City sets the boundaries of the DORA and would install signage at the entry/exit points.
- The City sets the hours of operation of the DORA.

