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## Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

### **Agenda**

**July 28, 2021**

**5:00 pm**

**City Commission Chamber**

**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 June 23, 2021 meeting**
3. **Old Business**
  - An amendment to the City of Sandusky Planning & Zoning Code Chapter 1157 (Floodplain Administration).
4. **New Business**
  - OSPOTS, on behalf of Cedar Point Park, LLC, has submitted a Site Plan Application for 2701 Cleveland Road.
  - Poulous and Schmid Design Group, on behalf of SMSVC, LLC, has submitted a Site Plan Application for 212 Hancock Street.
  - Red Barn Engineering, on behalf of Classic Investors, LLP, has submitted a Site Plan Application for 1001 Fremont Avenue.
  - Adam Showalter/SS Stallion Homes, LLC, have submitted a Similar Main Use Application for 2300-2310 Cleveland Road.
5. **Adjournment**

**NEXT MEETING: August 19, 2021 at 5:00pm.**

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

## Planning Commission

June 23, 2021

### Meeting Minutes

#### Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:08pm. The following members were present: Mike Zuilhof, Jim Jackson, Conor Whelan, and David Miller. Mr. McGory and Ms. Castile were absent. Alec Ochs and Thomas Horsman represented the Community Development Department, Brendan Heil represented the Law Department, and Josh Snyder represented the Engineering Department. Clerk Kristen Barone, Chief Planner Arin Blair, and Community Development Director Jonathan Holody were also present.

#### Approval of minutes from the April 28, 2021 meeting:

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

#### Introduction to new staff:

Community Development Director Jonathan Holody introduced Assistant Planner Alec Ochs and Chief Planner Arin Blair, who both recently started working in the Planning Division and will be working closely with the Planning Commission.

#### Public Hearing:

1. **Michael Cox, on behalf of the Commodore at Sandusky Bay, LLC, has submitted an application for an amendment to the zoning map for 431 Columbus Avenue (parcels 58-68032.000, 58-68031.000, 58-68034.000). The application is to rezone the site from "PF" Public Facilities to "GB" General Business.**

Mr. Ochs stated that many of the properties surrounding this property are zoned as General Business except for the parcel to the south which is a church. 431 Columbus Avenue used to be a church but is currently vacant. The applicant wants to rezone the property to use it for transient rental use, office space, and also for a business use. According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning and includes repurposing vacant buildings to create mixed uses and supports the development and rehabilitation of housing types. Staff recommends approval of the proposed amendment to the zoning map.

Applicants Michael and Jackie Cox stated that they had an interest in the building due to the architecture and do not plan to change anything on the exterior. He said that they would like to host larger groups such as sports teams playing at Sports Force, families on vacation in the area, and wedding parties. Jackie said that her father was an art teacher at Perkins Local Schools and so she would like to hold art classes for all ages at this location including stain glass, pottery, and yoga.

Thomas Bodner of 432 Columbus Avenue stated that he is glad to see the applicants are interested in repurposing this building and think that what they want to rezone it as fits well with the area.

Mr. Miller made a motion to approve the application and Mr. Zuilhof seconded the motion. All voting members were in favor.

#### Old Business:

1. **An amendment to the City of Sandusky Planning & Zoning Code Chapter 1157 (Floodplain Administration).**

Mr. Murray reminded the Planning Commission members that this item was postponed at the last meeting and asked if there were additional comments.

Mr. Zuilhof stated that he believes there were other corrections to the legislation that were made that have not yet been discussed regarding the 1% chance in every instance rather than a single instance that was in the original draft. He also asked if any other members have been influenced by the recent flooding event and on the the latest revision he said he was pleased that the wording was to be specific on any request for a variance from the elevation requirements, but he does not think it was addressed to be specific on other requests for a variance and so the wording invites a blanket exception from the ordinance.

Mr. Miller stated that he still believes there should be some freeboard requirement, especially since there has been some recent flooding. He said that he thinks there might be people that move into the area that are not aware of past floods and not know what they are getting themselves into if there were no freeboard requirement.

Mr. Whelan stated that he is comfortable with what FEMA and staff are comfortable with.

Mr. Jackson stated that with his recent knee replacement, he has not been able to do the research he wanted to do and not prepared to vote.

Mr. Heil stated that generally speaking a motion needs the majority of the board to be in favor for a motion to pass.

Mr. Miller asked if staff could explain again how the floodplain maps have been adjusted to compensate for wave action.

Mr. Snyder stated that when the new map comes out, there is a new zone (new to Sandusky) that does address wave action inland from the edge of the water.

Mr. Miller asked Mr. Snyder if he would be correct in stating that dropping the two foot freeboard, would be compensated by the soon to be seen new zone in the floodplain map.

Mr. Snyder stated that is correct with the caveat that the wave action zone is only a portion of the entire flood hazard area and does not cover all areas like the two foot freeboard does.

Mr. Zuilhof made a motion continue discussion until the next meeting and Mr. Miller seconded. All voting members were in favor of the motion.

#### **New Business:**

**1. OSPOrts, on behalf of Cedar Point Park, LLC, has submitted a Site Plan Application for 2701 Cleveland Road.**

Mr. Murray stated that this applicant has asked for this application to be postponed until the next meeting.

**2. GW Contractors, on behalf of Safe Harbor Marinas, has submitted a Site Plan Application for 1 Huron Street.**

Mr. Ochs stated that this property currently contains three buildings. The proposed storage building will be about 30,000 sq. ft., and the proposed amenities building will be about 3,500 sq. ft. According to the requirements in Section 1149.05 of the Zoning Code, marinas must provide two parking spaces per three boat slips. No boat slips will be added but some parking will be removed for the new storage building. It is estimated that the site will still have approximately 415 parking spaces. It is estimated that 350 parking spaces are needed to meet the boat slip requirement. The addition of the office/lounge space will require another 29 spaces. Based on these estimates, no further parking is needed if the new storage building does not require new parking spaces. In accordance with 1149.04: parking requirements for storage or warehousing may be waived by the Planning Commission.

Mr. Zuilhof stated that he has heard from a couple of people that there are some things including a fence and keypad that encroaches onto the right of the way and he is not sure if there is something in place that has permitted those things to be there, but since those items are on this site plan, he wants to make sure that approval of this site plan is not waiving any other things on this site plan that may not be nonconforming.

Mr. Miller made a motion to approve the application and Mr. Whelan seconded. All voting members were in favor.

#### **Meeting Adjourned:**

Mr. Miller made a motion to adjourn. The meeting ended at 6:06pm.

#### **Next Meeting:**

July 28, 2021 at 5:00pm.

#### **Approved:**

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Kristen Barone, Clerk

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Dennis Murray, Chairman



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR  
2701 CLEVELAND RD. OH (PARCEL 57-01824.004)

Reference Number: PSPOS21-0004

Date of Report: June, 21 2021

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Authorized Agent: Osports  
1100 Superior Ave., Suite 300  
Cleveland, OH 44114

Property Owner: Cedar Point Park, LLC  
One Cedar Point Rd.  
Sandusky, Ohio 44870

Site Location: 2701 Cleveland Rd.

Current Zoning: "CR" – Commercial Recreation

Adjacent Zoning: North: "CR" – Commercial Recreation  
East: "CR" – Commercial Recreation  
West: "CR" – Commercial Recreation  
South: N/A

Existing Use: Indoor Sports Center

Proposed Use: Indoor eSports Center & Dormitory Expansion

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking  
1137 Commercial Districts

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## SITE DESCRIPTION

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The property at 2701 Cleveland Rd. is zoned CR—Commercial Recreation, and it is surrounded by CR to the North, East and West. There is no adjoining parcel to the South within city limits. The parcel directly to the east contains the outdoor fields of Cedar Point Sports Center. The parcel to the west is used as an access point to the proposed site. The parcel to the North is currently undeveloped.

**Zoning Map (subject property outlined in blue)**



### 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

**County Auditor Property Map (subject property outlined in red)**



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**PLANNING DEPARTMENT COMMENTS**

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This property currently contains one sports center building and medical office totaling just over 200,000 square feet. The proposed esports building will add approximately 59,400 sq. ft., and the proposed dormitory building 18,800 sq. ft. The proposed height of the new esports building will be 59 feet, 4 inches.

According to the requirements in Section 1149.05 of the Zoning Code, sports arenas must provide one parking spaces per 4 seats in a building. The site currently has 866 parking spaces, well exceeding the current needs. With the new esports arena addition and dormitory, 942 total spaces are required. The proposal shows an additional 106 spaces to be built, bringing to total to 972 parking spaces, 30 spaces over the requirement. The proposal meets the ADA requirements with 22 of these spaces designated for handicap parking. They have met the requirements for the loading spaces with 9.

Staff has determined the landscaping requirements for islands have been met. However, while we appreciate the applicant's patience and cooperation with meeting the landscaping requirements thus far. Staff has one additional requirement per zoning code. The new island in the NE corner of the parking lot is missing a canopy tree.

**1149.09 SURFACE IMPROVEMENTS OF PARKING AREAS.**

(c) All surface parking lots containing 25 or more parking spaces shall contain one landscaped island measuring at least 100 square feet for each 25 parking spaces provided or fraction thereof. **Each landscaped island shall contain the following:**

- (1) **At least one hardy deciduous 2-inch minimum caliper canopy tree.**

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**ENGINEERING STAFF COMMENTS**

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No comments have been received as of the writing of this report

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**BUILDING STAFF COMMENTS**

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No comments have been received as of the writing of this report

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**POLICE DEPARTMENT COMMENTS**

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No comments have been received as of the writing of this report

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**FIRE DEPARTMENT COMMENTS**

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No comments have been received as of the writing of this report

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**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed site plan at 2701 Cleveland Rd. Parcel: (57-01824.004) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. Install a tree on the landscaping island in the NE corner parking area.



## TRANSMITTAL

4/28/2021

PROJECT NO: J20200995.000

PROJECT DESCRIPTION: Cedar Point Esports

**TO:**

City of Sandusky, Ohio  
Department of Planning  
240 Columbus Ave.  
Sandusky, Oh 44870  
419-627-5891  
[Click here to enter text.](#)

**SENT VIA:**

- ☒ Messenger
- ☐ Overnight Carrier
- ☐ Next Day Carrier
- ☐ Second Day Carrier
- ☐ Express Mail
- ☐ First Class Mail
- ☐ Electronic File Transfer

**WE ARE ATTACHING:**

(15) Complete sets of the following: Application for Site Plan Approval and associated Site Plan

- ☐ For your use
- ☐ Reviewed with comments
- ☒ To be reviewed
- ☒ To be approved
- ☐ For preliminary use only

**REMARKS:** Thank you for accepting this Site Plan application for consideration at the regular Planning Commission Meeting, on May 26, 2021. Please send a receipt for the application fee to [nick.bradac@osportsarch.com](mailto:nick.bradac@osportsarch.com), or to my attention at the address below.

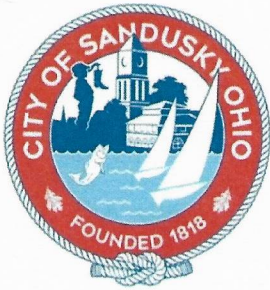
Sincerely,

**OSPORTS**  
1100 Superior Ave, Suite 300  
Cleveland, OH 44114

By: Nicholas J. Bradac, RA

Choose a building block.





## **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:** CEDAR POINT PARK, LLC

**Property Owner Address:** ONE CEDAR POINT ROAD  
SANDUSKY, OH 44870

**Property Owner Telephone:** (419) 626-0830

**Property Owner Email:** dmilkie@cedarfair.com

**Authorized Agent Name:** OSPORTS

**Authorized Agent Address:** 1100 SUPERIOR AVENUE, SUITE 300  
CLEVELAND, OH 44114

**Authorized Agent Telephone:** 216-861-2020

**Authorized Agent Email:** nick.bradac@osportsarch.com

#### **LOCATION AND DESCRIPTION OF PROPERTY:**

**Municipal Street Address:** 2701 Cleveland Road, Sandusky OH 44870

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

OL 1 DAR SURVEY N SIDE CLEVELAND ROAD REAR LAND 18.5960A

**Parcel Number:** 57-01824.004

**Zoning District:** CR

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 810,042 SF (sq. ft. or acres)

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

**Building #1:** 155,625 (in sq. ft.)

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

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

**Additional:** 38,110 SF (proposed esports building)

**Total Building Coverage (as % of lot area):** 24%

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

ESPORTS ARENA = 59,400 SF

DORMITORY = 18,800 SF

**Proposed Building Height (for any new construction):** 59'-4"

**Number of Dwelling Units (if applicable):** 50

**Number of Off-Street Parking Spaces Provided:** 1,019

**Parking Area Coverage (including driveways):** 297,226 (in sq. ft.)

**Landscaped Area:** 319,081 (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.):**

The proposed development consists of a 1,500 seat multi-purpose esports arena with gaming hub, locker rooms, and food court area on the first floor. The 2nd floor of the arena space will include a restaurant with outdoor terrace, a film studio space, and an ancillary office area. The 3rd and 4th floors are to be dormitory rooms for transient stays by esports camp attendees. The proposed development will be utilized 7 days a week and open from late morning to late evening with peak activity occurring during tournament events. We anticipate the majority of tournament events will be held on weekends.

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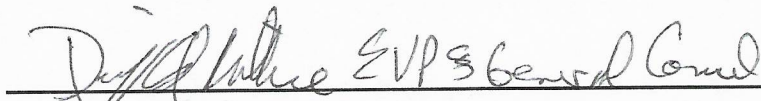
**APPLICATION AUTHORIZATION:**

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.

 (OSPORTS) 4-27-21  
Signature of Owner or Agent Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of Parcel # 57-01824.004 (municipal street address of property), I hereby authorize OSPORTS to act on my behalf during the Planning Commission approval process.

 EVP & General Counsel 4-27-21  
Signature of Property Owner Date

**REQUIRED SUBMITTALS:**

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

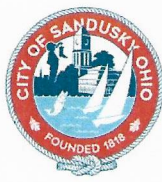
**APPLICATION MUST BE FILLED OUT COMPLETELY**

**STAFF USE ONLY:**

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

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

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



**2021  
PLANNING COMMISSION  
MEETING DATES AND FILING DEADLINES**

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

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 5:00 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website.



## SITE PLAN/OFF-STREET PARKING PLAN REQUIREMENTS

Site plan/off-street parking approval is required whenever a building is constructed or a new use is established; whenever an existing building is altered and there is an increase in the number of dwelling units, seating capacity, or floor areas of buildings; and whenever the use of an existing building is changed (Section 1149.02 of the Sandusky Zoning Code).

All plans submitted to the Planning Commission must be met, concise, accurate, complete and must be drawn to scale. Any plans submitted that are not drawn to scale will not be processed.

The following details are to be shown on the site plan/off street parking plan:

### General Requirements

- A key plan showing the location of the property relative to the surrounding area (should include closest major streets).
- The plan must be drawn to a scale not smaller than 1" to 100'. An engineering scale must be used (for example, 1" = 10" or 1" = 20').
- All plans must show date of preparation and dates indicating any revisions to plans.
- All plans must include a north arrow oriented to the top of the page.
- A legend, in chart form, to include the following where applicable:
  - 1) Lot area
  - 2) Building coverage
  - 3) Total floor area
  - 4) Area of addition
  - 5) Building height
  - 6) Landscaped area
  - 7) Number of parking spaces provided

### Design Details

- **Property Description:** The site plan should accurately reflect the size and shape of the property.
- **Buildings:** All buildings should be shown on the site plan indicating setbacks from all lot lines, distance between buildings, dimensions of all buildings,

identification by type of each building and number of stories, and distances between buildings on adjacent properties.

- **Parking Areas:** Designated as to garages, carports, or open parking; with all spaces numbered and a typical parking stall dimensioned, poured concrete curbing (to be indicated by double lines) or bumper blocks pegged in place and surfacing material indicated (asphalt, paving stones, or concrete). If parking is underground, the extent of the underground garage and the location of ramps should be indicated.
- **Driveways and Ramps:** With dimensions, indicating vehicular circulation (if one way) and curbs (to be indicated by a double line). Show curve radii of curbs at all street access and driveway intersections.
- **Landscaping:** Location and identification of all landscaping features including planting beds, sodded areas, treatment of garbage collection areas and fencing including privacy fencing or screening. The type and location of lighting should also be included where appropriate.
- **Other Features:** With dimensions: retaining walls, protective railings, walks (indicating material), areas of recreation, play lots or areas to be landscaped, service and delivery access, outside garbage areas (to be screened on all sides), loading zones, road right-of-ways and easements (if any), and location of sewer and water lines. All property lines and public grounds on or adjacent to the subject site should also be indicated on the site plan.

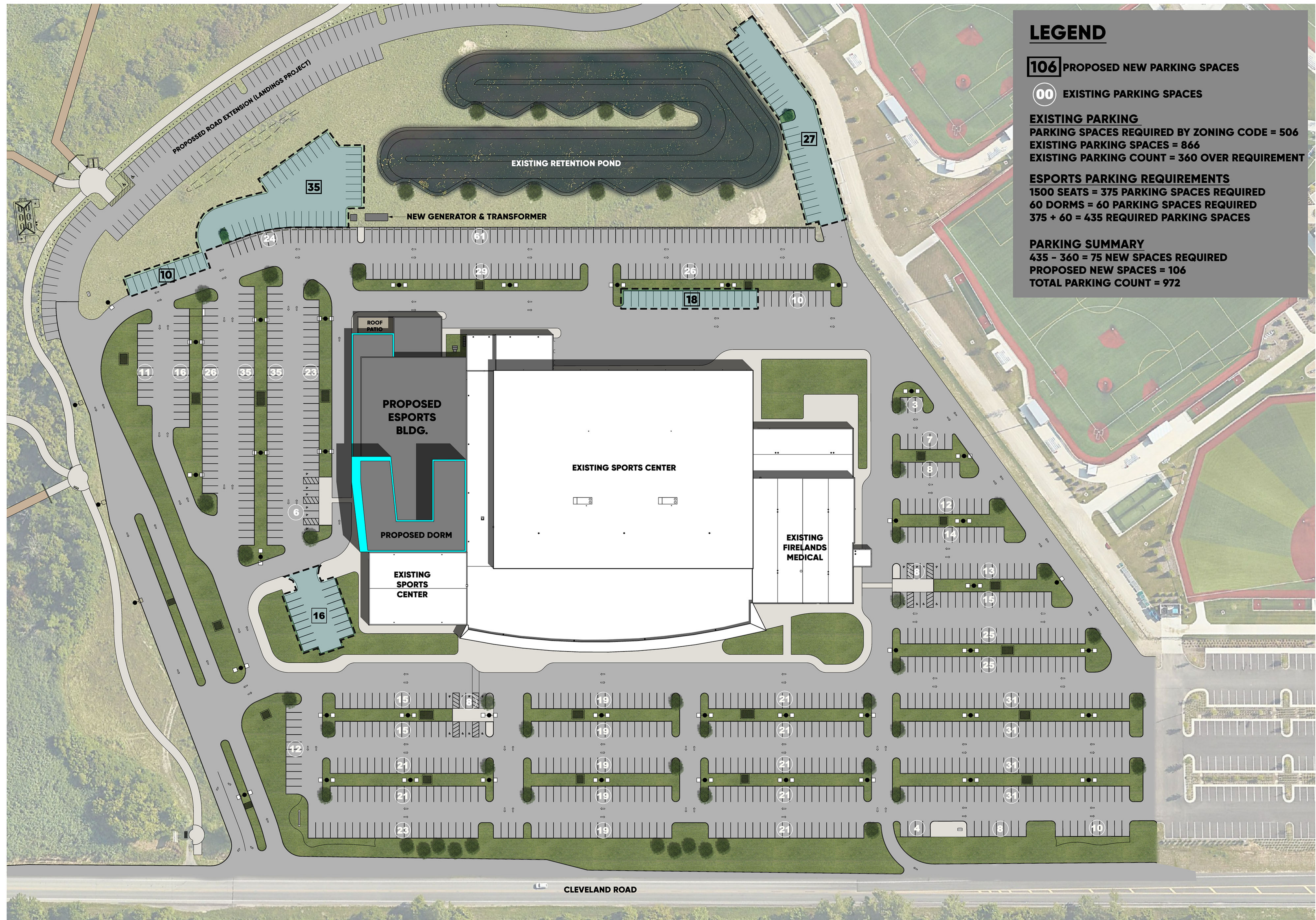
**An example of a site plan/off-street parking plan is attached.**

It is noted that additional plans (drainage, landscaping, lighting, etc.) may be required by the Planning Commission and/or City Departments prior to the issuance of any building permits.









## LEGEND

**106** PROPOSED NEW PARKING SPACES

**00** EXISTING PARKING SPACES

### EXISTING PARKING

PARKING SPACES REQUIRED BY ZONING CODE = 506

EXISTING PARKING SPACES = 866

EXISTING PARKING COUNT = 360 OVER REQUIREMENT

### ESPORTS PARKING REQUIREMENTS

1500 SEATS = 375 PARKING SPACES REQUIRED

60 DORMS = 60 PARKING SPACES REQUIRED

375 + 60 = 435 REQUIRED PARKING SPACES

### PARKING SUMMARY

435 - 360 = 75 NEW SPACES REQUIRED

PROPOSED NEW SPACES = 106

TOTAL PARKING COUNT = 972



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR  
212 HANCOCK ST. (PARCEL 56-00264.000)

Reference Number: PSPOS21-0006

Date of Report: July, 20 2021

Report Author: Alec Ochs





# City of Sandusky, Ohio Planning Commission Report

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## BACKGROUND INFORMATION

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Applicant:	Joshua Fox (PSDG) 1717 E. Perkins Ave. Sandusky, Ohio 44870
Property Owner:	SMSVC, LLC. (Rick Lynch) 3008 Deerfoot Tr. Huron, Ohio 44839
Site Location:	212 Hancock St.
Current Zoning:	"DBD" – Downtown Business
Adjacent Zoning:	East: "DBD" – Downtown Business South: "DBD" – Downtown Business West: "DBD" – Downtown Business
Existing Use:	Vacant Building
Proposed Use:	Distillery & retail tasting room
Applicable Plans & Regulations:	1149 Site Plan Review and Off-Street Parking 1133 Business Districts

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#### SITE DESCRIPTION

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The property at 212 Hancock St. is zoned DBD—Downtown Business, and it is surrounded by DBD to the East, DBD to the South, and DBD to the West. The properties directly to the West contain multi-family residential dwellings, and the property to the south is an empty lot. The parcel to the east is a grocery store. The northern property is an empty building.

#### **1133.08 PERMITTED BUILDINGS AND USES; DOWNTOWN BUSINESS DISTRICT.**

(a) Main Buildings and Uses.

(1) Single, two and multi-family residential uses above the first floor.

**(2) All stores and services permitted in the General Business District;**

#### **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;**

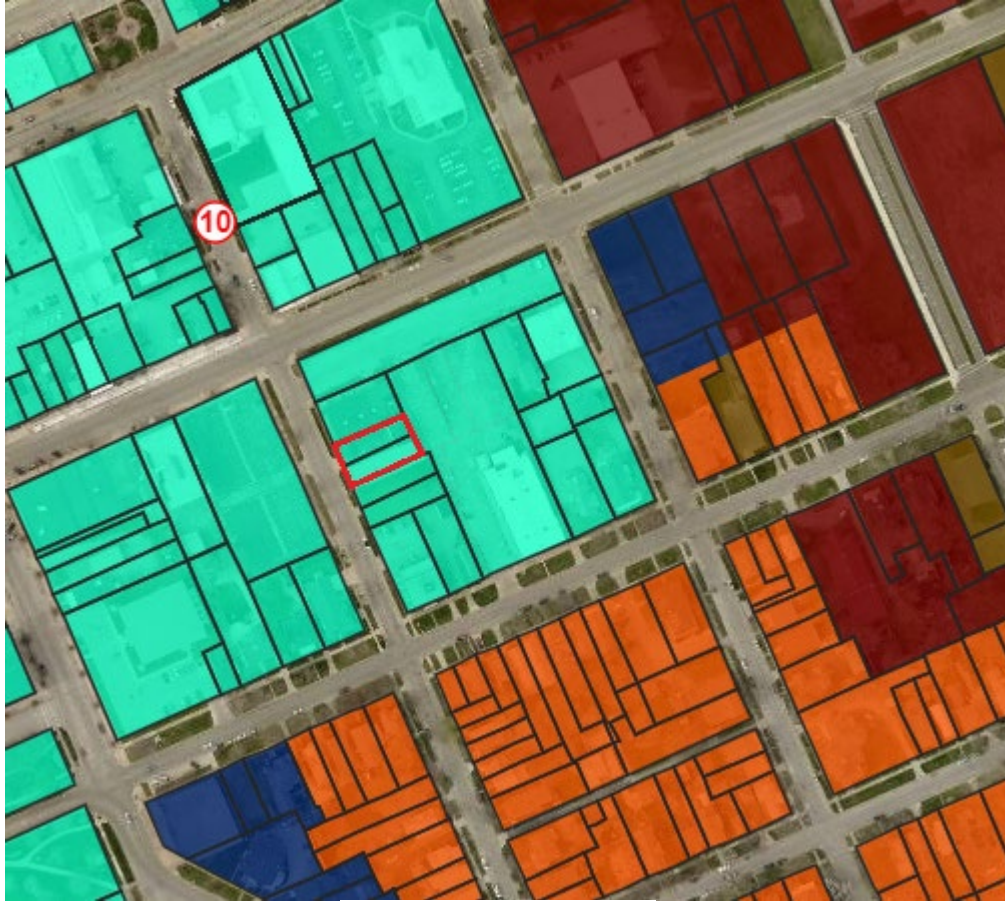
#### **1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.**

**(3) Microbrewery.**

#### **1107.01 DEFINITIONS.**

(s) “Microbrewery” means an establishment where beer, wine, **spirituous liquor**, or other alcoholic beverage is manufactured on the premises for distribution, retail, or wholesale, on or off premise. The brewery may produce up to 15,000 barrels per year, beer, wine, spirituous liquor, or other alcoholic beverage annually.

**Zoning Map (subject property 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



**County Auditor Property Map (subject property outlined in red)**



**Aerial Photo (taken March 2021)**



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**PLANNING DEPARTMENT COMMENTS**

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The applicant is proposing to remodel the existing building on this site to be used as a distillery with some retail components. The site was most recently utilized by Forte Music.

This property currently contains 1 L-shaped building totaling just under 4,800 square feet with 4,774 sq. ft. The applicant wishes to build an extension on the existing building. The new addition will be about 872 sq. ft. Retail will be 330 sq. ft., assembly/restrooms will be 3,353 sq. ft., and the factory facilities will be 1,936 sq. ft. The proposed height of the new metal building will be 22 ft. The total building footprint will cover 49% of the lot area.

According to the requirements in Section 1149.05 of the Zoning Code, Bars & Taverns (most similar use) must provide one parking space per 100 sq. ft. of gross floor area. It is estimated that 57 spots are required for the Everwild Spirits site plan. It is estimated that the site will provide 7 new off-street spaces. Based on these estimates, further parking is needed per zoning code.

The applicant and staff believe that the proposed parking spaces will be more than enough to serve the proposed use. The applicant has stated in the past that they foresee many of the visitors to the site be people walking, or bicycling, to the location thus not requiring as much parking for personal vehicles. The applicant also believed there is ample amounts of on-street nearby parking. The applicant also noted that an agreement was made with the owner of the adjacent parking lot for the distillery's use. Although, this could present challenges due to the low number of parking spaces already approved for 317 E. Washington St. Staff believes the challenges to be minimal.

Based on 1149.11 of the Zoning Code, buildings less than 12,500 sq. ft. do not require an off street loading space.

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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 objections 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 has no objections to the proposed rezoning.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the proposed zone map amendment with no objections.

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed zone map amendment with no objections

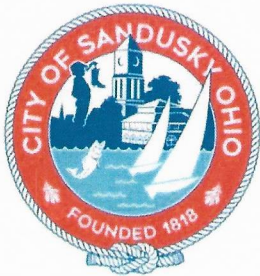
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**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed site plan for 212 Hancock St. (parcel 56-00264.000) with the following conditions:

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



## 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: SMSVC, LLC. (RICK LYNCH)

Property Owner Address: 3008 DEERFOOT TR

HURON OH 44839

Property Owner Telephone: 216.526.8719

Property Owner Email: rick@EVERWILDspirits.com

Authorized Agent Name: JOSHUA FOX PSDG

Authorized Agent Address: 1717 E. PERKINS AVE

SANDUSKY OH 44870

Authorized Agent Telephone: 419.625.0009 EXT 14

Authorized Agent Email: josh@psdg.us

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 212 HANCOCK ST.

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

Parcel Number: 56-00264,000

Zoning District: 429



**DETAILED SITE INFORMATION:**

Land Area of Property: 11,480 S.F. (sq. ft. or acres)

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

Building #1: 5,619 S.F. (in sq. ft.)

Building #2: -

Building #3: -

Additional: -

Total Building Coverage (as % of lot area): 49%

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

RETAIL - 330 S.F.

ASSEMBLY/RESTROOMS - 3,353 S.F.

FACILITY - FI - 1,936 S.F.

Proposed Building Height (for any new construction): 22 FT +/-

Number of Dwelling Units (if applicable): NA

Number of Off-Street Parking Spaces Provided: 7 NEW

Parking Area Coverage (including driveways): 4,080 S.F. (in sq. ft.)

Landscaped Area: 160 S.F. (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.):**

◦ RETAIL SALES OF MERCHANDISE & PRODUCTS.

◦ FACTORY - DISTILLERY OF BOURBON

◦ LOUNGE - BAR - TASTING AREA. - 95 SEATS MAX

◦ OUTDOOR SEATING AREA - 49 SEATS MAX.

◦ STILL-MANUFACTURING HOURS - MONDAY - FRIDAY 8AM-5PM

◦ SALES/LOUNGE HOURS - WEDS. & THURS. 4pm - 10pm

FRIDAY - SUNDAY 12pm - 10pm

**APPLICATION AUTHORIZATION:**

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

 6/22/21  
Signature of Owner or Agent Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 212 HANCOCK ST (municipal street address of property), I hereby authorize JOSHUA FOX, PSDG. to act on my behalf during the Planning Commission approval process.

 6/22/21  
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: \_\_\_\_\_





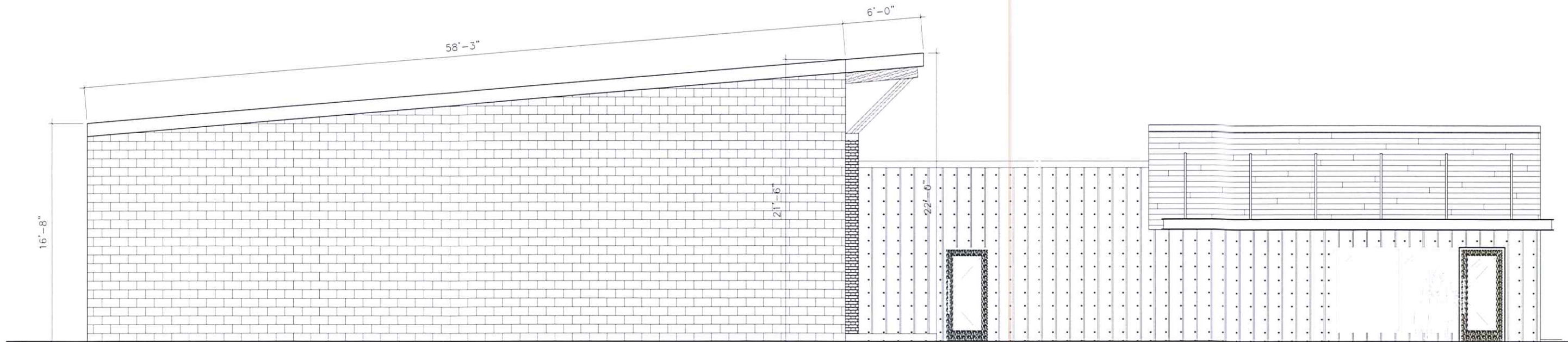
**CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS**







**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**STREET VIEW**  
SCALE: N.T.S.

REVISIONS

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DESIGN GROUP**  
1717 E. PERKINS AVE. SANDUSKY, OHIO 44870  
WWW.PSDG.US • 419.625.0009

**PS**  
ARCHITECTURE  
ENGINEERING  
CONSTRUCTION  
MANAGEMENT

**TITLE: PROPOSED ELEVATIONS**  
NEW RENOVATION/ADDITION PROJECT:  
EVERWILD SPIRITS, LLC  
DISTILLERY-LOUNGE  
212 HANCOCK SANDUSKY, OH 44870

**CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS**

DATE: MAY 17, 2021
PROJ. NO. 7420
SHEET
<b>SK7.2</b>

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR  
1001 FREMONT AVE. (PARCEL 60-00421.000)

Reference Number: PSPOS21-007

Date of Report: July, 20 2021

Report Author: Alec Ochs



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant:	Red Barn Engineering – Jeff Keefe 2110 Caldwell St. Sandusky, Ohio 44870
Property Owner:	Classic Investors 1001 Fremont Ave. Sandusky, Ohio 44839
Site Location:	1001 Fremont Ave.
Current Zoning:	“CS” – Commercial Service
Adjacent Zoning:	North: N/A South: N/A East: “CS” – Commercial Service West: “CS” – Commercial Service
Existing Use:	Storage Units
Proposed Use:	Storage Units
Applicable Plans & Regulations:	1149 Site Plan Review and Off-Street Parking 1137 Commercial Districts



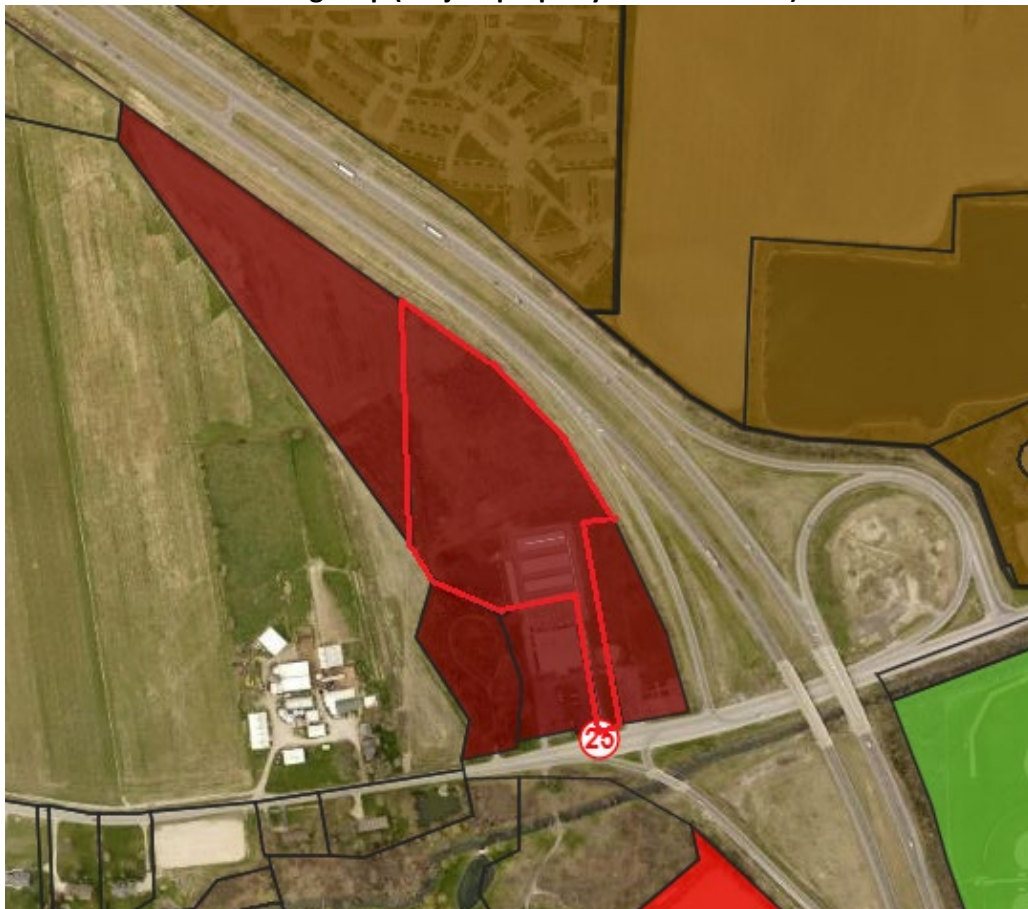
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## SITE DESCRIPTION

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The property at 1001 Fremont St. is zoned CS—Commercial Service, and it is surrounded by N/A to the north, CS to the east, N/A to the south, and CS to the west. The property to the west is a cemetery, the parcel to the east is an empty lot and the northern property is an empty lot.

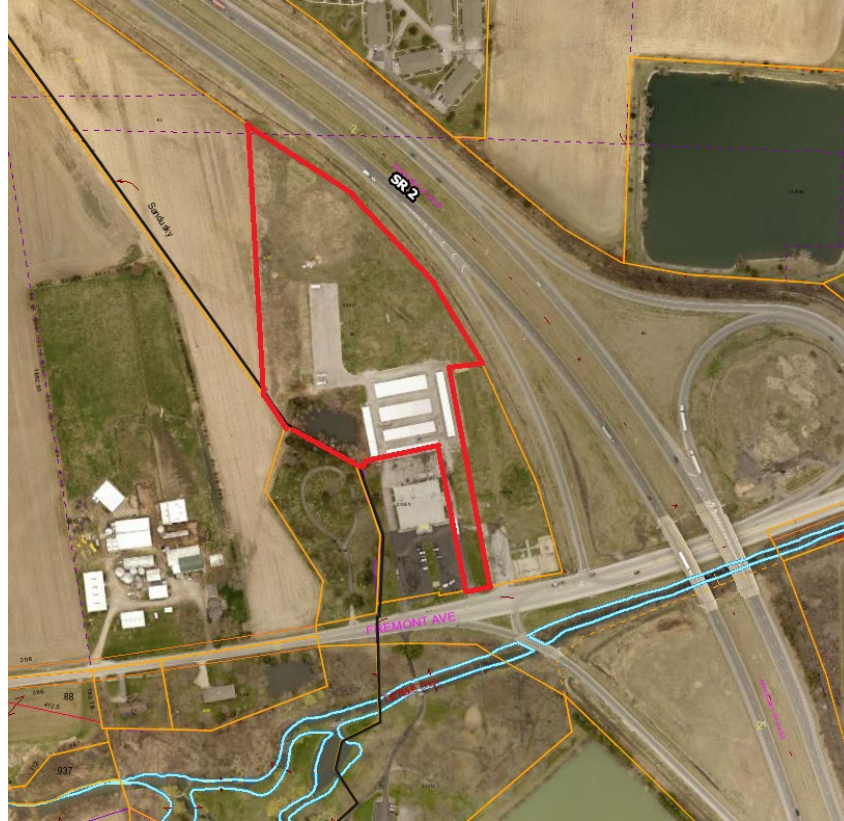
**Zoning Map (subject property outlined in red)**



<b>Zone Map Setbacks</b>	<b>Zoning</b>	
	AG - Agriculture	PF - Public Facilities
<b>PUD - Planned Unit Development</b>	CA - Commercial Amusement	R1-40 - Single Family Residential
	CR - Commercial Recreation	R1-50 - Single Family Residential
<b>Parcels</b>	CS - Commercial Service	R1-60 - Single Family Residential
	DBD - Downtown Business	R1-75 - Single Family Residential
<b>TRO - Transient Rental Overlay</b>	GB - General Business	R2F Two-Family Residential
	GM - General MAufacturing	RB - Roadside Business
	LB - Local Business	RMF - Multi-Family Residential
	LM - Local Manufacturing	RRB - Residential/Business
	P - Auto Parking	RS - Residential Suburban



**County Auditor Property Map (subject property outlined in red)**



**Aerial Photo (taken March 2021)**



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**PLANNING DEPARTMENT COMMENTS**

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This property currently contains 6 storage buildings totaling 26,200 square feet. The new building will be 30' x 200' and will add an additional 6,000 sq. ft of storage. The total building footprint will cover 6.4% of the lot area.

According to the requirements in Section 1149.04 of the Zoning Code, Measurement Standards (c) "Storage or warehousing may be waived with administrative approval and if not approved by the administration, the Planning Commission may approve the waiver". Staff recommends waiving any parking requirements.

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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 objections 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 has no objections to the proposed rezoning.

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**POLICE DEPARTMENT COMMENTS**

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The City Police Chief has reviewed the proposed zone map amendment with no objections

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**FIRE DEPARTMENT COMMENTS**

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The City Fire Chief has reviewed the proposed zone map amendment with no objections

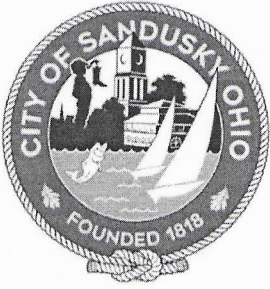
---

**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed site plan for 1001 Fremont Ave. (parcel 60-00421.000) with the following conditions:

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



## PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

### APPLICANT/AGENT INFORMATION:

Property Owner Name:

CLASSIC INVESTORS, LLP

Property Owner Address:

1011 FREMONT AVENUE

SANDUSKY, OHIO 44870

Property Owner Telephone:

1-419-447-7941

Property Owner Email:

carriganj@sbcglobal.net

Authorized Agent Name:

John D. Carrigan

Jeff Keefe

Authorized Agent Address:

37 Court Street

2110 CALDWELL ST

Tiffin, Ohio 44883

SANDUSKY, OHIO 44870

Authorized Agent Telephone:

1-419-447-7941

419 357-7631

Authorized Agent Email:

jeff@redbarn-engineering.com

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1011 Fremont Avenue

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

Parcel Number: 60-00421.000

Zoning District: CS



**DETAILED SITE INFORMATION:**

Land Area of Property: 9.38 (sq. ft. or acres)

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

Building #1:	<u>A 3000</u>	(in sq. ft.)	
Building #2:	<u>B 4500</u>		BUDGE 6000
Building #3:	<u>C 2000</u>		BUDGE 3000
Additional:	<u>CA 4000</u>		F 3700
			<u>26,200 sf</u>

Total Building Coverage (as % of lot area): ~~28.8~~ 6.4 %

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): ~~22,500~~ 26,200 sf storage

Proposed Building Height (for any new construction): less than 15'

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

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

Parking Area Coverage (including driveways): N/A (in sq. ft.)

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

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

xxx

**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.):**

Construction of Storage Building "G"

Building size 30' x 200'

### 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.

By: Classic Investors, LLP Member 6/25/21  
Signature of Owner or Agent Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1011 Fremont Avenue (municipal street address of property), I hereby authorize Jeff Keefe to act on my behalf during the Planning Commission approval process.

By: Classic Investors, LLP Member 6/25/21  
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: \_\_\_\_\_



[illegible]

## OUTLET STRUCTURE



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF PLANNING

# PLANNING COMMISSION REPORT

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APPLICATION FOR SIMILAR MAIN USE APPROVAL  
FOR

2300-2310 CLEVELAND RD. OH (PARCELS 57-  
02019.000, 57-02018.000, 57-00297.000)

Reference Number: PSMU21-0002

Date of Report: July, 21 2021

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Planning Commission Report

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## BACKGROUND INFORMATION

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Property Owner: Adam Showalter – SS Stallion Homes, LLC.  
1919 Sandusky Mall Blvd.  
Sandusky, Ohio 44870

Site Location: 2300-2310 Cleveland Rd.

Current Zoning: “GB” – General Business

Adjacent Zoning: North: “GB” – General Business  
East: “GB” – General Business  
West: “GB” – General Business  
South: “R1-60” – Single Family Residential

Existing Use: Vacant

Proposed Use: Transient Occupancy, Doggy Day-Care, and Storage

Applicable Plans & Regulations: 1109.11 Determination of Other Similar Uses  
1139 Business Districts



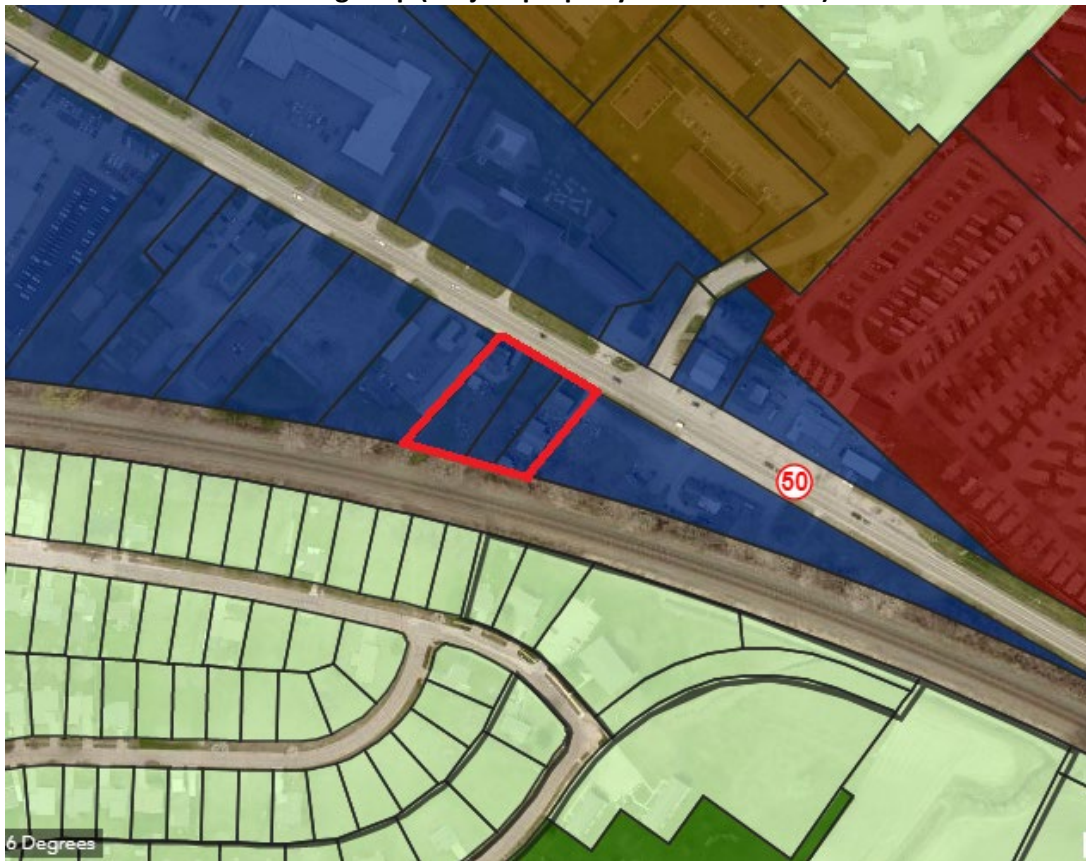
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## SITE DESCRIPTION

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The property at 2300-2310 Cleveland Rd. is zoned GB—General Business and it is surrounded by GB to the North, East and West. There is no adjoining parcel to the South but there are R1-60 parcels beyond the train tracks. The parcel directly to the east has an art studio and a vacant building. The parcel to the west is used as a hotel. The parcel to the North is also used as a hotel.

**Zoning Map (subject property 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

**County Auditor Property Map (subject property outlined in red)**



**Aerial Photo (taken March 2021)**





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**PLANNING DEPARTMENT COMMENTS**

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The site on 2300-2310 sits on .96 acres and has a total building coverage of 8%. This property currently contains 2 residential structures, one empty lot, and an accessory building. The three buildings total about 5,223 sq. ft. The proposed buildings will have approximately 3,023 sq. ft. used as transient occupancy, 2,200 sq. ft. for doggy day-care, and shared 800 sq. ft. for storage. The two houses near the road will be remodeled and used as an air bnb. The building behind the residential unit of 2310 Cleveland Rd. will be used as a dog day-care. The hours of use will be from 6 am – 7 pm. The applicant states that they will only be accepting 20 dogs maximum per day within a controlled inside environment with minimal outside interactions. Overnight dog stays are limited to air bnb guests only.

The applicant has proposed 12 parking spaces total for all 3 buildings. Staff feels this will not create traffic to a greater extent. The applicant must acquire an occupancy permit through the building department and obtain site plan approval during a later process. The number of required spaces will be determined during site plan approval.

**1109.11 DETERMINATION OF OTHER SIMILAR USES.**

Upon application for a use not specifically listed in the use classifications of that district, a similar main use may be determined by the Commission, which is in compliance with the following standards:

(a) The use does not create dangers to health and safety, and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from other uses listed in the classification to which it is to be added;

(b) The use does not create traffic to a greater extent than other uses listed in the classification to which it is to be added;

(c) In addition to the above general standards, appropriate specific safeguards, applying to a particular application, may also be specified in the permit;

(d) The Planning Commission may revoke the similar main use permit if the property is not maintained in the manner that would conform to the required standards.

(Ord. 03-071. Passed 3-10-03.)

1. Doggy Daycare should be considered a similar use as other land uses in the General Business District (GB), based on the following:

- Our understanding of the intent of this operator is to provide a day service to customers to care for a maximum of 20 dogs during daytime hours. Overnight stays will be allowed only for the pets of transient residents occupying the homes of the property owner. No dogs are to be kept long term or permanently.
- We interpret the doggy daycare to be of similar noise, odor, or other objectionable influences as other allowed main uses in the GB zoning district such as automotive service station, motels, social clubs, restaurants, or pet shops.

- We interpret the doggy daycare use would not create traffic to a greater extent to the retail business stores and services allowed in this district.
- 2. Doggy daycare provides a valuable professional service to residents, visitors, and employees in the city of Sandusky and is an appropriate land use in the General Business District.

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**ENGINEERING STAFF COMMENTS**

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No comments have been received as of the writing of this report

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**BUILDING STAFF COMMENTS**

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No comments have been received as of the writing of this report

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**POLICE DEPARTMENT COMMENTS**

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No comments have been received as of the writing of this report

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**FIRE DEPARTMENT COMMENTS**

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No comments have been received as of the writing of this report

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**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed site plan at 2300-2310 Cleveland Rd. Parcels: (57-02019.000, 57-02018.000, 57-00297.000) with the following conditions:

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



## 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:

Adam Showalter / 55 Stallion Homes LLC

Property Owner Address:

1919 Sandusky Mall Blvd Sandusky  
OH 44870

Property Owner Telephone:

419 239 3952

Property Owner Email:

asremax1@gmail.com

Authorized Agent Name:

\_\_\_\_\_

Authorized Agent Address:

\_\_\_\_\_

Authorized Agent Telephone:

\_\_\_\_\_

Authorized Agent Email:

\_\_\_\_\_

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

2300-2310 Cleveland Rd West  
Sandusky, OH. 44870

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

OL 3 DAR SURV NE PT CITY EX ETC

Parcel Number: 57-00297.000

Zoning District: 499-Other comm.

**DETAILED SITE INFORMATION:**

Land Area of Property: .96 acres (sq. ft. or acres)

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

Building #1: 2200 (in sq. ft.)

Building #2: 1223

Building #3: 1800

Additional: 800

Total Building Coverage (as % of lot area): 8%

**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:**

3023 sq ft for airbnb

2200 sq ft for doggy day care

800 sq ft for storage

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

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

Number of Off-Street Parking Spaces Provided: 12

Parking Area Coverage (including driveways): 4972 (in sq. ft.)

Landscaped Area: 200 (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.):**

2 houses out front will be remodeled  
and used for an airbnb. the building  
out back will be used for a doggy daycare.  
the visitors coming to Cedar Point and  
Sport Force Park or just visiting can  
drop their dogs off to enjoy the city.  
the hours will be 6 AM to 7 PM,  
we will only be accepting 20 dogs with  
a controlled environment inside so they  
won't have to be outside alot. Overnight  
Dogs limited to the owners occupying the airbnbs  
on this site.

**REQUIRED SUBMITTALS:**

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

Front Yard Fence: no charge

Other: check with staff for fee

**APPLICATION MUST BE COMPLETELY FILLED OUT**

**APPLICATION AUTHORIZATION:**

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

  
Signature of Owner or Agent

7/20/21  
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

**STAFF USE ONLY:**

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

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

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

[Print](#) | [Back](#)

Erie County GIS Airbnb transient rentals



Notes

Doggy Daycare is the 2 buildings at the back of the property