



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

August 25, 2021

5:00 pm

City Commission Chamber

Live Streamed on [www.Youtube.com/CityofSanduskyOH](https://www.youtube.com/CityofSanduskyOH)

1. **Meeting called to order – Roll Call**
2. **Approval of minutes from July 28, 2021 meeting**
3. **Old Business**
 - An amendment to the City of Sandusky Planning & Zoning Code Chapter 1157 (Floodplain Administration).
4. **New Business**
 - Amerihome, LLC, has submitted an application for an amendment to the zoning map for 1035 Hancock Street (parcel 57-02118.000). The application is to rezone the site from “LB” Local Business to “RRB” Residential/Business.
 - AV Lake Construction, on behalf of Sandusky Packaging, has submitted a Site Plan Application for 2016 George Street (parcel 58-02151.000).
 - Josh Kreimes, on behalf of Mike Armour, has submitted a Site Plan Application for 631 King Street (parcel 59-00176.000).
5. **Other Business**
6. **Adjournment**

NEXT MEETING: September 22, 2021 at 5:00pm.

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

Planning Commission
July 28, 2021
Meeting Minutes

Meeting called to order:

Vice Chairman Pete McGory called the meeting to order at 5:00pm. The following members were present: Mike Zuilhof, Jim Jackson, Conor Whelan, and Jade Castile. Mr. Miller was absent and Chairman Dennis Murray joined the meeting during the presentation of the second application. Alec Ochs and Arin Blair represented the Community Development Department and Brendan Heil represented the Law Department. Clerk Kristen Barone was also present.

Approval of minutes from the June 23, 2021 meeting:

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

Old Business:

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

McGory stated that although this has been discussed at a couple of other previous meetings, he would like to see all members of the Planning Commission present when making a decision on this agenda item. Mr. Zuilhof stated that he does not recall how soon there needs to be a decision made. Since engineering staff was not present to answer that question, Mr. Heil stated that he could ask staff about that after the meeting, but did not recall this matter being urgent. Mr. McGory stated that he would also feel better for engineering staff to present to answer any questions before making a decision. Mr. Zuilhof made a motion to suspend this item until the next meeting when more members and staff are able to be present. Mr. Jackson 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.

Ms. Blair explained that the applicant is proposing a multimillion dollar investment including an e-sports arena, a dormitory, and additional parking at this location. Mr. Ochs stated that the proposed site plan meets the ADA requirements for handicap parking and it also meets the requirements for loading spaces. He then explained that at the time the staff report was written, the site plan did not meet the requirement of having at least one hardy deciduous 2-inch minimum caliper canopy tree. Since writing the report, staff received another site plan which met this requirement. Therefore, staff recommend approval of the site plan as long as that landscaping requirement is met and all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Geoff Aiken, with OSports explained that the ESports facility will have recreational gaming and gaming tournaments for youth. Mr. Zuilhof made a motion to approve the application with the conditions staff recommended and Mr. Whelan seconded. All voting members were in favor of the motion.

2. Poulos and Schmid Design Group, on behalf of SMSVC, LLC, has submitted a Site Plan Application for 212 Hancock Street.

Mr. Ochs explained that the applicant proposes an addition to the existing building and a change of use in the existing building. The proposed use is a distillery and retail tasting room. The use is permitted for this location. 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. Staff recommends approval of the site plan as long as all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Jackson stated the building to the North is a church and he had talked with the pastor of that church and he said that he does not have any objection to the proposed plan. Applicant Rick Lynch stated that is correct, he has talked with the pastor several times and the operating hours of the church and the operating hours of his business will generally not overlap. Ms. Castile stated that she has noticed there is also a large multi-family housing unit next to this site and asked if anyone has been able to speak with the residents on how they feel about the proposed use. Mr. Lynch stated that he has had many people walk by and express positive thoughts regarding the proposed use, but he is not sure where those people live. Josh Fox, with Poulos and Schmid Design Group stated that there would not be any chemical smells coming from the distillery. Ms. Castile then asked that if the Planning Commission decides to approve this application, are they able to make it so that if issues arise, a privacy fence can be put up to protect the residents next to it. Mr. Fox stated that if issues do arise he does not foresee there being any issues with putting a fence up, but most of the activities will be taking place on the other side of the building and not directly next to the multi-family housing unit, so he does not think there will be any complaints. Mr. Zuilhof stated that the new parking lot is exiting onto what he believes is private property and asked if there is an easement for them to be able to do that. Mr. Fox stated that they have been into contact with that property owner and are working on getting that agreement with him. Mr. Zuilhof stated that the Planning Commission can condition approval upon that then. Mr. Murray may then made a motion to approve the application with the condition that an easement is obtained and in addition to other conditions outlined in the staff report. Mr. Zuilhof seconded the motion and all voting members were in favor.

3. Red Barn Engineering, on behalf of Classic Investors, LLP, has submitted a Site Plan Application for 1001 Fremont Avenue.

Mr. Ochs stated that the applicant proposes a new storage building at this location, to add to the six that are already there. According to the zoning code, parking requirements can be waived for storage or warehousing with administrative approval and if not approved by administration, the Planning Commission may approve the waiver. Staff recommends waiving any parking requirements and recommends approval of the site plan with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Zuilhof made a motion to approve the application subject to staff's conditions and Ms. Castile seconded. All voting members were in favor of the motion.

4. Adam Showalter/SS Stallion Homes, LLC, has submitted a Similar Main Use Application for 2300-2310 Cleveland Road.

Mr. Ochs stated that the applicant would like to use these locations for two transient rentals, a doggy day care, and storage. Transient Rentals are already permitted at this location, so this application is focusing on the doggie day care and storage use. Staff believe that the doggy day care would be of similar use of other allowed uses in the General Business zoning district, would not create traffic to a greater extent, and would be a valuable service. Therefore staff recommend approval of the application with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Murray made a motion to approve the application subject to staff's conditions and Ms. Castile seconded. All voting members were in favor.

Other Business:

Mr. Whelan asked staff if there are any updates on the two residents that wanted to pursue a transient rental overlay district. Ms. Blair stated that she is working on creating a couple of open meetings and sending notices to residents in those areas to see if they would like to attend and give feedback. She said she would also make sure that the Planning Commission is aware of when those meetings are so that they can attend as well.

Ms. Blair then let the Planning Commissioners know that staff is working on setting up neighborhood meetings in each district in order to discuss what has been accomplished over the past few years and what visions residents have for their neighborhoods.

Staff is also going to be working on a South Side Plan with residents in that area, the Columbus Avenue streetscape, and a city-wide transit plan update to better connect residents, businesses, and employees.

Meeting Adjourned:

Mr. Whelan made a motion to adjourn. The meeting ended at 6:17pm.

Next Meeting:

August 25, 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 A MAP AMENDMENT TO THE
ZONING MAP FOR 1035 HANCOCK ST. (PARCEL 57-
02118.000)

Reference Number: PRZ21-0006

Date of Report: August 18, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Ed and Jen Torres, with Amerihome, LLC, has applied for a rezoning of property from “LB” – Local Business to “RRB” – Residential Business. The following information is relevant to this application:

Applicant / Owner: Amerihome, LLC / Ed and Jen Torres
2507 Greentree Lane
Sandusky, Ohio 44870

Site Location: 1035 Hancock St. / PARCEL 57-02118-.000

Current Zoning: “LB” Local Business

Surrounding Zoning: North- “LB” Local Business/ Use: Residential
East- “CS” Commercial Service / Use: Manufacturing
South- “R2F” Two-Family Residential / Use: Residential
West- “LB” Local Business / Use: Residential

Existing Use: Residential

Proposed Zoning: “RRB” Residential Business

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1133 Business Districts

SITE DESCRIPTION

The subject property is currently located within a “LB” Local Business District. The subject property is adjacent to “LB” Public Facilities zoned parcels on the North and West, “CS” to the East, and “RF2” Public Facilities located to the South.

Subject Parcels Outlined in Red:



Zone Map Setbacks	Zoning	
	AG - Agriculture	PF - Public Facilities
PUD - Planned Unit Development	CA - Commercial Amusement	R1-40 - Single Family Residential
	CR - Commercial Recreation	R1-50 - Single Family Residential
Parcels	CS - Commercial Service	R1-60 - Single Family Residential
	DBD - Downtown Business	R1-75 - Single Family Residential
TRO - Transient Rental Overlay	GB - General Business	R2F Two-Family Residential
	GM - General MAnufacturing	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)



Birds Eye Photo of Site





PLANNING DEPARTMENT COMMENTS

The applicant is proposing the rezoning of this land as they look to rehabilitate an existing multi-residential structure into rentable rooms with a transient option. Local Business does not allow for transient occupancy, Residential Business permits it.

The building is ~ 4,800 sq. ft. sitting on .2 acres. The building has 3 floors with one 1,600 sq. ft. unit per floor totaling 3 proposed units. The applicant proposes 9 off street parking spaces to be shared with the neighboring house, which meets the requirement.

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 neighborhood. Some of the priorities related to this site are:

- 1) Repurpose Vacant Buildings: Target redevelopment efforts toward repurposing vacant buildings, including the upper floors of buildings that are only occupied on the first floor, to create mixed-use office, residential, retail and hospitality opportunities within the city, particularly downtown
- 2) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental

With close proximity to Firelands Regional Medical Center the property could offer great opportunity for the neighborhood and Sandusky. The applicant is proposing to rezone the property so that up to 4,800 sq. ft. can be used for transient rental spaces. The walkability to the Firelands Regional Medical Center makes the sight easily connected and desirable for transient rental.

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, connectivity, and help shape Sandusky as a destination city. The new use has the opportunity to bring new life to the intersection of Scott St. & Hancock St. and help activate the block.

The rezoning to "RRB" Residential-Business is to provide a flexibility for the future sites use, while also accomplishing the goal of transient occupancy.

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.

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

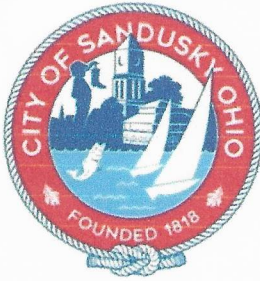
The City Police Chief has reviewed the proposed zone map amendment.

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 recommends the approval of the proposed amendment to the Zoning Map for 1035. (Parcel 57-02118-.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: Amerihome, llc.

Property Owner Address: 2507 Greentree Lane Sandusky, OH 44870

Property Owner Telephone: 419-366-7327

Email etorres140lbs@aol.com

Authorized Agent Name: Ed Torres and Jen Torres

Authorized Agent Address: 2507 Greentree Lane Sandusky, OH 44870

Authorized Agent Telephone: 419-366-7327

Email etorres140lbs@aol.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1035 Hancock St. Sandusky, Ohio 44870

Legal Description of Property (check property deed for description):
78 Hancock Street East 2/3

Parcel Number: 57-02118.000 **Zoning District:** LB

DETAILED SITE INFORMATION:

Land Area of Property: 8745 sq.ft. or 0.2 acres (sq. ft. or acres)

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

Building #1: 4800 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 45%

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:

The building has 3 floors with one unit per floor. Each unit is 1600 sq. ft.

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): 3

Number of Off-Street Parking Spaces Provided: 9

Parking Area Coverage (including driveways): 3954 (in sq. ft.)

Landscaped Area: 800 (in sq. ft.)

Requested Zoning District Classification: RRB

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.

Eduardo H. Torres Jr.

Signature of Owner or Agent

7/6/2021

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1035 Hancock St. (municipal street address of property), I hereby authorize Ed Torres to act on my behalf during the Planning Commission approval process.

Eduardo H. Torres Jr.

Signature of Property Owner

7/6/2021

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: _____

Transferred
In Compliance with sections
319-202 and 322-02 of the
Ohio Revised Code.
FEE \$ 84.00
Exempt: _____
P.E. TRANSFER:
\$ 252.00
Richard H. Jeffrey
Erie County Auditor
Trans. Fees: \$ 50
Date: 7/31/19 By: [Signature]

Per O.R.C. 319.203
Erie County Auditor Engineer
Date

[Signature]

GENERAL WARRANTY DEED

CHRISTOPHER J. TAYLOR AND JACKY TAYLOR FKA JACKY GROUND,
HUSBAND AND WIFE, for valuable consideration paid, grant to AMERIHOMELLC, AN
OHIO LIMITED LIABILITY COMPANY, whose tax mailing address is 1035 Hancock Street,
Sandusky, Ohio 44870, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Parcel No.: 57-02118.000
Prior Deed Reference: RN201106168
Erie County, Ohio Official Records

These premises are transferred with general warranty covenants, excepting
taxes and assessments, both general and special, from the date of the recordation of this
deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions
and reservations of record and zoning ordinances, if any.

EXECUTED this 30th day of July, 2019.

[Signature]
Christopher J. Taylor

[Signature]
Jacky Taylor fka Jacky Ground

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally
appeared the above-named CHRISTOPHER J. TAYLOR AND JACKY TAYLOR FKA
JACKY GROUND, HUSBAND AND WIFE, who represented to me to be said persons and
who signed the foregoing Instrument and acknowledged the same as their voluntary act and
deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at
Sandusky, Ohio, this 30th day of July, 2019.



THERESA D. MUSSER
Notary Public
State of Ohio

[Signature]
Notary Public

My Commission Expires

Prepared by the Law Firm of ONEY, GRUBBE, MCGORY & VERMEEREN, LTD., 1401 Cleveland
Road, Sandusky, Ohio 44870; Telephone: 419-626-0055.

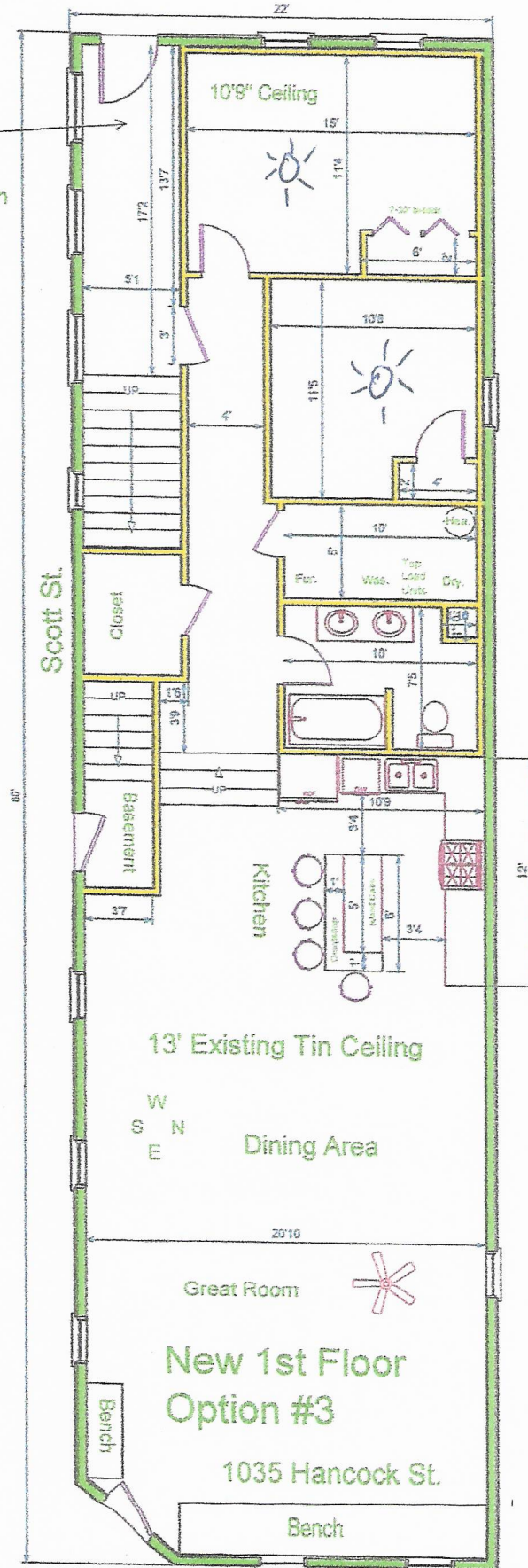
EXHIBIT "A"

Order No.: 600190375

For APN/Parcel ID(s): 57-02118.000

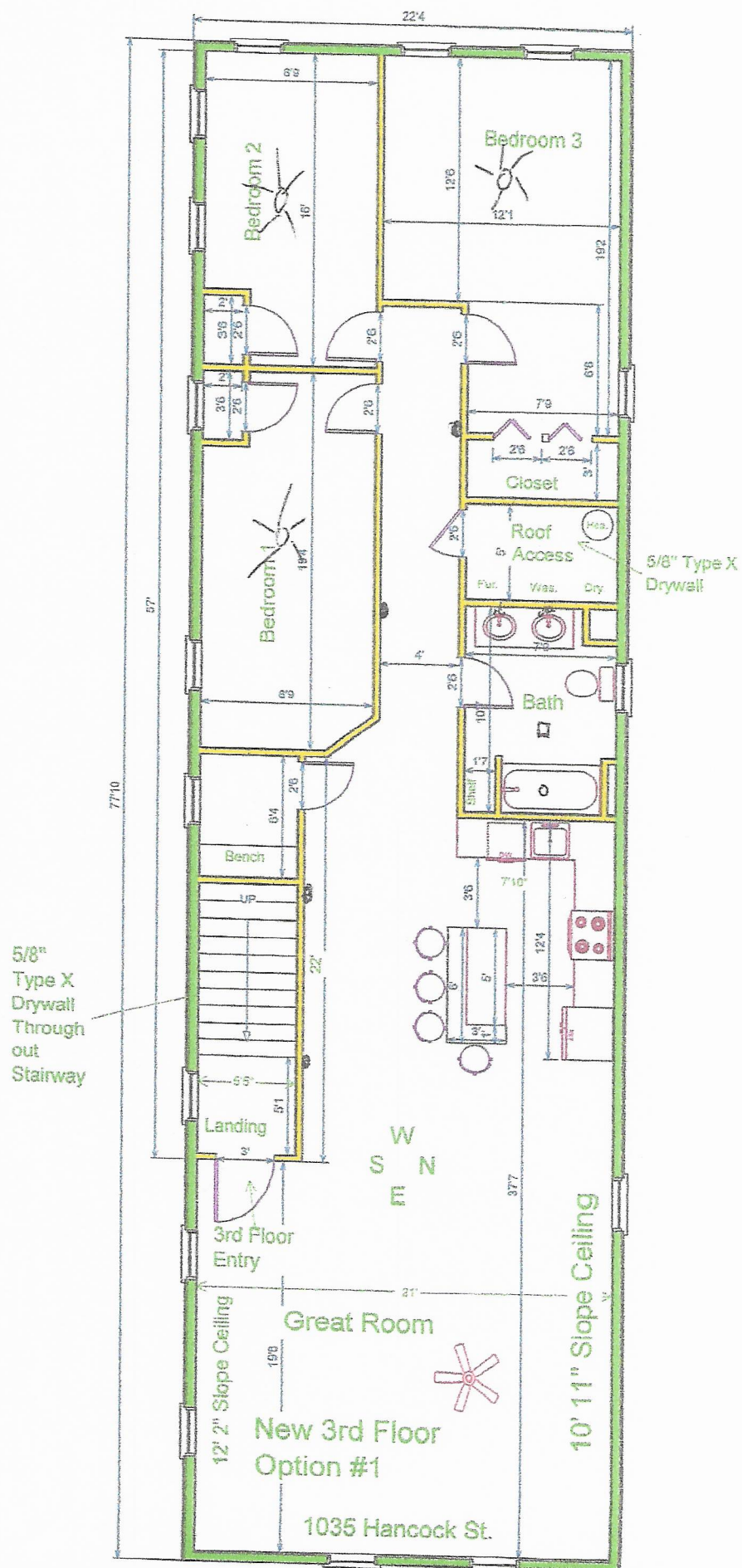
Situated in the City of Sandusky, County of Erie and State of Ohio; Being the easterly two-thirds of Lot Number Seventy-eight (78) on Hancock Street in the Southwark Addition, Erie County Ohio Records.

Main Entry
5/8"
Type X
Drywall
up through
Stairway



5/8" Type X Drywall Through out Stairway





Erie County, Ohio - Property Record Card

Parcel: 57-02118.000 Card: 2

GENERAL PARCEL INFORMATION

Owner AMERIHOME LLC
 Property Address 1035 HANCOCK SANDUSKY OH 44870
 Mailing Address 2507 GREEN TREE LN
 Land Use 510 - SINGLE FAMILY RESIDENCE
 Legal Description 78 HANCOCK STREET EAST 2/3
 Neighborhood 5755750 -
 School District SANDUSKY SD

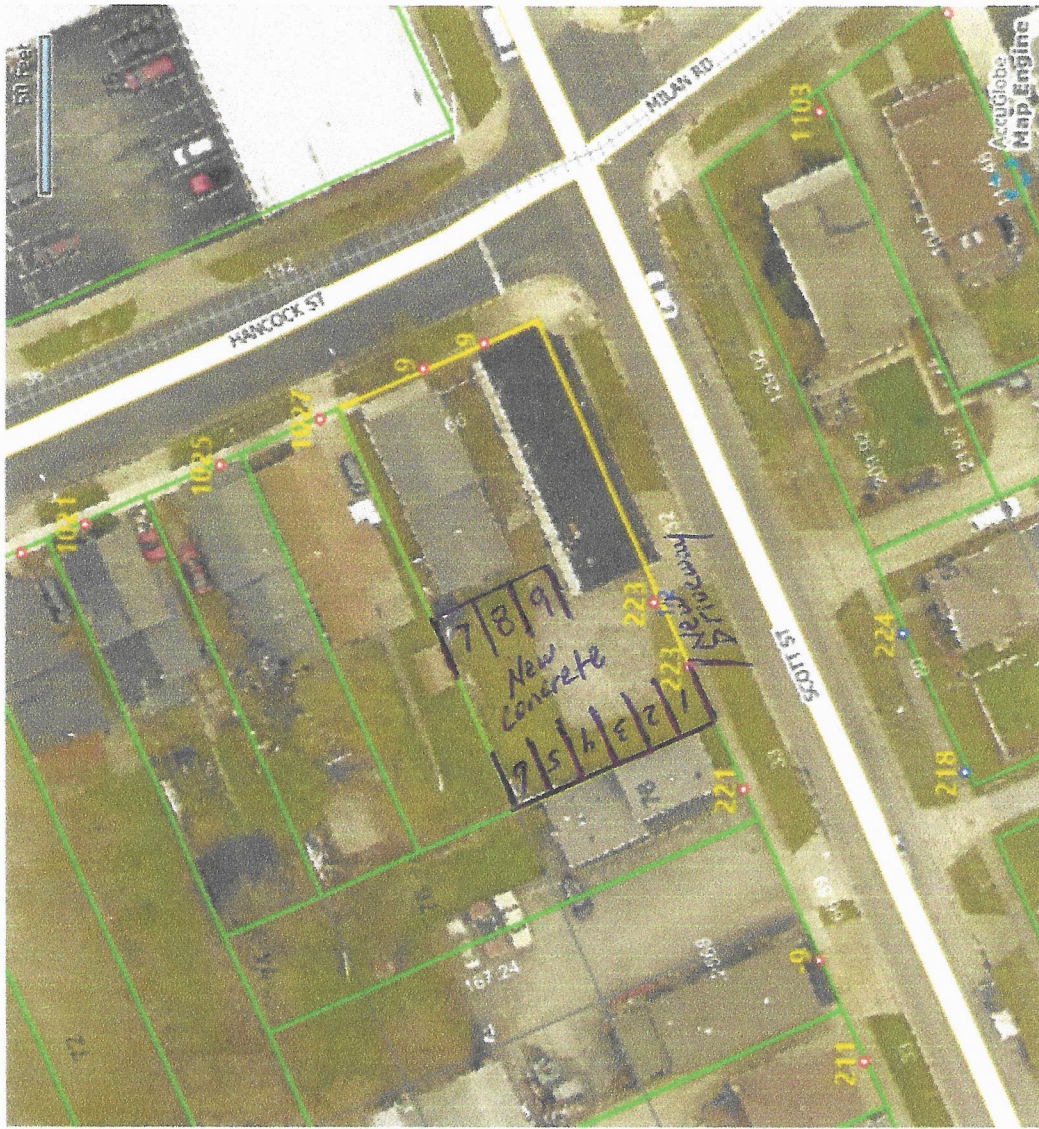
MAP NUMBER: 10

VALUATION

	Appraised	Assessed
Land Value	\$15,510.00	\$5,430.00
Improvements Value	\$198,000.00	\$69,300.00
CAUV Value	\$0.00	\$0.00
Total Value	\$213,510.00	\$74,730.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - FRONT LOT	0.2	132	66	94	\$15,510.00



SALES

Date	Buyer	Seller	Price
7/31/2019	AMERIHOME LLC	TAYLOR CHRISTOPHER J	\$84,000
8/10/2011	TAYLOR CHRISTOPHER J	TAYLOR CHRISTOPHER J	\$0
11/24/1999	TAYLOR CHRISTOPHER J	STAHL WILLIAM ETAL	\$75,000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
-----------	------------	-----------	-------	-------

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
2016 GEORGE ST. (PARCEL 58-02151.000)

Reference Number: PB21-0164

Date of Report: August, 18 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Authorized Agent: AV Lake Construction – Kevin Wilson
3427 Venice Rd.
Sandusky, Ohio 44870

Property Owner: Sandusky Packaging – Randy Johnson
2016 George St.
Sandusky, Ohio 44870

Site Location: 2016 George St.

Current Zoning: “GM” – General Manufacturing

Adjacent Zoning: North: “GM” – General Manufacturing
South: “GM” – General Manufacturing
East: “GM” – General Manufacturing
West: “GM” – General Manufacturing

Existing Use: Manufacturing

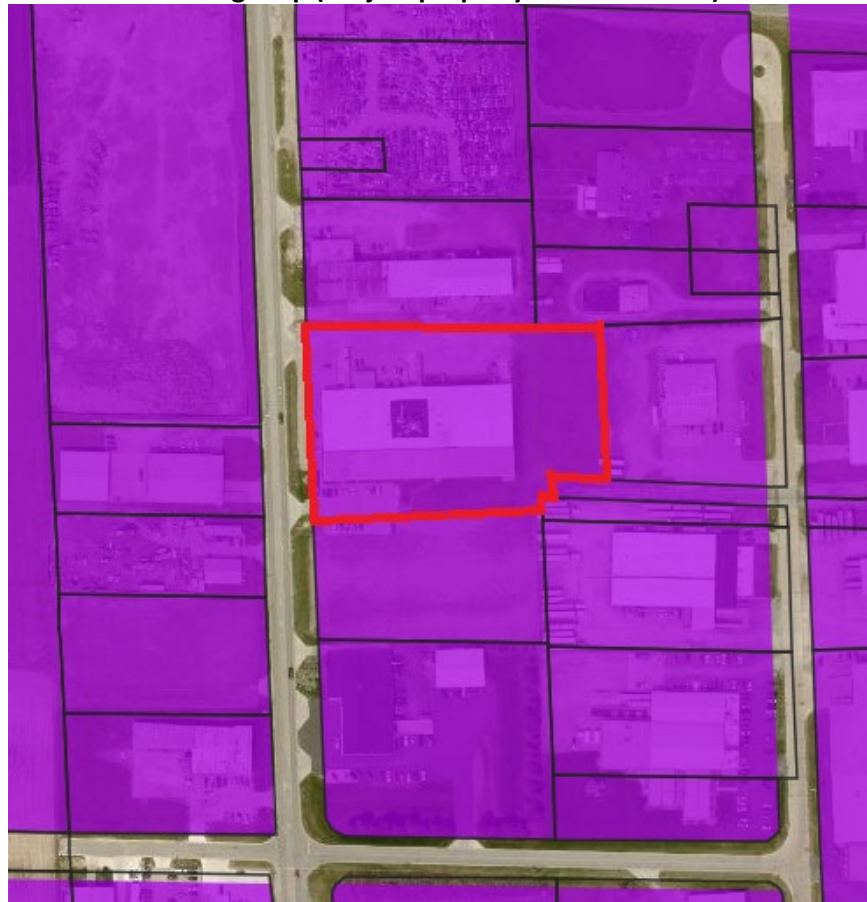
Proposed Use: Manufacturing

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking
1139 Commercial Districts

SITE DESCRIPTION

The property at 2016 George St. is zoned GM—General Manufacturing, and it is surrounded by GM to the north, GM to the east, GM to the south, and GM to the west. The property to the west is a semi-truck dealer & warehouse, the parcel to the east is a warehouse, the northern property is a metal processing business, and the property to the south is an empty lot.

Zoning Map (subject property outlined in red)



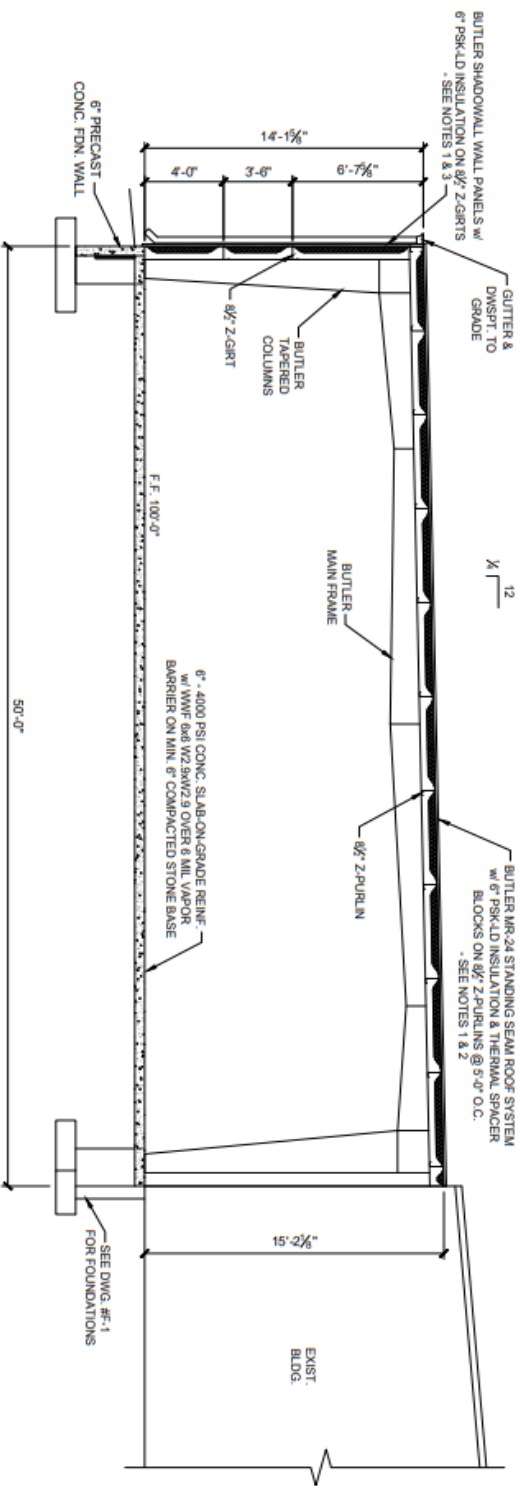
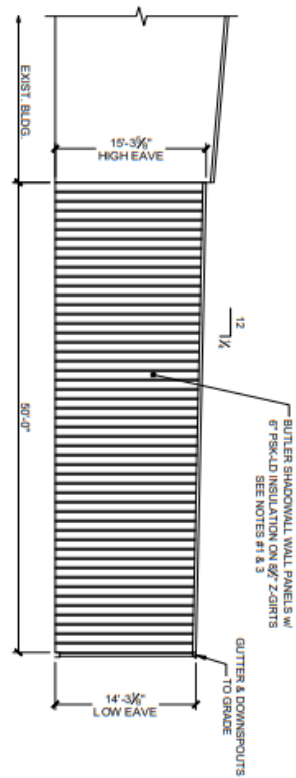
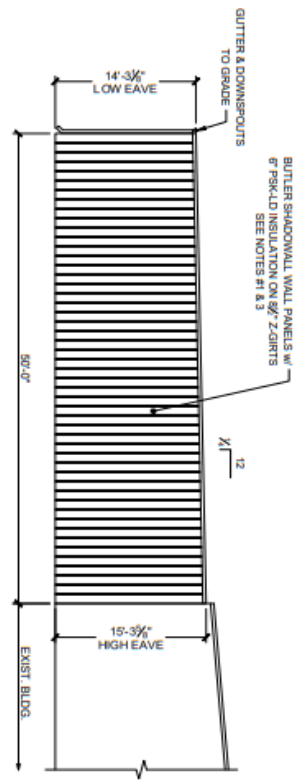
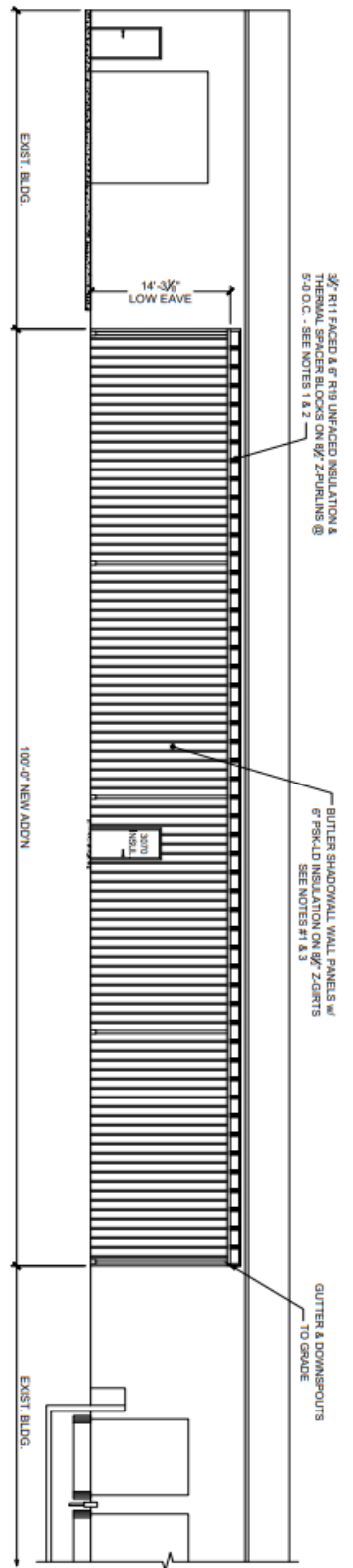
Zone Map Setbacks	Zoning	
	AG - Agriculture	PF - Public Facilities
PUD - Planned Unit Development	CA - Commercial Amusement	R1-40 - Single Family Residential
	CR - Commercial Recreation	R1-50 - Single Family Residential
Parcels	CS - Commercial Service	R1-60 - Single Family Residential
	DBD - Downtown Business	R1-75 - Single Family Residential
TRO - Transient Rental Overlay	GB - General Business	R2F Two-Family Residential
	GM - General MAnufacturing	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)





According to the requirements in Site Plan Review and Off-street Parking - Section 1149.04 of the Zoning Code, Measurement Standards: For the purpose of determining accessory off-street parking requirements definitions and standards

(c) Floor Area "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 additional parking requirements.

ENGINEERING STAFF COMMENTS

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

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed site plan and has no objections

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed site plan with no objections

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed site plan with no objections

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan for 2016 George St. (parcel 58-02151.000) 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:

SANDUSKY PACKAGING - RANDY JOHNSON

Property Owner Address:

2016 GEORGE ST

SANDUSKY, OH 44870

Property Owner Telephone:

419.626.8520 EXT 28

Property Owner Email:

RJOHNSON@SANDUSKYPACKAGING.COM

Authorized Agent Name:

AV LAKE CONSTRUCTION - KEVIN WILSON

Authorized Agent Address:

3427 VENICE RD

SANDUSKY, OH 44870

Authorized Agent Telephone:

419.626.1586

Authorized Agent Email:

KWILSON@AVLAKE.COM

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2016 GEORGE ST.

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

OL80 & OLC4 W. END DAR SUR E SIDE GEORGE ST 3.58A

Parcel Number: 58-02151.000

Zoning District: GM

DETAILED SITE INFORMATION:

Land Area of Property: 3.58 ACRES (sq. ft. or acres)

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

Building #1: 48424 (in sq. ft.) EXIST.

Building #2: _____

Building #3: _____

Additional: 5000 NEW

Total Building Coverage (as % of lot area): 34%

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: 53,424 SF

Proposed Building Height (for any new construction): 15'-3⁵/₈"

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: 65

Parking Area Coverage (including driveways): 30000 (in sq. ft.)

Landscaped Area: _____ (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

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

5000 SF ADDITION TO THE 48424 SF EXISTING BUILDING. ADDITION WILL BE USED FOR STORAGE

APPLICATION AUTHORIZATION:

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

Kevin A Wilson 8/3/21
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2016 GEORGE ST (municipal street address of property), I hereby authorize AV LAKE CONSTRUCTION to act on my behalf during the Planning Commission approval process.

Randall A. Johnson 8/4/21
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: _____

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR 631 KING ST. (PARCEL 59-00176.000)

Reference Number: PSPOS21-0009

Date of Report: August, 18 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Authorized Agent: Josh Kreimes
2535 W. Monroe Rd.
Sandusky, Ohio 44870

Property Owner: Mike Armour
631 King St.
Sandusky, Ohio 44870

Site Location: 631 King St.

Current Zoning: "P" – Auto Parking

Adjacent Zoning: North: "R1-40" – Single Family Residential
South: "All R1-40" – Single Family Residential
East: "R1-40" – Single Family Residential
West: "CS" – Commercial Service

Existing Use: Vacant lot

Proposed Use: Parking Lot

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

SITE DESCRIPTION

The property at 631 Kings St. is zoned P—Auto Parking, and it is surrounded by R1-40 to the north, the east, the south, and CS to the west. The property to the west is owned by the applicant and used for warehousing, the parcel to the east is a single-family residential home, the northern property is the Fraternal Order of the Eagles, and the properties to the south are single-family residential homes.

Zoning Map (subject property outlined in red)



Zone Map Setbacks	Zoning	
	AG - Agriculture	PF - Public Facilities
PUD - Planned Unit Development	CA - Commercial Amusement	R1-40 - Single Family Residential
	CR - Commercial Recreation	R1-50 - Single Family Residential
Parcels	CS - Commercial Service	R1-60 - Single Family Residential
	DBD - Downtown Business	R1-75 - Single Family Residential
TRO - Transient Rental Overlay	GB - General Business	R2F Two-Family Residential
	GM - General Manufacturing	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)



PLANNING DEPARTMENT COMMENTS

This property is currently an empty lot. The applicant proposes 16,256 sq. ft. of parking space (50 spaces) and ~1,200 sq. ft. of new green space. The applicant stated workers will be there during regular business hours. Parking required:

1149.04 Measurement Standards:

(b) Employees. The maximum number of employees on any two successive shifts.

The applicant stated they have ~40 employees. 40 Spaces are currently required.

Per zoning code section 1149.09:

(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.
- (2) The area of the island not occupied by trees shall consist of ground cover, grass and/or shrubbery.

Two landscaping corners have been proposed in the southwest and northwest corners of the site to meet the island requirements. Each proposes a tree, extra landscaping than required and is larger than 100 sq. ft.

(b) Landscaping shall be required for all surface parking lots along the sides immediately adjacent and parallel to streets, sidewalks, alleys, lawns, and adjoining surface parking lots. Landscape shall include a combination of hardy canopy trees, shrubbery, and ground cover as follows:

The extra additions of landscaping in the landscaping corners along King St. beyond the requirement will offset the need for landscaping along the northern adjacent parking lot. Parking blocks will separate the two parking lots. 1 per space.

(1) Shrubby shall have a minimum height of 12 inches and shall extend the entire length of the landscaped strip, excluding driveways, alleys, sidewalks, pedestrian access points and other approved means of landscaping. The landscaped strip shall not extend into a public right-of-way.

Requirements met.

(2) Canopy trees of at least 2-inch caliper shall not be set apart less than 30-feet on center. Canopy trees may be located within a public right-of-way with City permission. The species of canopy tree shall be approved by the Department of Horticultural Services.

Applicant proposes 4 canopy trees in the right of way.

(3) Any area within the landscaped strip not occupied by trees or shrubbery shall consist of ground cover. Ground cover within a public right-of-way shall only consist of grass.

Requirements met.

- (4) Each landscaped strip shall be at least 3-feet in width.

Applicant proposes 5 feet of green space along Monroe St., 2 feet over the requirement. This along with the abundance of landscaping proposes along Monroe St. will replace the requirement for landscaping along the alley on to the east.

ENGINEERING STAFF COMMENTS

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

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed site plan and has no objections

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed site plan with no objections

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed site plan with no objections

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan for 631 King St. (parcel 59-00176.000) 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: Mike Armour

Property Owner Address: 631 King St

Sandusky, OH 44870

Property Owner Telephone: 567-219-0073

Property Owner Email: mike@HomebrewOhio.com

Authorized Agent Name: Josh Kreimes

Authorized Agent Address: 2535 W. Monroe St

Sandusky, OH 44870

Authorized Agent Telephone: 419-656-1240

Authorized Agent Email: jkreimes@kreimesco.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 631 King St

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

116 118 120 King St. W/H

Parcel Number: 59-00176.000 Zoning District: P

1" = 10'

Asphalt Surface 4"
2.5" #301 Base
1.5" #48 Type 1

Parking: 9' x 20' = 180^① (52 stalls)

Parking Lot Size:
127' x 128'

Landscaping:

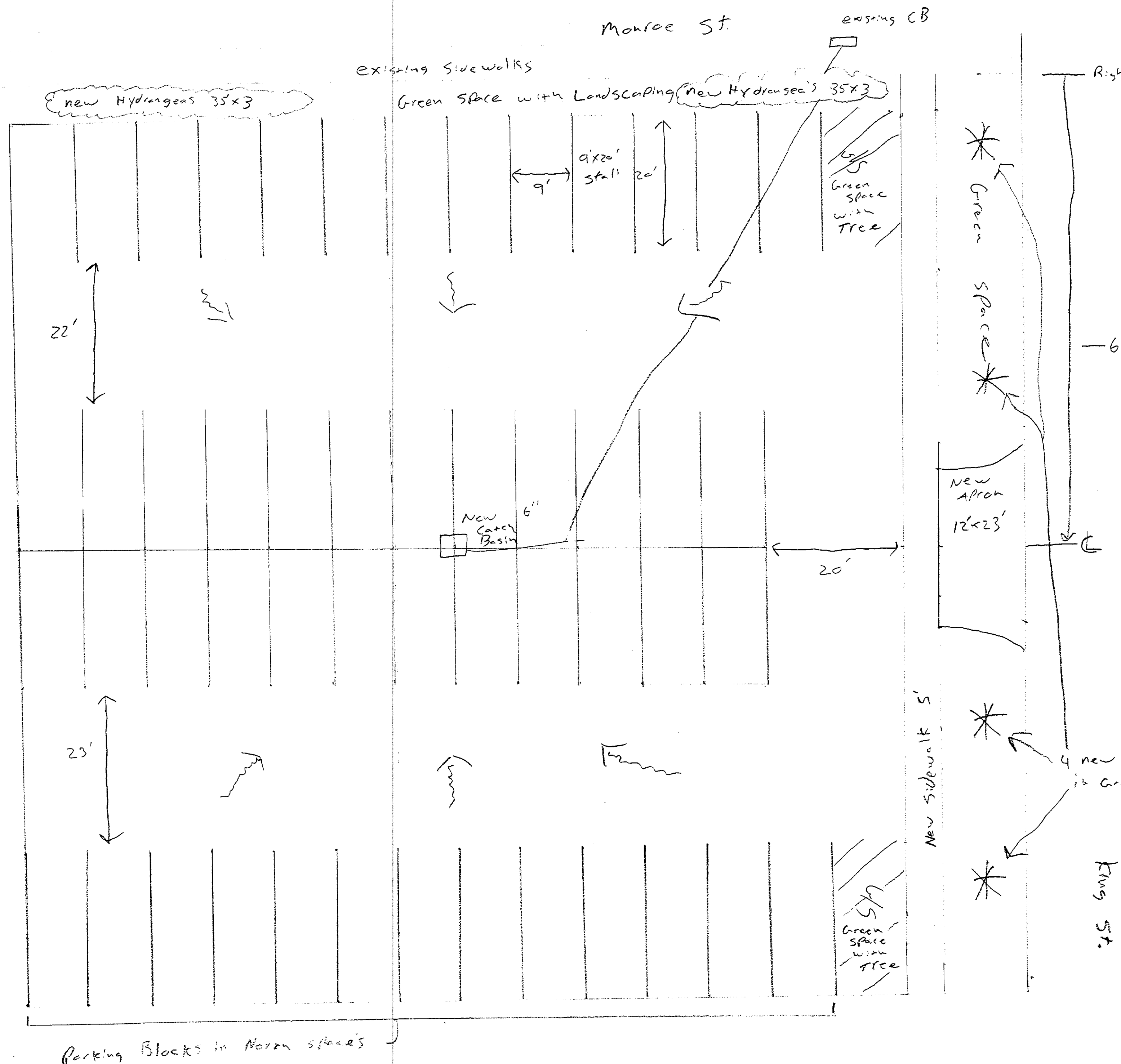
35' x 3' Hydrangeas
2 Bed's or as needed.
2 Trees in Green Space along King St

↑ 127' ↓
← 128' →

Right Away to Center Line
68' to center of Access drive

Lighting:

Flood Lights on owners existing building
New flood lights at future date



DETAILED SITE INFORMATION:

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

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

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

Building #2: _____

Building #3: _____

Additional: _____

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

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

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

Parking Area Coverage (including driveways): 16,256[Ⓟ] (in sq. ft.)

Landscaped Area: Approx 1200[Ⓟ] (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.):

1. New 127' x 128' asphalt Parking Lot.
2. New 2'x2' Catch basin with 6" line
3. New 5' sidewalks and apron entrance along King St.
4. Adding landscape and green area's along
Monroe Street larger than required.
5. Adding canopy tree's along King and Monroe St.

APPLICATION AUTHORIZATION:

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



Signature of Owner or Agent

8-9-21

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 631 King St. (municipal street address of property), I hereby authorize Josh Kreines to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

8-9-21

Date

REQUIRED SUBMITTALS:

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

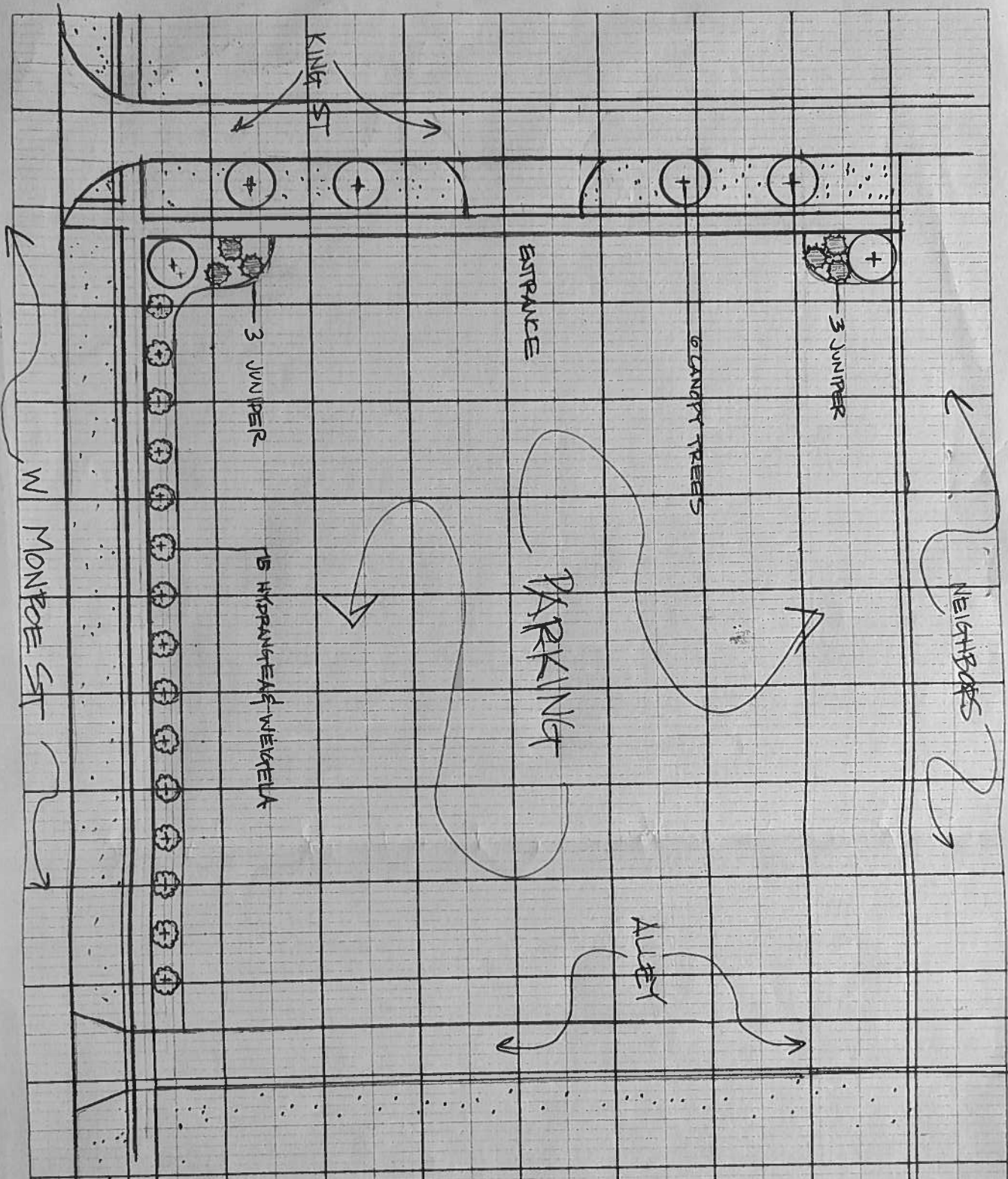
APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



ALL STYLES LANDSCAPING, LT
 Client: **HOME BREV**
 Address: **PARKING LOT**
 Scale: 1" = 20' Drawing: 08/11 Date: 8/1
 Drawn By: **SASHA D. NOBIS**