



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

September 22, 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 August 25, 2021 meeting**
3. **Old 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.
4. **New Business**
 - Feick Design Group, on behalf of Balconi Monuments Inc, has submitted a Site Plan Application for 807 E. Perkins Avenue (parcel 57-00161.000).
 - JBT, has submitted a Site Plan Application for 1622 First Street (parcel 57-04670.000).
5. **Other Business**
6. **Adjournment**

NEXT MEETING: October 27, 2021 at 5:00pm.

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

Planning Commission

August 25, 2021

Meeting Minutes

Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:00pm. The following members were present: Pete McGory, David Miller, Mike Zuilhof, Jim Jackson, Conor Whelan, and Jade Castile. Alec Ochs and Arin Blair represented the Community Development Department. Josh Snyder represented the Public Works Department. Brendan Heil and Sarah Chiappone represented the Law Department. Clerk Kristen Barone was also present.

Approval of minutes from the July 28, 2021 meeting:

Mr. Zuilhof made a motion to approve the minutes as long as the clerk could expand on the discussion had during other business. Mr. Miller also asked if it could be noted that his absence was excused since this notice was given ahead of time. Mr. Murray stated that from now on he thinks it would be better if someone moves to excuse absent members. 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).

Mr. Murray asked Mr. Heil if this item had been tabled in the past, does the Planning Commission just need to have further discuss and vote. Mr. Heil stated that is correct, since at the last meeting this item was tabled until the next meeting, there does not need to be a motion to take it off the table. What specifically is pending is the draft floodplain ordinance, which has been amended. Ms. Blair stated that staff has met internally to go over the legislation and to help the commission move forward. She said she has prepared some high-level comments from those meetings that she could share if that would be helpful. She said that FEMA updated their guidelines so now the City is also doing so in order to stay in compliance. FEMA has updated data on Lake Erie and how the coastline behaves and how flooding occurs, so they have updated their maps and floodplain legislation to reflect that data. The floodplain legislation that staff brought to the Planning Commission is a model ordinance from FEMA. There are more floodplain areas than what their used to be in the updated maps from FEMA. FEMA states that if development happens within the floodplain areas, it states what the elevation must be for development to be reasonably safe from flooding. Currently there is a two-foot freeboard requirement that the City has in place stating that development must be two-feet higher than the FEMA regulations. The amended legislation before the Planning Commission today is an update to the base requirements, not including any additional freeboard requirements in addition to what FEMA requires. Imposing additional freeboards is allowed, but if the City does require that the City should be able to justify that. The City does not have the basis to say that having an additional one or two foot freeboard would make development safer. Also, builders can always build above the FEMA baseline elevation if they would like to. After having discussions internally, the Community Development Department does recommend approving the legislation prepared by the Public Works Department. Mr. Synder clarified that he has added as suggested by Planning Commission, terminology to be uniform. What formerly was known as the 100 year flood is now the .2 percent annual chance flood. There was also the additional recommendation of when someone does come forward to the Board of Zoning Appeals with a variance from the elevation, whatever the elevation may be, the applicant must state what they are building to. Mr. Miller stated that he does not recall seeing what is being voted on today, but it would be helpful to have a hard copy. He also stated that in the summary provided by staff, there are a couple of links to click on which would appear to be maps. He said that it would also be helpful for him to have hard copies of those. He then said that he found it interesting that in order to get insurance for a \$250,000 home, it would be a little over \$3,000.00, but if the homeowner built with a two-foot freeboard, the insurance would be substantially cheaper. Mr. Snyder stated that is correct. Mr. Zuilhof stated that a builder is not going to consider the long-term costs of when building a home for someone, the homeowner and future homeowners are going to be the ones that have to deal with the long-term costs. Mr. McGory made a motion to recommend to City Commission the legislation

proposed by staff and Mr. Whelan seconded. There were five votes for the motion and two votes against. The motion passed.

New Business:

- 1. 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.**

Mr. Ochs stated that the applicant has asked for this application to be tabled until the next meeting as they are not able to make the meeting today. Ms. Blair said that staff will wait until the next meeting to present the application, however, since notices were sent to surrounding properties and a notice was also put in the paper, staff would like to hear the public comments if there are any. No comments were made from the public. Mr. Whelan then made a motion to table the application until the next meeting and Mr. Miller seconded. All voting members were in favor of the motion.

- 2. AV Lake Construction, on behalf of Sandusky Packaging, has submitted a Site Plan Application for 2016 George Street (parcel 58-02151.000).**

Mr. Ochs stated that this property currently contains one manufacturing building and is proposing a second building. The property is zoned general manufacturing and all surrounding properties are zoned general manufacturing. The setback standards are met and the height standards are met. The amount of parking spaces proposed is well over the requirement. Staff recommends waiving any additional parking requirements. Staff recommends approval of the proposed side plan with the condition that all applicable permits are obtained through the Building Division, Engineering Division, and any other applicable agency. Mr. Miller moved to approve the application as recommended by staff and Mr. Jackson seconded. All voting members were in favor of the motion.

- 3. Josh Kreimes, on behalf of Mike Armour, has submitted a Site Plan Application for 631 King Street (parcel 59-00176.000).**

Mr. Ochs stated that this property is currently an empty lot and the applicant is proposing 16,256 square feet of parking space and about 1,200 square feet of green space. The property is zoned "P" – Auto Parking and the property to the west is owned by the applicant and used for warehousing. The properties to the south and east are zoned "R1-40" single-family residential. The property to the north is the Fraternal Order of the Eagles. After reviewing the code, staff have determined that the proposed plan meets landscaping requirements. Staff recommend approval of the application with the condition that all applicable permits are obtained through the Building Division, Engineering Division, and any other applicable agencies. Mr. Zuilhof asked if it is new sidewalk that is on the drawing that was presented by the applicant. Mr. Ochs said that he believes it is new sidewalk on King St. Mr. Zuilhof stated that he is a little concerned about the shrubbery. It is not on the tree lawn so that is okay, but if there is going to be a stop bar there, it may be difficult to see. He said that over the years the Planning Commission has complained over the quality of the drawings received as there is often a lack of scale and dimensions. Since Planning staff are relatively new, he just wanted to point that out. He then said that he is also slightly concerned about the new sidewalk. He said he imagines it will be 33 feet from the center of King St. He believes it is 66 foot right-of-way and asked if anyone can verify that. Mr. Snyder said he does not know the exact measurements but he does know that it is in line with the sidewalk adjacent to the Eagles, therefore being in line with what exists. Mr. Zuilhof stated that he just wants to make sure there will not be an encroachment problem in the future, so assuming that could be verified, he would be in favor of the proposal. Mr. Zuilhof then made a motion to approve the site plan contingent upon Engineering determining that the site plan does not make an encroachment onto the city right-of- way. Mr. Miller seconded the motion. All voting members were in favor of the motion.

Other Business:

Mr. Miller stated that he would like to put a second onto Mr. Zuilhof's point about the Planning Commission historically being heavily involved with precision of parking lots. Mr. Zuilhof responded that some reasonable diligence is called for.

Mr. Blair stated that there are a lot of community engagement opportunities coming up that she wants to make sure the Planning Commission is aware of in case they would like to attend and possibly spread the word along. There are six neighborhood ice cream socials starting September 1st on Wednesday evenings at 7:00pm. There will be one evening meeting in each district and then there will be a 10:00am meeting the following Thursday morning where refreshments and snacks will be provided. These meetings will allow residents the opportunity to meet city Staff and City Commissioners and share input on what they would like to see in their neighborhood. This information is posted on the City's website, but staff will also be passing out door hangers to let residents know. Two transient rental meetings will also be taking place soon to see how residents feel about the potential of allowing a transient rental overlay district occur in their neighborhood. The first meeting will be taking place Monday September 20th and this one will be in regards to the proposed transient rental overlay district in the Lions Park area. The second meeting will be taking place Monday October 4th and this one will be in regards to the proposed transient rental overlay district in the McDonough Street area. Both meetings will be at the Fire Station classroom on Market Street at 6:30pm. There will be a press release and public social media posts about those meetings. The residents of the Cold Creek area have also approached staff about having a meeting regarding the future of that neighborhood. So staff are finalizing the details of that meeting as well and will be in touch regarding that. Mr. Zuilhof stated that he was around when the pre-approval of the Cold Creek subdivision took place and hopes that staff can find the meeting minutes of that meeting as that will be helpful for staff to review beforehand. He then said that everyone has been asking about what is happening at Battery Park. He asked if staff are able to share any information. Arin stated that staff has not received any plans but from what she understands they are doing soil tests to understand the develop ability of the soil and there was a diver out looking at the edges to make sure the edges are secure. Mr. Jackson stated that the Cold Creek meeting Ms. Blair was referring to is going to be held on September 21st at Venice School at 5:30pm.

Meeting Adjourned:

Mr. McGory made a motion to adjourn and the meeting ended at 5:47pm.

Next Meeting:

September 22, 2021

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 STREET.

(PARCEL
57-02118.000)

Reference Number: PRZ21-0006

Date of Report: September 9, 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



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)



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 parcel contains two residential structures. A single-family use residence to the north and a multi-family use building to the south of the parcel. The multi-family building is the applicant's

main focus for transient rental. The building is approximately 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 northern house, which meets the requirement.

Staff does note that, if the parcel is re-zoned to RRB, the re-zone would apply to both structures on the parcel.

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 they have the option to use the 3 units 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 building community, increasing connectivity, and helping 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.

(4) Parking Requirements:

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

<u>Building or Use</u>		<u>Required Minimum Parking Space</u>
(1)	One-family dwelling	2 spaces/dwelling unit x 1
(4)	Row dwelling or apartment	1-1/2 spaces per dwelling unit x 3

Required spaces: 6.5

Existing Spaces: 8 - **met**

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.

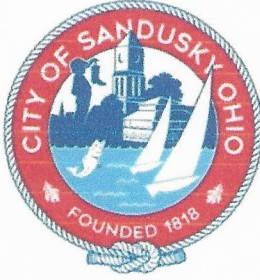
FIRE DEPARTMENT COMMENTS

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 Hancock St. (Parcel 57-02118-.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 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.

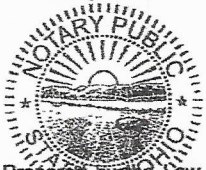
[Signature]
Christopher J. Taylor

[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.

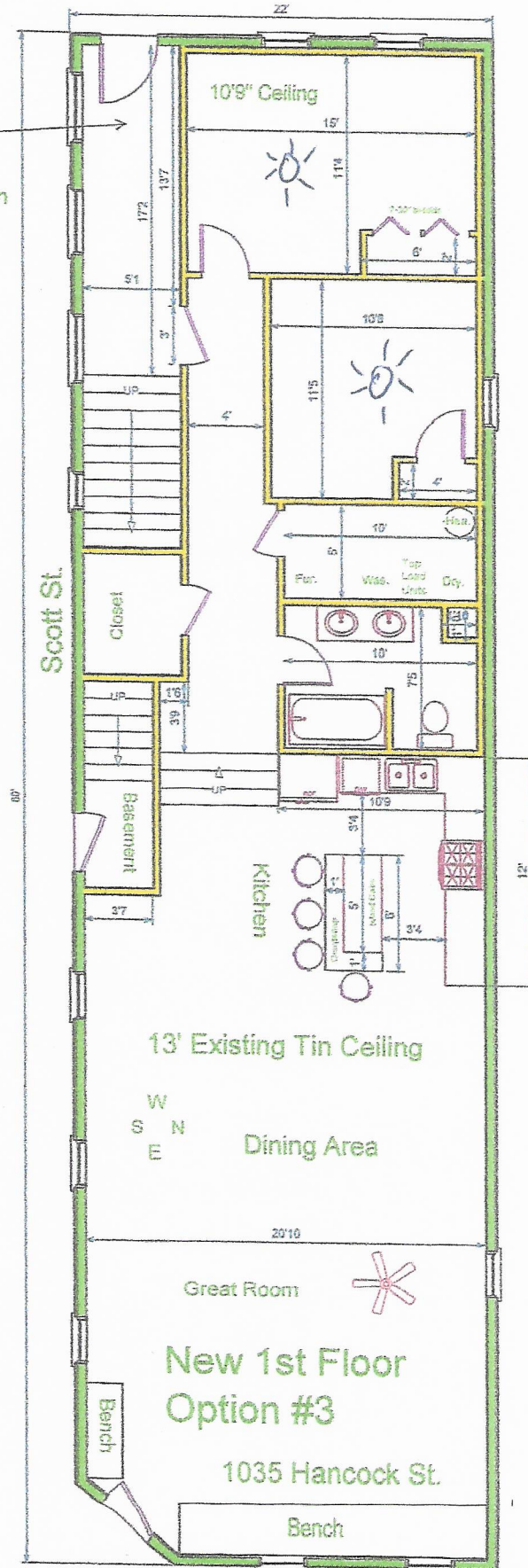
EXHIBIT "A"

Order No.: 600190375

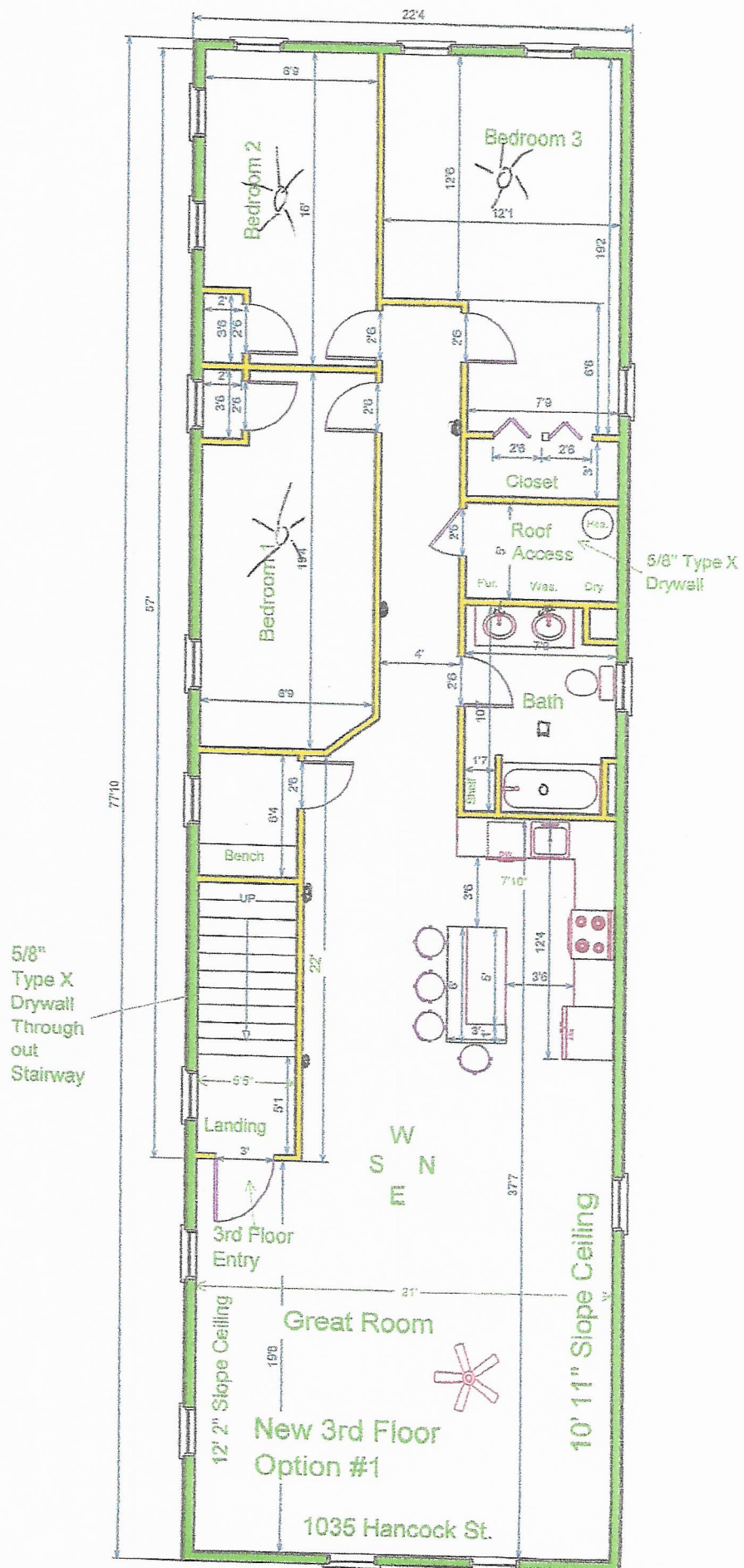
For APN/Parcel ID(s): 57-02118.000

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



[illegible]



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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
807 E. PERKINS AVE. (PARCEL 57-00161.000)

Reference Number: PSPR21-0001

Date of Report: September 9, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant:	Feick Design Group – John Feick 224 E Water St. Sandusky, Ohio 44870
Property Owner:	Balconi Monuments 807 E. Perkins Ave. Sandusky, Ohio 44870
Site Location:	807 E. Perkins Ave.
Current Zoning:	“GB” – General Business
Adjacent Zoning:	North: “R1-40” – Single Family Residential East: “PF” – Public Facilities “R1-40” – Single Family Residential South: N/A West: “GB” – General Business
Existing Use:	Business
Proposed Use:	Storage for business
Applicable Plans & Regulations:	1149 Site Plan Review and Off-Street Parking 1133 Business Districts

SITE DESCRIPTION

The property at 807 E Perkins Ave. is zoned GB—General Business, and it is surrounded by R1-40 to the North, PF to & R1-40 the East, N/A to the South, and GB to the West. The properties directly to the north contain single family housing, the east contains multi-family residential dwellings and a church, and the properties to the south are N/A. The parcel to the west is a car 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)



PLANNING DEPARTMENT COMMENTS

This property currently contains 2 attached buildings and 1 detached building totaling just under 16,000 sq. feet. The proposed storage building will be an additional 4,578 sq. ft. The proposed height of the new building will be 21 feet, 9 inches. The building coverage of the lot with the new building will be 32.9%. The parking and driveway area is currently 14,535 sq. ft.

The applicant has stated the building will be used for storage for materials and equipment. The site is currently used as office for Balconi Monuments, a shop for repair for the business, as well as storage for the business.

1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (1) All stores, services, dwellings, and other uses permitted in Roadside Business Districts;
- (2) Additional retail business stores and services conducted wholly within enclosed buildings, and devoted to supplying all community needs to the following extent:
 - A. The sale of all food; frozen food lockers; state liquor stores;
 - B. The sale of general merchandise; dry goods, wearing apparel, shoes, hats, variety, and department stores;
 - C. The sale of all hardware, appliances, china, furniture, floor and wall covering, business equipment, music, radios and televisions, provided no loudspeakers broadcast onto the street;
 - D. **Shops for custom work, and all personal service establishments without limitation on the number of persons engaged in work, provided the services rendered and articles produced are to be sold only at retail, and only on the premises;**

(c) Accessory Buildings or Uses.

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

Building Coverage Requirements: GB

N/A

Setback Requirements: GB

Front: **N/A**

Side: 12 feet - **met**

Back: 20 feet – **met**

Height Requirement: GB

35' Maximum - **met**

Parking Requirements:

According to the requirements in Section 1149.05 of the Zoning Code, storage machine shops must provide 1 parking space per 650 sq. ft. of gross floor area. The site currently has 15 off-street parking spaces. Staff does note that the proposed new building would add 7 more required spaces bringing the total required parking to 22 spaces (1 space per 650 sq. ft. / 4,578 sq. ft. = 22). However, due to the amount of new square footage being used for storage only, we do believe that 15 provided spaces are enough. The applicant has stated that they believe the 15 existing spaces is more than enough for both employees and customers. If we base parking on the existing office and repair shop sq. ft. requirements - this would require 11 spaces. The 8 additional parking spaces required by code for the first storage building was waived by the Planning Commission in the July, 2019 meeting, allowing only 15 required spaces. As a staff, we feel that the situation is similar in that the new building will not add jobs or customers and the additional parking requirements should also be waived.

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 to the proposed rezoning.

POLICE DEPARTMENT COMMENTS

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

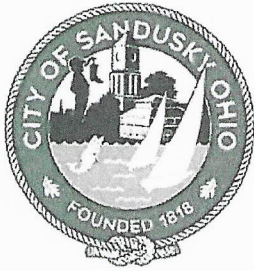
FIRE DEPARTMENT COMMENTS

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 807 E. Perkins Ave. (parcel 57-00161.000) with the following conditions:

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



PLANNING COMMISSION

Application for Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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: BALCONI MONUMENTS INC.
 Property Owner Address: 807 E. PERKINS AVE, SANDUSKY, OH
 Property Owner Telephone: 419 626 5134
 Property Owner Email: BAL807@BUCKEYE-EXPRESS.COM
 Authorized Agent Name: JOHN FEICK, FEICK DESIGN GROUP
 Authorized Agent Address: 224 E WATER ST, SANDUSKY, OH 44870
 Authorized Agent Telephone: 419-625-2554
 Authorized Agent Email: FEICKJA3@GMAIL.COM

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 807 E. PERKINS AVE

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

PT LOT 333 335 337 339 341 342 344 346 + PT OL 9 N SIDE PERKINS AVE 1.0545A

Parcel Number: 57-00161.000 Zoning District: GB

DETAILED SITE INFORMATION:

Land Area of Property: 48,517 S.F. (sq. ft. or acres)

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

Building #1: 2,496 S.F. (in sq. ft.)

Building #2: 1,720 S.F.

Building #3: 7,200 S.F.

Additional: 4,578 S.F. ADDITION

Total Building Coverage (as % of lot area): 32.9% (15,994 S.F.)

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:

BUSINESS - 1,720 S.F.

SHOP - 2,496 S.F.

STORAGE - 11,778 S.F.

Proposed Building Height (for any new construction): 21'-9"

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

Number of Off-Street Parking Spaces Provided: 15 SPACES

Parking Area Coverage (including driveways): 14,535 SF (in sq. ft.)

Landscaped Area: 17,988 SF (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.):

NEW 4,578 S.F. STORAGE BUILDING FOR MATERIALS +
EQUIPMENT TO BE STORED WITHIN. THERE
WILL BE NO ADDITIONAL EMPLOYEES OR CUSTOMERS
CREATED BY THE CONSTRUCTION, AND THEREFORE WE
BELIEVE EXISTING PARKING SPACES PROVIDED ARE
SUFFICIENT FOR THE NEEDS OF THE BLOG USERS/PUBLIC.
M - F 8 - 5

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

08/24/2021
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: _____

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
1622 FIRST ST. (PARCEL 57-04670.000)

Reference Number: PBS21-0212

Date of Report: September 9, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Applicant:	Craig Wobser – JBT 1622 First St. Sandusky, Ohio 44870
Property Owner:	JBT 1622 First St. Sandusky, Ohio 44870
Site Location:	1622 First St.
Current Zoning:	“GM” – General Manufacturing “CS” – Commercial Service
Adjacent Zoning:	North: “GM” – General Manufacturing East: “R1-40” – Single Family Residential South: “CS” – Commercial Service “GM” – General Manufacturing West: “GM” – General Manufacturing
Existing Use:	Manufacturing
Proposed Use:	Manufacturing – Cold Storage
Applicable Plans & Regulations:	1149 Site Plan Review and Off-Street Parking 1139 Manufacturing Districts

SITE DESCRIPTION

The property at 1622 First St. is zoned GM—General Manufacturing, and it is surrounded by GM to the North, R1-40 to the East, CS & GM to the South, and GM to the West. The properties directly to the east contain Single-family residential dwellings, and the properties to the south contain Single-family residential dwellings, a church and storage buildings. The parcel to the west is used as an electrical station and a vacant 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 April 2019)



PLANNING DEPARTMENT COMMENTS

This property currently contains several attached buildings totaling about 142,638 sq. ft. The proposed cold storage building will be about 5,760 sq. ft. The proposed height of the new storage building will be 35 ft. The zoning of the parcel is 50% General Manufacturing (GM) and 50% Commercial Service (CS). The proposed structure is in both zones and must comply with both zoning standards.

1133.06 PERMITTED BUILDINGS AND USES; GENERAL MANUFACTURING DISTRICT.

(a) Main Buildings and Uses.

(1) All main buildings and uses permitted in a **Limited Manufacturing District**;

(3) **Storage**, open or enclosed, limited to the following products and establishments:

D. Materials used in, or goods produced by, permitted manufacturing uses;

1139.03 PERMITTED BUILDINGS AND USES; LIMITED MANUFACTURING DISTRICTS.

(a) Main Buildings and Uses.

(5) Manufacturing limited to the following products and processes:

G. Machinery and light equipment such as air conditioning, firearms, refrigerators, stoves, heaters, washing machines;

H. Machine tools such as metal lathes, presses, stamping machines, woodworking machines;

I. Metal alloys; miscellaneous products; brass, bronze, pewter, tin, lead;

J. Metal processes. Cleaning, enameling, galvanizing, japanning, lacquering, heat treatment, rust-proofing;

K. Metal products. Miscellaneous fabrication and assembly, cabinets, doors, fencing, furniture, small castings;

Building Coverage Requirements: Both GM & CS

Not more than 50% of the lot area shall be covered with buildings.

The total building coverage is 39% with the new structure - **met**

Setback Requirements: GM

50' rear setback – **met**

30' front setback – **met**

Side setback – **N/A**

Setback Requirements: CS

40' rear setback – **met**

30' front setback – **met**

Side setback – Adjacent to Residential – 40' - **met**

- In between buildings – 15' – **met**

Height Requirement: GM

N/A

Height Requirement: CS

40' Maximum - **met**

Parking Requirements:

According to the requirements in Section 1149.05 of the Zoning Code,

It is estimated that the site has 272 parking spaces.

Manufacturing: 1 space per 1,300 sq. ft. @ 90,538 sq. ft. = **69.6**

Office: 1 space per 250 sq. ft. @ 31,538 sq. ft. = **126.0**

Tech Center – laboratory: 1 space per 650 sq. ft. @ 19,012 sq. ft. = **29.0**

Storage – 1 space per 650 sq. ft. @ 5,760 sq. ft. = **8.86**

Total Required: **233.46**

Total existing: 272 - **met**

Based on these estimates, no further parking is needed.

Landscaping Requirements: N/A

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 amendment and has no objections to the proposed rezoning.

POLICE DEPARTMENT COMMENTS

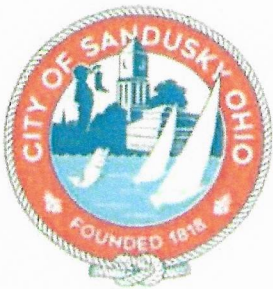
The City Police Chief has reviewed the proposed site plan with no objections

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 1622 First St. (parcel 57-04670.000)



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:

JBT

Property Owner Address:

1622 First Street

Sandusky, Ohio 44870

Property Owner Telephone:

419-626-0304

Property Owner Email:

aleksey.mastilenko@jbtc.com

Authorized Agent Name:

Craig Wobser

Authorized Agent Address:

1622 First Street

Sandusky, Ohio 44870

Authorized Agent Telephone:

419-679-0134

Authorized Agent Email:

craig.wobser@jbtc.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1622 First Street

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

Parcel Number: 57-04670.00

Zoning District: GM/CS

DETAILED SITE INFORMATION:

Land Area of Property: 8.69 acres (sq. ft. or acres)

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

Building #1: 142,638 sq/ft (in sq. ft.)

Building #2: 5,760 sq/ft (new structure)

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 39% (existing/new structure)

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: _____

Manufacturing 90,538

Office 31,538

Tech Center 19,012

Proposed Building Height (for any new construction): 33Ft

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 272 (total/parcel)

Parking Area Coverage (including driveways): 120,000 (parcel) (in sq. ft.)

Landscaped Area: 82,968 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

 x

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.):

Span Tech 60' x 96' tension fabric arc top structure will consist of corrugated metal

end and side walls, I-beam columns, and helical pier foundation w/anchor base plates.

The building will be used for cold storage of work in progress material, raw material,

and finished goods.

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.

Craig Wobser
Signature of Owner or Agent

9/9/2021
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1622 First Street (municipal street address of property), I hereby authorize Craig Wobser to act on my behalf during the Planning Commission approval process.

[Signature]
Signature of Property Owner

9-9-2021
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: _____

