



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

October 27, 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 September 22, 2021 meeting**
3. **New Business**
 - Kagland, LLC, has submitted an application for an amendment to the zoning map for 1012 Columbus Avenue (parcel 57-68035.000). The application is to rezone the site from “R2F” Two-Family Residential to “RMF” Residential Multi-Family.
4. **Other Business**
 - Discussion on Transient Rental Regulation in the city
5. **Adjournment**

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

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

**Planning Commission
September 22, 2021
Meeting Minutes**

Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:01pm. The following members were present: Pete McGory, Mike Zuilhof, Jim Jackson, and Conor Whelan. Mr. McGory made a motion to excuse Mr. Miller and Ms. Castile and Mr. Jackson seconded. Alec Ochs and Arin Blair represented the Planning Division. Clerk Kristen Barone was also present.

Approval of minutes from the August 25, 2021 meeting:

Mr. McGory made a motion to approve the minutes as submitted and Mr. Zuilhof seconded. Mr. Whelan stated that for the first item on the agenda, it is stated that there are five votes for the motion and two votes against. He said that he believes the practice has been to put who votes for and against. Mr. Murray stated that is the practice of City Commission and most other bodies and therefore asked if the clerk could modify the August 25th meeting minutes to reflect that and to do that moving forward. Mr. Whelan then made a motion to approve the minutes with that correction. All voting members were in favor of the motion.

Old 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 explained that 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 but Residential Business does. Staff examined the City's Bicentennial Vision Comprehensive Plan as it relates to this area and believe that the rezoning could offer great potential towards building community, increasing connectivity, and helping shape Sandusky as a destination city. Mr. Ochs stated that staff recommends the approval of the proposed amendment with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Applicants Jennifer and Ed Torres stated that they have been already doing yearly or monthly rentals at this location but it does seem advantageous to do transient rentals at this location with its close proximity to Firelands Hospital, as they have traveling nurses or surgeons that will come stay in the area for just a few days. Mr. McGory asked the applicant if they could give any information on what the building was used for in the past. Mr. Torres stated that the previous owner lived on the second floor and his idea was to rehab the entire building for himself. Before that it was a bike shop on the first floor. It was first build in 1880 and was known as the Hoffman Building, where they distributed coal. Also, Dan Hoffman was an inventor that invented a thimble for sewing that was manufactured there. Mr. McGory moved to approve the application as submitted and subject to staff's conditions and Mr. Whelan seconded. Mr. Zuilhof asked if the parking that is available meets the requirements. Mr. Ochs stated that is correct. All voting members were in favor of the motion. Mr. Murray stated that the motion passes, but this will need to go to City Commission for further approval.

New Business:

- 1. Feick Design Group, on behalf of Balconi Monuments Inc, has submitted a Site Plan Application for 807 E. Perkins Avenue (parcel 57-00161.000).**

Mr. Ochs stated that the proposed building will be used for storage for materials and equipment. The site is currently used for office space, a shop for repair, as well as storage. 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, staff 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 parking is based 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. Staff feel that this situation is similar in that the new building will not add jobs or customers and the additional parking requirements should be waived. Staff recommend approval of the proposed site plan with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. John Feick, authorized agent for the applicant, stated that a couple of years ago when the first project was proposed, the goal was to bring everything that was outside inside. That worked for a while and then the company got busier and also, due to the pandemic, the company has to order their materials by the container, which takes up more space, so materials are sitting outside again. Mr. Zuilhof made a motion to approve the proposed site plan subject to staff's conditions and Mr. McGory seconded. All voting members were in favor of the motion and the motion passed.

2. JBT, has submitted a Site Plan Application for 1622 First Street (parcel 57- 04670.000).

Mr. Ochs explained that 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. All setback requirements and parking requirements have been met with the proposed plan and therefore, staff recommends approval. Mr. Zuilhof stated that over the years, there has been a shift from being thorough about parking requirements to then saying do not pave more than is needed. Mr. Zuilhof stated that it is uncommon that there is more than enough parking than what is needed for the square footage. He asked if staff knows if the applicant even needs all of the parking that they have. Mr. Ochs stated that he believes the applicant has more than enough parking but would defer to them to answer that question. Mr. Zuilhof stated that he is happy that the most recent practice has been to not require more parking than the applicant thinks that they will need, provided that they think there is enough parking for future use. Mr. McGory asked what the applicant means by cold storage. Ray Chappell, speaking on behalf of JBT, stated it is simply an unheated space that they call cold storage. They will be bringing in materials that are currently sitting outside to protect them from the elements. Mr. McGory moved to approve the application and Mr. Jackson seconded. All voting members were in favor of the motion and the motion passed.

Other Business:

Ms. Blair stated that there have been three neighborhood meetings thus far and there are three more to go. She also said that one of the two transient rental meetings has also taken place. The other one is scheduled for October 4th. She said that there is a survey available and posted on Facebook for people to take and give feedback on transient rentals. She then said that the meeting with Cold Creek residents also took place this past week. She said that there has been a lot of community engagement and wants to thank all of the residents and commissioners for their involvement and feedback. Mr. Murray asked for some feedback on how the Monroe St transient rental meeting went. Ms. Blair stated that she will prepare a summary to present to the Planning Commission but overall she thinks it went well. She believes there were slightly more residents that live in that neighborhood that do not want to see transient rentals there versus those that do. Mr. Murray said he thinks it would be helpful for Planning Commission to know how many households received the letter notifying them of the proposed changes and then what the attendance was relative to that. Mr. Zuilhof stated that he was at the transient rental meeting and he thought it was about half and half on who was for and against it, but it also seemed that there were some people there that do not live in that neighborhood that were giving feedback. Mr. McGory stated that the person who proposed this overlay district supposedly went and got many signatures from residents in the area who are for the transient overlay district. He then said that he believes that when people are fearful or upset about a subject matter they will show up to voice their opinion more than those that are for the matter or those that could go either way. So he does not think staff will get a true representation on how residents feel on the matter. However, one concern that he heard that he did not hear before, was that if people start doing this at more and more places, there may be a lot of low-income people being displaced. Mr. Murray said that is a universal

issue that needs to be addressed. Mr. McGory stated that on the other hand, if the City gets money from these transient rentals, maybe that money could go towards low-income housing somehow. Mr. Zuilhof stated that he thinks that there are many neighborhoods that are stable and would not benefit from transient rentals, so that needs to be taken into consideration. Mr. Murray asked staff to review the criteria for transient rentals and educate the Planning Commission and City Commission on those as we move forward. Mr. Whelan stated that he thinks that the proposed transient rental overlay districts are going to keep coming and so he believes that those that want to pursue this should go out and get signatures from people in those neighborhoods and if they get a certain percentage of signatures then Planning Commission can review the proposal. Mr. Zuilhof stated that the ordinance says that a transient rental overlay district must be originated by the Planning Commission or City Commission Mr. Murray said that the ordinance could be changed. Mr. Whelan stated that is just an idea so that every time someone wants to propose this, staff and Planning Commission will already have an idea on what the residents in that neighborhood are leaning towards. Mr. Jackson stated that there should be some rules to go by or else everyone will be wanting to propose this.

Meeting Adjourned:

Mr. McGory moved to adjourn the meeting and the meeting adjourned at 6:04pm.

Next Meeting:

October 27, 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 1012 COLUMBUS AVE.
(PARCELS 57-68035.000)

Reference Number: PRZ21-0004

Date of Report: October 13, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Kagland LLC, - Brian Kasper, has applied for a rezoning of property from “R2F” – Two Family Residential to “RMF” – Residential multi-family. The following information is relevant to this application:

Applicant / Owner: Kagland LLC, - Brian Kasper
2007 Cedar Point Rd.
Sandusky, OH 44870

Site Location: 1012 Columbus Ave.

Current Zoning: “R2F” Public Facilities

Surrounding Zoning: North- “LB” Local Business / Use: Residential
East- “R2F” Two Family Residential / Use: Residential
South- “R2F” Two Family Residential: Church
West- “LB” Local Business / Use: Residential

Existing Use: Vacant / Church

Proposed Zoning: “RMF” Residential Multi-Family

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

SITE DESCRIPTION

The subject property is currently located within a “R2F” Two Family Residential District. The subject property is adjacent to “LB” Local Business zoned parcels on the north / west, and “R2F” Public Facilities located to the south / east.

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



Photo of site



PLANNING DEPARTMENT COMMENTS

This parcel is mostly adjacent to parcels zoned R2F to the east & south, and Local Business to the north & west. The applicant is proposing the rezoning of this land as they look to expand the building into a three dwelling unit. R2F only allows up to 2 units per parcel. It is an old church building that is not being utilized.

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

Following the loss of a religious institution such as Firelands Grace Church, the proposed reuse of the property offers great opportunity to provide more housing options in this neighborhood of Sandusky. The applicant is proposing to rezone the property so that 3,500 sq. ft. can be used for long-term leases. The walkability to downtown and to Firelands Regional Medical Center makes the site easily connected and desirable.

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

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 livable city.

The rezoning to "RMF" Residential Multi-Family is the minimum zoning change to permit the applicants proposed project. In staff's opinion, the RMF zoning will create a logical transition between the adjacent LB and R2F zoned properties on either side.

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

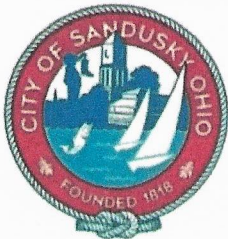
The City Police Chief has reviewed the proposed zone map amendment.

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 1012 Columbus Ave. (Parcels 57-68035.000)



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: Kagland L.L.C.
Property Owner Address: 2007 Cedar Point Road
Sandusky OH 44870
Property Owner Telephone: (419) 366-3222
Email: Bkasper@Hondak.com
Authorized Agent Name: Bryan Kasper
Authorized Agent Address: 2007 Cedar Point Road
Sandusky OH 44870
Authorized Agent Telephone: (419) 366-3222
Email: Bkasper@Hondak.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1012 Columbus Ave

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

Parcel Number: 57-68035-000 Zoning District: R2F

DETAILED SITE INFORMATION:

Land Area of Property: 0.1991 acres (sq. ft. or acres)

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

Building #1: 3503 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 48%

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:

1012 is currently R2F
and I would request it be RMF

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

Number of Dwelling Units (if applicable): 3

Number of Off-Street Parking Spaces Provided: 6

Parking Area Coverage (including driveways): 3072 (in sq. ft.)

Landscaped Area: 500 (in sq. ft.)

Requested Zoning District Classification: RMF

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.

Bryan Kaspar
Signature of Owner or Agent

9/20/21
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1412 Columbus Ave. (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.

Bryan Kaspar
Signature of Property Owner

9/20/21
Date

REQUIRED SUBMITTALS:

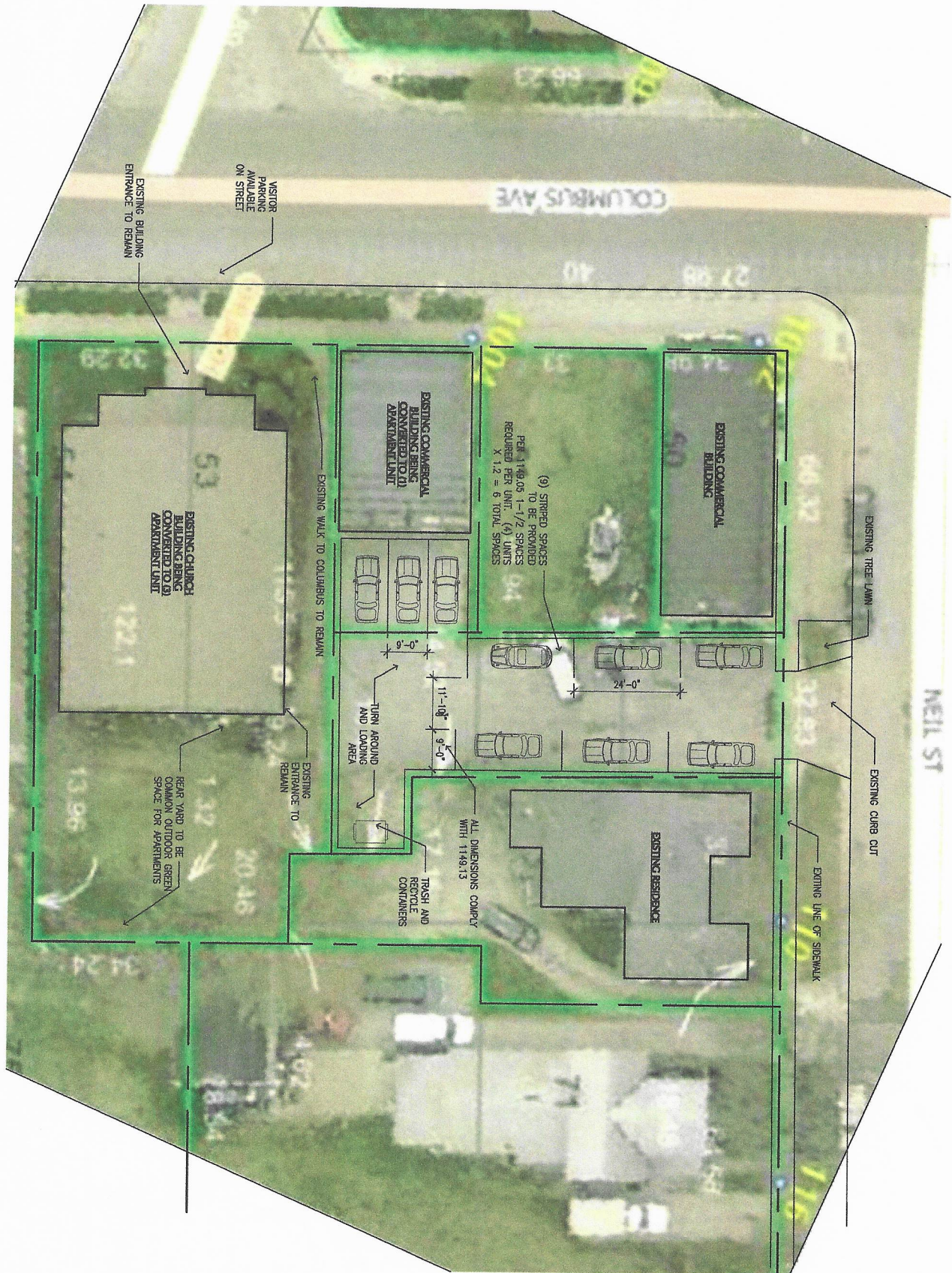
15 copies of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



PAYTOArchitects

HUNDOK

COMMERCIAL CONVERSION TO APARTMENTS
1012 COLUMBUS AVE
SANDUSKY, OH 44870

PROJ. NO. 2021-27
DATE 09.20.21

SP101

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CORPORATE GENERAL WARRANTY DEED

SONSHIP FELLOWSHIP OF SANDUSKY, AN OHIO NON-PROFIT CORPORATION, for valuable consideration paid, grants to KAGLAND, LLC, AN OHIO LIMITED LIABILITY COMPANY, whose tax mailing address is 1012 Columbus Avenue, Sandusky, Ohio 44870, the following real property:

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

Permanent Parcel Nos.: 57-68035.000, 57-68034.000,
57-68036.000 and 57-00273.000
Prior Deed Reference: 532 D 1106
Erie County, Ohio Deed Records
RN201603446
Erie County, Ohio Official Records

These premises are transferred with general warranty covenants, excepting all 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.

IN WITNESS WHEREOF, the said corporation has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed by **ERNEST ROBINSON, CEO**, under authorization by Resolution of its Board of Directors, this _____ day of _____, 2021.

SONSHIP FELLOWSHIP OF SANDUSKY

By: _____
Ernest Robinson, CEO

STATE OF OHIO, COUNTY OF LUCAS: ss

The foregoing instrument was acknowledged before me, this _____ day of _____, 2021, by **ERNEST ROBINSON, CEO, SONSHIP FELLOWSHIP OF SANDUSKY, AN OHIO NON-PROFIT CORPORATION.**

Notary Public

EXHIBIT A

Order No.: 600210144

For APN/Parcel ID(s): 57-68035.000, 57-68034.000, 57-68036.000 and 57-00273.000

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

PARCEL 1: Being Lots Fifty-three (53) and Fifty-four (54) Columbus Avenue in Cooke's Subdivision as recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records.

ALSO Being the west 13.96 feet of the north 34.24 feet of Inlot Number Seventy-five (75) as per plat recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records.

PARCEL 2: Being the west sixty-five and thirty-four hundredths (65.34) feet of Lot Number Fifty-two (52) on Columbus Avenue in Cooke's Subdivision as per plat recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records.

PARCEL 3: Being the east thirty-two and eighty-three one-hundredths (32.83) feet of Lots Nos. Fifty (50) and Fifty-one (51) on Columbus Avenue and the east fifty (50) feet, except the east seventeen (17) feet of Lot Number Fifty-two (52) on Columbus Avenue.

Also the west seventeen one-hundredths (0.17) feet of the north five (5) rods of Lot No. One (1) on Neil Street.

The whole of said premises, Parcel 4, (all in Cooke's Subdivision) is more definitely described as follows: Commencing at a point in the northerly line of Lot No. Fifty (50) Columbus Avenue sixty-six and fifteen one-hundredths (66.15) feet east from the northwest corner of said Lot No. 50 Columbus Avenue; thence southerly parallel with the easterly line of Columbus Avenue, one hundred two and eleven one-hundredths (102.11) feet to the southerly line of Lot No. 52 on Columbus Avenue; thence easterly in said southerly line of Lot No. 52 Columbus Avenue, thirty-three (33) feet; thence northerly parallel with the easterly line of Columbus Avenue, one hundred two and eleven one-hundredths (102.11) feet to the southerly line of Neil Street; thence westerly in the southerly line of Neil Street, thirty-three (33) feet to the place of beginning, be the same more or less, but subject to all legal highways.

PARCEL 4: Known as being Lots Nos. 50 and 51 on Columbus Avenue in Cooke's Subdivision in the City of Sandusky, Erie County Ohio as per plat recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records. EXCEPTING THEREFROM the easterly 32.83 feet thereof as conveyed to Edward A. Brentgartner by deed dated January 30, 1924 and recorded in Volume 21 of Deeds, Page 582, Erie County Ohio Records, and also EXCEPTING from said Lot No. 50, the northerly 27.98 feet of the westerly 66.32 feet thereof as conveyed to August H. Metz by deed dated May 17, 1941 and recorded in Volume 167 of Deeds, Page 568, Erie County Ohio Records.