



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

## **Agenda**

**March 23, 2022**

**5:00 pm**

**City Commission Chamber**

**Live Streamed on [www.Youtube.com/CityofSanduskyOH](http://www.Youtube.com/CityofSanduskyOH)**

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1. **Meeting called to order – Roll Call**
  2. **Approval of minutes from February 23, 2022 meeting**
  3. **Public Hearing**
    - WPL SFH SANDUSKY II LLC has submitted an application for an amendment to the zoning map for the following parcels along First Street and Wildman Avenue: 57-03842.000, 57-03843.000, 57-03844.000, 57-03845.000, 57-05755.000, 57-05756.000, 57-03847.000, 57-03849.000, 57-03850.000, 57-06036.000. The application is to rezone the parcels from R1-40 Single Family Residential to Commercial Recreation.
  4. **New Business**
    - Rio Holdings LLC has submitted a site plan application for an addition to an existing building at 1019 Pierce Street (parcel 58-02915.001).
    - KG Real Estate Owner Sandusky LLC has submitted a site plan application for an addition to an existing building at 2401 Cleveland Road (parcels 57-05870.000 and 57-05873.000).
    - Sandusky State Theater, Inc has submitted a site plan application for an addition to an existing building at 107 Columbus Avenue (parcels 56-64005.000 and 56-61045.000).
  5. **Other Business**
    - Discussion on potential updates to transient rental regulation
  6. **Adjournment**

**NEXT MEETING: April 27, 2022 at 5:00pm**

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

**Planning Commission  
February 23, 2022  
Meeting Minutes**

**Meeting called to order:**

Chairman Pete McGory called the meeting to order at 5:00pm. The following members were present: David Miller, Mike Zuilhof, Conor Whelan, Jade Castile, and Steve Poggiali. Mr. McGory asked for Mr. Jackson to be excused from the meeting. Alec Ochs and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and clerk Kristen Barone was also present.

**Approval of minutes from the January 26, 2022 meeting:**

Mr. Miller moved to approve the minutes as submitted and Mr. Poggiali seconded. Mr. McGory stated that it was mentioned in the minutes during the discussion of the RV park, that it was possible that some owner RVs would be used for transient rental but he does not remembering it being discussed. He said that he had asked Mr. Ochs later on in the meeting if boats could be used as transient rentals because he had heard about some people wanting to do that and Mr. Ochs stated that they would not be allowed to do that on boats. He wondered if transient rentals would not be permitted on boats, would they not be allowed in RV's as well. Mr. Zuilhof made a motion to have the clerk review the recording from the meeting to double check this. Mr. McGory seconded the motion. All voting members were in favor of the motion. Mr. Ochs stated that there is a transient rental application that people need to turn in and get approved by staff, so that would normally be addressed at that time, but as far as what was approved at the last meeting is okay.

**Appointment of CRA Housing Council member:**

Mr. Zuilhof stated that he was the Planning Commission's appointment previously and he does not mind continuing to serve in that role, but if somebody else wants the opportunity he would be happy to let someone else take that on. With no other volunteers speaking up, Mr. McGory made a motion to appoint Mr. Zuilhof as the CRA Housing Council member and Mr. Poggiali seconded. All voting members were in favor of the motion.

**Public Hearing:**

**629 East Adams Street rezoning**

Mr. McGory stated that Tavare' Jemel, LLC submitted an application for an amendment to the zoning map at 629 East Adams Street (parcel 56-00584.000). The application is to amend the zoning map to expand the Transient Rental Overlay District to include this address. Mr. Ochs explained that surrounding properties on all sides are zoned Two-Family Residential. This property has several off street parking spaces. According to the City's Bicentennial Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning. The Bicentennial Comprehensive Plan outlines a number of priorities including supporting rehabilitation of housing and zoning changes to encourage hospitality. The property is also adjacent to the existing Transient Overlay District. Staff recommends approval of the proposed amendment to the zoning map with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Zuilhof moved to approve the application subject to staff's conditions and Mr. Poggiali seconded. Mr. Poggiali asked if the home was currently a single family home. Mr. Ochs stated that it is. Mr. Miller asked staff who owns the corner lot at Meigs and Adams and who owns the vacant lot next to the corner lot. Mr. Ochs stated that he is not sure. Mr. McGory swore in Sharece Clinton of 629 E. Adams Street. She stated that she currently lives at 629 East Adams Street and if this application gets approved, she is planning on living in her RV and traveling. She said Mr. McCarty owns the corner lot on Meigs and Adams and it has been used as a community garden in the past. He is unable to fix up that lot, but she believes the City used to be a partner in that, so if anyone is able to help with that, she would appreciate it. She said the vacant lot on the other side of the community garden is owned by the city. Mr. Poggiali asked if Mr. Ochs could speak with Code Compliance about the community garden. Mr. Ochs said he would do that. All voting members were in favor of the motion.

**Adjudication Hearing:**

### **1420 Sycamore Line**

Mr. McGory stated that George Sortino submitted an application for a conditional use permit at 1420 Sycamore Line (parcel 57-04190.001). The applicant would like to remove the existing non-digital message board and replace it with a digital message board. Mr. Ochs explained that the zoning code currently permits digital signs with a conditional use permit. The address is zoned General Business and surrounding properties on all sides are also zoned General Business. The sizing and placement does meet current zoning standards. In the staff report it states that staff recommends approval of the application with the condition that all applicable permits are obtained through the Building Department, Engineering Department, Planning Department and any other applicable agency. Staff does have some more conditions to add and that includes: 1) The sign criteria follows ODOT requirements recommended in past digital sign applications (minimum display time of 10 seconds), 2) Brightness shall not impose hazard to pedestrian or vehicular traffic, nor a nuisance to surrounding property owners, 3) No animations, videos, or illumination with flashing. Ms. Castile made a motion to approve the application subject to staff's conditions and Mr. Miller seconded. Mr. Zuilhof stated that this has been something that has been on the to do list to add into the ordinance since these signs are routinely passed and hopefully one day staff will get a chance to get that done. All voting members were in favor of the motion.

### **New Business:**

#### **1110 Edgewater Avenue**

Mr. McGory stated that American Colors, Inc. has submitted a site plan application for an addition to an existing building at 1110 Edgewater Avenue. Mr. Ochs explained that this property is zoned as General Manufacturing and they manufacture paint. The proposed addition totals 12,500 sq. ft. and will be used for office space, manufacturing, and storage. The proposal contains 78 parking spaces including four ADA spaces. The existing parking area coverage is 14,307 square feet and the proposed parking lot is 32,650 square feet. The total amount of required spaces needed according to the code is 96, but the applicant feels that the proposed 78 spaces will be sufficient for their needs since they have multiple shift changes daily. Planning staff suggests that the additional required spaces be waived by the Planning Commission. Staff is curious how many employees are expected to be on site at one time with the new addition. The applicant has proposed more than enough landscaping. There is an additional building expansion called out on the drawing totaling 11,000 square feet. The applicant has said that this is to not be considered for this meeting, but a meeting in the future when plans are finalized. Engineering has addressed slight concerns over the capacity of the existing detention pond and if it is sized accordingly for additional runoff/water storage. Building staff had no objections, but stated that additional submittals showing compliance with Ohio Building Code & ADA codes will be required for permits. Staff recommends the 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. Mr. McGory asked if Engineering staff's concerns are something that will be addressed at a later time through their processes. Mr. Ochs said that is correct. Randy Schaefer of 2773 St. Rt. 99 in Monroeville, stated that he is with Janotta and Herner and able to answer questions relating to the project. He stated that he would let the owners answer the question regarding how many employees they are expecting to have in the new space, but they do feel they will have enough parking for all employees with the proposed site plan. Regarding Engineering staff's concerns with the detention pond, they are working on that design right now and that will be submitted to city staff for approval. Mr. Zuilhof stated that Planning Commission has generally waived parking requirements that the applicant feels they do not need in order to reduce storm runoff. Mr. Miller asked if the retention pond has a surround of stone and if the upper right hand corner is where the outfall of that is. Mr. Schaefer said that is correct. Mr. Miller then asked if there is some conveyance to go under the railroad track with that outfall. Mr. Schaefer said that is correct. Mr. Zuilhof stated that even though Engineering regulates the detention pond, typically the design is done by the time the site plan comes to Planning Commission, so that they know what the site looks like. He asked if they are anticipating additional detention or retention. Mr. Schaefer stated that they are using what is existing and that is adequate for what is needed. Mr. Zuilhof stated that he believes there is a case to be made for when detention or retention is designed to avoid dry detention. Mr. Miller stated that he believes that there is a process through the county that that city has signed onto, that regulates detention ponds. Mr. Poggiali stated that he is also curious how many extra jobs the expansion would create. One of the owners from American Colors stated that they plan to add 3-5 people. Mr. Poggiali moved to approve the application subject to staff's conditions and Mr. Miller seconded. All voting members were in favor of the motion.

### **2330 River Avenue**

Mr. McGory stated that the last application on the agenda is a site plan application for new construction at 2330 River Avenue and was submitted by Pat Murray. Mr. Ochs stated that this address is zoned Commercial Recreation. Properties to the north, east, and west are also zoned Commercial Recreation. However, the properties to the east and west are currently residential uses. This property is currently vacant. There used to be a house on site, but it has been torn down. The proposed use is a restaurant and bar. The applicant plans on having some dock space for small boats and jet skis and an unenclosed patio. The applicant also is anticipating adding a rooftop deck in the future. The code calls for 22 spaces and the proposal contains 26 parking space. Engineering staff's concerns include: water, sewer, and storm plans, which will be addressed at a later process. They are concerned about water runoff onto neighboring properties. They would also like to see a signage plan and a storm water pollution prevention plan. Building staff had no objections but stated that additional submittals showing compliance with Ohio Building Code and ADA codes will be required at a later time. Police Chief Jared Oliver advised that on-street parking in this area gets congested on weekends and additional public parking could be needed in the area if the proposed project catalyzes any other commercial investment along this street. Mr. Ochs stated in the proposal the parking requirements are met, setbacks are met, the height is met, but the landscaping is missing one tree that staff would like to see. Staff recommends approval of the proposed phase 1 of the site plan with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Departments, and any other applicable agency, 2) The fence on the western property line is fixed to ensure proper buffer to neighboring residential property and does not exceed six feet in height. The landscaping buffer on the east and west side of the property is constructed as presented on the plans, 3) The civil plans effectively address the City Engineer's flooding concerns, and 4) A parking share agreement letter between the adjacent business is in place before additional phases are constructed, and 5) An additional tree is to be added to the landscape island in front of the restaurant. Mr. Zuilhof stated that he is skeptical of making conditions on future actions such as condition number four. For example if 10 years from now this condition is not met, Planning Commission cannot rescind this approval, so that is something to think about. He said that because of the development that is happening, he thinks it is time to start thinking about improvements on that street, encroachments on the street, parking in the area. Mr. McGory asked Mr. Ochs if additional phases were to take place would the applicant would need to come to Planning Commission for approval again. Mr. Ochs responded that yes the applicant would need to come to Planning Commission to get approval for additional phases, so the parking share agreement could be addressed at that time if the Planning Commission would rather do it that way. Mr. Zuilhof stated that this is a challenging area because of the property being zoned Commercial Recreation and there being residential uses next door, but the owner has a right to use the property this way and he thinks there will be a good outcome. Mr. Miller stated that two properties to the east, there is a public access area, and he was not sure if the city owns that or ODNR. Mr. Zuilhof asked if he was talking about the Big Island canoe launch parking area and Mr. Miller said that was correct. Mr. Miller said that area seems like it would only have a demand for parking during the day and since the Chief of Police is concerned about parking during the evening, that maybe that area could help with that. He said that he also thinks that there may be more room to add more parking in that area, if that were to ever be an area that they plan on improving in the future. However, with the flooding that takes place in that area, sometimes that parking area is not reachable. He asked that in future plans, what does city staff do to address the fact that the water comes in there from the bay. Mr. Ochs stated that would be more so a question for the Engineering staff. Applicant Pat Murray of 9610 Darrow Road in Vermilion, and Gary Fischer with Fischer and Associates Architects of 554 West 9<sup>th</sup> Street in Lorain approached to answer questions of the Planning Commission. Mr. Fischer stated that they have the same concerns that staff do and by code, they have to keep all drainage on site, so that will be a challenge, but it is in the works and they plan on incorporating that in with the landscaping so that it looks nice. He also said that they are fine with all of staff's conditions. Mr. Murray stated that he has been talking with Barnes Nursery about landscaping and putting in river rock to help control the water level on the property line. Mr. Murray stated that he has been in talks with the property owner of Louie's and he was happy to offer their parking lot for overflow parking and they are going to do the same for them since they will be operating at different hours. Randy Hensinger of 312 Kinney Street Bellevue Ohio, stated that he came to talk on behalf of his friend Robert Herbst, who lives at 2328 River Avenue, right next door to where the applicant is proposing the restaurant. Mr. Herbst wants to know where the water runoff is going to drain to. He said the street already has a water holding problem and there is no drainage whatsoever. Mr. Herbst said that the parking is also already a problem and asked where the overflow parking is going to go. Another concern of Mr. Herbst is the privacy of the neighbors. According to him, if they are following the



code, the restaurant will need to be built four feet above the neighboring properties not allowing for any privacy for them. A privacy fence was mentioned, but what will the height of the fence be and who will be maintaining that fence? Mr. Herbst also wanted to mention the heavy equipment being brought into the area, such as the dozer, vibratory rollers, and compaction for the filling material. That equipment will affect the homes and foundations of the homes in that area for up to 26 linear feet from where the work is being done, and could possibly crack the foundations. He knows because he owns Herbst Excavating Company. Mr. Fischer stated that they do have to follow the code for drainage and so property owners on either side will be affected. He said that they cannot control the flooding in the area, but they are required to bring the building up and out of the floodplain. He said that the building will be placed farther out compared to the houses on both sides and there will be no windows looking at the houses at that level. He said that the restaurant is 12 feet off of the property line to the east and probably 30 feet from the house. On the west side, the restaurant is probably 80 feet from that house or building. Mr. Hensinger stated that even though the building pad will be about 80 feet from Mr. Herbst' property, they will still be putting a parking area in somewhere, and when you put ground on top of ground, there is going to be some compaction. Nick Famulare of 2340 River Avenue stated that even if the restaurant will be placed farther out compared to the houses, they will still probably have the parking lot up by the houses and people driving by frequently and shining their headlights in their windows. Mr. Famulare then said that as far as Mr. Murray using Louie's parking lot and vice versa, he said he heard that Louie's insurance company said that they will not be able to do that. Kathleen Arthur of 2338 River Avenue said that she has to block the end of her driveway off so that people do not park there. Mr. Zuilhof stated that it is not within the Planning Commission's power to stop a use from taking place in an area where it is zoned for that use, as long as they are meeting all of the other requirements. If the Planning Commission did not approve it the applicant could sue them and they would lose. So the Planning Commission is not determining today whether or not the applicant is able to use the property for what they are proposing, but determining whether or not they are meeting the other requirements staff was talking about during the staff report. Brandon Bess stated he owns 2312 River Avenue. He owns a commercial marina closest to the proposed restaurant, Pike Creek Marina. He said they had to spend over \$12,000 to put a fence up along their property to keep cars off of their property. He said that he has called the police department and he was told that they cannot do anything unless a car has been left there for three days. As far as the drainage goes, he said that there is nothing anyone can do to solve that problem. Putting in some river rock is not going to solve the issue. He said that there has been several feet of standing water on their road at a time, on their property and intruding into their home. They have spent thousands of dollars on commercial pumps. A four inch drain line along the property line is not going to solve anything either. When there are heavy downpours, water sits on that property now and if they build up on that property, more water is just going to go down to the neighboring properties. Mr. Bess said that along with the parking issues, they have recently had some break-ins of vehicles and there was recently a break-in of a building in that area also. Mr. McGory stated that he is familiar with that area and he lives over at Cedar Point, so he is aware of the lake levels and the issues that the torrential downpours can cause, but he is not sure how to solve the issue. Mr. Bess said that he is not against what the applicant wants to do there but he thinks there are things that need to be done before that happens. Mr. Bess stated that the owner of Louie's has reached out to the police department who did a couple of drive bys and then said that they didn't want to send out just one unit out because that would put that one unit in danger to be there by themselves and that they would have to pay a private security company in order to have an officer on scene to keep the issues to a minimum. One neighbor has reached out to the state highway patrol and they will come out every now and then. Mr. Zuilhof stated that he would encourage people to get familiar with the noise ordinance and if people are not following the noise ordinance they can call and make a complaint. Mr. Poggiali asked Mr. Bess if he knows where the runoff from the other marina goes that recently had a big addition put on. Mr. Bess said that he cannot speak for that owner, but he believes that the grade level is significantly higher at that point, and they also have a legitimate steel sea wall which brings their water height up, and their drain to bay is near the higher portion of the sea wall, so it allows for their runoff to escape. Mr. Poggiali then asked Mr. Ochs if someone would have to get a floodplain permit and build to a certain floodplain standard to allow for the runoff. Mr. Ochs said that is correct, but he does not know the specifics on that since that is through the Engineering Department. Mr. Fischer stated that when the area is flooding, the lake and Pipe Creek seek their own level. When the restaurant is up, that will not cause any more water to go on the neighboring properties, but it would stop water that would be anywhere near being on that property. When there is a storm they will need to maintain that drainage and that will drain to Pipe Creek. Mr. Murray stated that they want to be good neighbors and if anything, having their parking lot available for people to use outside of their business hours, will hopefully solve any

parking issues the neighborhood is having. He stated that hopefully his business will also get the city to move in fixing up that area sooner rather than later. Mark Smith, attorney at Flynn Py & Kruse, stated that he was contacted by Mr. Herbst today regarding this matter and so he has some questions for staff. Law Director Brendan Smith stated that this is not a public hearing and is a time for the Planning Commission to ask questions if they would like, but would recommend that the public questioning staff regarding their testimony is out of order. Mr. Smith stated that he is not questioning testimony but he has on questions the plan as proposed and how it fits in with the current standards. Mr. McGory asked Mr. Smith what his questions are. Mr. Smith asked Mr. McGory if it is the board's position that a best use standard be imposed in accordance to 1109.01 or would it be any permitted use will applicable as far as this board's decision on moving forward. Mr. McGory stated that it is his understanding that any permitted use under the current zoning. Mr. Smith asked that as far as hours of operations, is that all year round. Mr. Zuilhof stated that again there is a noise ordinance that the neighbors can read and they can call and make a complaint if they want to. Mr. Miller stated that in the past there has been at least one situation where a developer proposed a development that was resisted by a bunch of neighbors. In that case, the Planning Commission wanted to collect more information that was relevant to the discussion. In this case, with the discussion around the city possibly coming in and doing some work in that area with paving and water issues, that may be something to consider. Mr. McGory stated that he is inclined to agree with the architect that what the applicant is proposing is not going to have much effect on the issues that are already taking place in that area. Mr. McGory made a motion to approve the application subject to staff's conditions and Ms. Castile seconded. Ms. Blair reminded the Planning Commission about Mr. Zuilhof's comments regarding condition number four and stated that the Planning Commission may want to omit that condition. Mr. McGory stated that yes, he would like to clarify that condition number four that was mentioned earlier during staff's comments is not to be included in the motion. Ms. Castile said she is fine with that. Mr. Whelan asked the architect what exactly is going up to four feet since there has been a lot of concern about that. Mr. Fischer said the building would be, but the parking lot would stay almost where it is, as they do not want to bring that much fill in if they do not need to. All voting members were in favor of the motion.

#### **Other Business:**

Mr. Whelan stated that he would like to make a statement in order to try to create a path forward for the two residents that have asked for the Planning Commission to consider creating a transient rental overlay district in two different neighborhoods. He said that these two residents have been trying to get an answer for about a year now, so he would be committed to making a motion on behalf of individuals or groups wanting a public hearing to create a transient rental overlay districts in an area if they meet two criteria of which he would like some feedback from the other members on: 1) They would need to work with Planning staff to create boundaries for the proposed transient rental overlay district. He said he was thinking that at first that would be 40 contiguous parcels, but maybe that is too much and maybe 30 would be enough, 2) A petition is signed by at least 25% of the neighboring property owners who are in favor of the proposal. Mr. Zuilhof stated that any Planning Commissioner can propose legislation to create a new district, whether they think it is a good idea or a resident approached them. Mr. Whelan said that he is not comfortable with doing so just because a resident asked them to and that is why he would like to put in place some parameters. If there are no parameters then the commissioners could be getting approached from people all of the time. Mr. McGory asked if there was an entire square block in favor, would that be enough? He said that he definitely thinks the person with the proposal should have some support from the neighboring property owners, but maybe 25% is not necessary just to have a hearing, because at the hearing there would be more discussion that everyone in that area could come and give input on. Mr. Miller stated that he would like to make a motion to authorize Mr. Whelan to work with staff to bring forward a proposal for what would be required from residents who want to have a public hearing on creating a transient rental overlay district. Mr. Zuilhof seconded the motion. Mr. McGory stated that he would also almost hate to require a minimum amount of support, but thinks that there should be some. Mr. Whelan said that it might be a little cumbersome if they invite everyone to share their proposals without any requirements. If that is the case, there would be a different proposal every month. That is why he thought there should be a minimum amount of support from neighboring properties. Mr. Poggiali stated that after Mr. Whelan talks with staff to come up with a proposal he can bring a proposal to the commission and then there can be more discussion at that time. Mr. Whelan stated that he thinks he needs to clarify that there has already been two proposals from residents that were brought to staff and the Planning Commission. He said that he does not want to be approached from residents asking him to bring a proposal to

the Planning Commission because some people could argue that he is playing favorites, and that is one of the reasons why he thinks there should be requirements on how a resident brings forward a proposal. Mr. Zuilhof made a motion to suspend debate and vote on the motion. With no second on the motion, Mr. Miller stated that he does not necessarily know if 40 contiguous parcels is needed, but figured that could be something Mr. Whelan and staff could discuss further and then bring back to the Planning Commission to vote on. Mr. McGory stated that it sounds like a motion is not needed then, if any Planning Commissioner can already bring forward a proposal to the Planning Commission at any time. Ms. Castile said that what she thinks Mr. Whelan is getting at is that if there are no requirements set on what is needed from the residents and each Planning Commissioner has a different opinion on what they think is enough, then people will just wait to hear who requires the least amount of work, and then residents will go to that Planning Commissioner for support and ask that Planning Commissioner to bring the proposal to the rest of the commission. Ms. Blair stated that the ordinance says that whenever it is deemed appropriate and in the interests of the general welfare of the city, a Planning Commissioner can initiate a public hearing to consider a transient occupancy overlay district. From what she is understanding, Mr. Whelan is saying that the two criteria he mentioned is what he believes what is appropriate and in the interests of the general welfare of the city. So if he is approached with someone that meets those two criteria, then he would be willing to make a motion to hold a public hearing for a proposal to be heard at, and that is allowed per the current ordinance. Mr. McGory asked the law director for clarification on if they even need a motion to move forward. Mr. Heil responded that from his understanding, it is Mr. Whelan's intent to publicly state that he would like to create a potential process for bringing forward a request for a transient rental overlay district because currently the only people that can initiate that discussion is the City Commission and the Planning Commission. Residents cannot currently do that, but with what Mr. Whelan proposed, that would allow residents the ability to do that, so long as they follow those requirements. Mr. Miller stated that with his motion, it was his intent to have staff discuss the requirements further with Mr. Whelan as staff might have a better idea on how many parcels would be needed to create a district, as well as how many neighboring properties in agreement are needed. He said he would also be willing to sit with staff and Mr. Whelan to give his input as well. Mr. Poggiali made a motion to amend the motion to have Mr. Miller and Mr. Whelan both work with staff to come up with the criteria needed for residents who want to have a public hearing to bring a transient rental overlay district proposal to the Planning Commission. Mr. Whelan seconded the motion. All voting members were in favor of the first motion. All voting members were in favor of the amended motion.

**Meeting Adjourned:**

Mr. Zuilhof moved to adjourn the meeting and Mr. Poggiali seconded. The meeting ended at 7:23pm

**Next Meeting:**

March 23, 2022

**Approved:**

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Kristen Barone, Clerk

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Pete McGory, Chairman

# PLANNING COMMISSION REPORT

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APPLICATION FOR AN AMENDMENT TO THE  
ZONING MAP FOR 1900, 1902, 1904, 1908, 1912,  
1916, 1922, 1930 FIRST ST. & 708 WILDMAN

(PARCELS 57-03842.000, 57-03843.000,  
57-03844.000, 57-03845.000, 57-03847.000,  
57-03849.000, 57-03850.000, 57-06036.000, 57-  
05755.000, 57-05756.000)

Reference Number: PRZ22-0003

Date of Report: March 16, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant / Owner: WPL SFH Sandusky II, LLC  
2195 North Highway 83, Ste. 148  
Franktown, Colorado 80116

Authorized Agent: Jeremy Zeidman / Mindy Baxter  
1130 Cleveland Rd W.  
Sandusky, Ohio 44870

Site Location: 1900, 1902, 1904, 1908, 1912, 1916, 1922, 1930 First St. & 708 Wildman

Current Zoning: "R1-40" Single-Family Residential

Surrounding Zoning: North- "CR" Commercial Recreation  
East- "CR" Commercial Recreation  
South- "R1-40" Single-Family Residential  
West- "CR" Commercial Recreation

Existing Use: Residential

Proposed Zoning: "CR" Commercial Recreation

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan  
City of Sandusky Planning and Zoning Code Chapters:  
1129 Residential Districts  
1137 Commercial Districts

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## SITE DESCRIPTION

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### Subject Parcels Outlined in Blue, Two (2) Redacted Parcels Shown with Red Xs:

Note: The rezoning application was filed for the entirety of parcels outlined in blue. However, the applicant was unable to supply permission from two property owners (noted in red exes) to act as an authorised agent to rezone their property.



#### 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 blue, redacted parcels in red x)



Birds Eye Photo of Site (2021)





← Looking Eastbound  
→ Looking Westbound

**Birds Eye Photo of Site (2021)**



**Street View Looking Eastbound**





**Street View Looking Westbound**



**Street View 708 Wildman**



## PROJECT DESCRIPTION

The applicant has proposed to re-zone ten parcels, including nine structures, from R1-40 - Single Family Residential to CR - Commercial Recreation. The applicant wants the option to use these residential structures for transient rental.

The initial application received included twelve parcels with eleven structures. Two parcels are owned independently from the applicant and an agreement was not supplied by the applicant to act as an authorized agent for initiating a rezoning of their parcels. These two of the original proposal have been redacted from the application (parcels 57-06035.000, 57-03849.000)

	1	2	3	4	5	6	7	8	9	10	11	12
Municipal Street Address	FIRST, SANDUSKY OH 44870	1902 FIRST, SANDUSKY OH 44870	1904 FIRST, SANDUSKY OH 44870	1908 FIRST, SANDUSKY OH 44870	708 WILDMAN, SANDUSKY OH 44870	1908 FIRST, SANDUSKY OH 44870	1912 FIRST, SANDUSKY OH 44870	1914 FIRST, SANDUSKY OH 44870	1916 FIRST, SANDUSKY OH 44870	1922 FIRST, SANDUSKY OH 44870	1926 FIRST, SANDUSKY OH 44870	1930 FIRST, SANDUSKY OH 44870
Legal Description	416 FIRST ST W 30' OF N 89' PARCEL A	416 FIRST ST E 10' & W 12' OF 417 OF N 89' PARCEL B	417 FIRST ST E 28' OF N 89' PARCEL C	418 FIRST ST N 89' PARCEL D	416-417 FIRST ST INCL PTVAC ALLEY PCL E	418-FIRST ST S 46.63 INC PT OF VACALLEY- 419FIRST ST ETC PARCEL F	419 FIRST ST INCL PTVAC ALLEY EXW4' OF 556.63' PARCEL G	420 FIRST ST LOCKWOOD SUB V 40X135' & VAC ALLEY REAR OF L	421 FIRST ST WH LOCKWOOD SUB & VAC ALLEY R OF LOT	422 FIRST ST WH 40'X135' VAC ALLEY R OF LOT	423 FIRST ST LOCKWOOD SUB & VAC ALLEY R OF LOT	424 FIRST ST LOCKWOOD SUB & VAC ALLEY R OF LOT
Parcel Number	57-03842.000	57-03843.000	57-03844.000	57-03845.000	57-05755.000	57-05756.000	57-03847.000	57-03848.000	57-03849.000	57-03850.000	57-06035.000	57-06036.000
Owner	WPL SFH SANDUSKY II LLC	WPL SFH SANDUSKY II LLC	WPL SFH SANDUSKY II LLC	WPL SFH SANDUSKY II LLC	WPL SFH SANDUSKY II LLC	WPL SFH SANDUSKY II LLC	WPL SFH SANDUSKY II LLC	EVANS MATTHEW B	WPL SFH SANDUSKY II LLC	WPL SFH SANDUSKY II LLC	MENNER ANDREW J JR & LAURIE	WPL SFH SANDUSKY II LLC
Zoning District	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential	R1-40 - Single Family Residential
Land Area of Property	0.0613 Acres	0.0449 Acres	0.0572	0.0817	0.1047	0.0576	0.1355	0.1286	0.1286	0.1286	0.1286	0.1286
Total Building Coverage	Not Applicable	476 Sq ft	420 Sq ft	740 Sq ft	642 Sq ft	720 Sq ft	756 Sq ft	716 Sq ft	756 Sq ft	756 Sq ft	756 Sq ft	756 Sq ft
Total Building Coverage (as %)	Not Applicable	24%	17%	21%	16%	29%	13%	15%	14%	14%	14%	14%
Gross Floor Area of Bldg	Not Applicable	224 sq ft; 168 sq ft; 84 sq ft	84 sq ft; 168 sq ft; 168 sq ft	720 sq ft; 20 sq ft	352 sq ft; 192 sq ft; 18 sq ft; 60 sq ft; 20 sq ft	720 sq ft	720 sq ft; 20 sq ft; 16 sq ft	477 sq ft; 20 sq ft; 20 sq ft	720 sq ft; 16 sq ft; 20 sq ft	720 sq ft; 16 sq ft; 20 sq ft	720 sq ft; 16 sq ft; 20 sq ft	720 sq ft; 16 sq ft; 20 sq ft
Proposed Building Height	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
# of Dwelling Units	Not Applicable	1	1	1	1	1	1	1	1	1	1	1
# of Off-Street Parking Spaces	4	2	4	4	2	2	4	4	3	3	3	3
Parking Area Coverage	520.80 ft²	231.55 ft²	1,245.20 ft²	1,245.20 ft²	565.63 ft²	233.89 ft²	901.58 ft²	856.24 ft²	633.45 ft²	633.45 ft²	633.45 ft²	633.45 ft²
Landscaped Area	1,854.73 ft²	1049.36 ft²	775.48 ft²	1347.71 ft²	699.01 ft²	342.33 ft²	674.46 ft²	868.21 ft²	816.19 ft²	816.19 ft²	816.19 ft²	816.19 ft²
Requested Zoning District Classification	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation	CR - Commercial Recreation

## APPLICABLE CODE SECTIONS

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.

## 1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

### Building or Use

### Required Minimum Parking Space

(1)	One-family dwelling	2 spaces/dwelling unit x 9
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**Required spaces: 18**

**Existing Spaces: 18+**

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### DEPARTMENT OF PLANNING COMMENTS

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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) Livable City:**

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

#### **2) Destination City:**

Zoning changes to encourage hospitality: determine appropriate zoning for transient rental and hotels, and other hospitality development in the city.

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.

The nine structures are all single-family homes. Each of which has a driveway for off street parking to satisfy the transient parking requirements (reviewed at a later time). The structures are on a busy road--a common access point to Cedar Point. The homes are within a ¼ mile from Cedar Point's causeway, giving proximity to tourists visiting Sandusky for Cedar Point.

If the property is rezoned, and the applicant desires the property to be utilized for transient rental, the properties require a separate transient rental application and would be thoroughly reviewed by the Code Enforcement Department and the Division of Planning.

#### **Staff Recommendation: Option 1 (favored)**

Because the property is adjacent and contiguous to other Commercial Recreation zoned parcels, in close proximity to Cedar Point, and located along a busy travel corridor, staff supports a rezoning of the originally proposed twelve parcels. However, staff is concerned with the rezoning of the updated proposal to rezone ten parcels due to the piecemeal result that would occur with the two redacted parcels remaining R1-40.

Staff recommends Planning Commission considers tabling this application and making a motion to initiate a rezoning of the twelve originally proposed parcels from R1-40 – Residential to CR - Commercial Recreation to be heard at the April 27<sup>th</sup> Planning Commission meeting. If an April 27<sup>th</sup> public hearing led to results that were unfavorable to the rezoning of all twelve parcels, Planning Commission could revisit this tabled application at that time.

**Staff Recommendation: Option 2 (alternate)**

If the Planning Commission does not favor a commission-initiated rezoning of all twelve parcels on this block, staff recommends considering rezoning only the seven addresses (includes eight parcels) contiguous to the existing Commercial Recreation zoning.

This would include

- 1900, 1902, 1904, 1908, 1912, 1930 First St. & 708 Wildman
- Parcels 57-03842.000, 57-03843.000, 57-03844.000, 57-03845.000, 57-03847.000, 57-06036.000, 57-05755.000, 57-05756.000

This would *not* include:

- 1916 & 1922 First Street
- Parcels 57-03849.000, 57-03850.000





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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

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

**Building Staff:**

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

**Police Department:**

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

**Fire Department:**

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

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff encourages Planning Commission to table this application and make a motion to initiate a rezoning of the twelve originally proposed parcels from R1-40 – Residential to CR - Commercial Recreation to be heard at the April 27<sup>th</sup> Planning Commission meeting.

Alternatively, staff supports the approval of the proposed amendment to the Zoning Map for the following seven addresses (includes eight parcels): 1900, 1902, 1904, 1908, 1912, 1930 First St. & 708 Wildman (parcels 57-03842.000, 57-03843.000, 57-03844.000, 57-03845.000, 57-03847.000, 57-06036.000, 57-05755.000, 57-05756.000) 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](http://www.cityofsandusky.com)

#### APPLICANT/AGENT INFORMATION:

**Property Owner Name:** WPL SFH SANDUSKY II LLC

**Property Owner Address:** FIRST, 1902 FIRST, 1904 FIRST, 1908 FIRST, 708 WILDMAN,  
2195 North Highway 83  
Suite 148  
Franktown CO 80116  
1908 FIRST, 1912 FIRST, 1916 FIRST, 1922 FIRST, 1930 FIRST

**Property Owner Telephone:** (843)377-5795  
Rep

**Email** jzeidman@monarchinvestment.com

**Authorized Agent Name:** Jeremy Zeidman / Mindy Baxter

**Authorized Agent Address:** 1130 Cleveland Rd W, Sandusky OH 44870

**Authorized Agent Telephone:** 843-377-5795 / 419-290-6796

**Email** jzeidman@monarchinvestment.com  
mbaxter@monarchinvestment.com

#### LOCATION AND DESCRIPTION OF PROPERTY:

**Municipal Street Address:** See attached spreadsheet

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

**Parcel Number:** See attached Spreadsheet      **Zoning District:** See attached Spreadsheet

**DETAILED SITE INFORMATION:**

**Land Area of Property:** See attached Spreadsheet (sq. ft. or acres)

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

**Building #1:** \_\_\_\_\_ (in sq. ft.)

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

**Building #3:** \_\_\_\_\_ See attached spreadsheet

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

**Total Building Coverage (as % of lot area):** See attached spreadsheet

**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:**  
See attached spreadsheet

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**Proposed Building Height (for any new construction):** See attached spreadsheet

**Number of Dwelling Units (if applicable):** See attached spreadsheet

**Number of Off-Street Parking Spaces Provided:** See attached spreadsheet

**Parking Area Coverage (including driveways):** \_\_\_\_\_ (in sq. ft.)  
See attached spreadsheet

**Landscaped Area:** \_\_\_\_\_ (in sq. ft.)

**Requested Zoning District Classification:** CR - Commercial Recreation



**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.

GA 02/22/2022  
Signature of Owner or Agent Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

(see attached spreadsheet for WPL SFH SANDVICKY II LLC addresses)

As owner of various addresses (municipal street address of property), I hereby authorize Jeremy Zeidman / Mindy Baxter to act on my behalf during the Planning Commission approval process.

GA 02/22/2022  
Signature of Property Owner Date

**REQUIRED SUBMITTALS:**

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: \_\_\_\_\_



**2022  
PLANNING COMMISSION  
MEETING DATES AND FILING DEADLINES**

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

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 5:00 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website.

## Parcels

1. Parcel Number: 57-03842.000
  - Location: FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
2. Parcel Number: 57-03843.000
  - Location: 1902 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
3. Parcel Number: 57-03844.000
  - Location: 1904 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
4. Parcel Number: 57-03845.000
  - Location: 1908 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
5. Parcel Number: 57-05755.000
  - Location: 708 WILDMAN, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
6. Parcel Number: 57-05756.000
  - Location: 1908 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
7. Parcel Number: 57-03847.000
  - Location: 1912 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
8. Parcel Number: 57-03848.000
  - Location: 1914 FIRST, SANDUSKY OH 44870
  - Owner: EVANS MATTHEW E
9. Parcel Number: 57-03849.000
  - Location: 1916 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
10. Parcel Number: 57-03850.000
  - Location: 1922 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC
11. Parcel Number: 57-06035.000
  - Location: 1926 FIRST, SANDUSKY OH 44870
  - Owner: MENNER ANDREW J SR & LAURIE
12. Parcel Number: 57-06036.000
  - Location: 1930 FIRST, SANDUSKY OH 44870
  - Owner: WPL SFH SANDUSKY II LLC









Currently:  
R1-40  
Proposing:  
CR – Commercial  
Recreation

Currently:  
CR – Commercial  
Recreation

FIRST

SECOND

THIRD

WILDMAN

FARWELL

8

25

10



1, 3, 4, 5, 6, 7, 9, 10, 11, 12

## TRANSFERRED

In Compliance with sections  
319-202 and 322-02 of the  
Ohio Revised Code

Fee: \$0.00

Exempt: X

R.E. Transfer Fee: \$0.00

Richard H. Jeffrey  
Erie County Auditor

Trans. Fees: : \$3.50

Date: Jun 29, 2021 by DS

eFile#: 18485818

### LIMITED WARRANTY DEED ORC § 5302.07

**THIS LIMITED WARRANTY DEED** is made and entered into as of the 24<sup>th</sup> day of June, 2021, by WALDOCK PROPERTIES II, LTD., an Ohio limited liability company, ("Grantor"), whose mailing address is P.O. Box 1489, Sandusky, Ohio 44871, to WPL SFH SANDUSKY II, LLC, an Ohio limited liability company, ("Grantee"), whose mailing address is P.O. Box 1489, Sandusky, Ohio 44871.

**WITNESSETH**, that Grantor for valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, grants with limited warranty covenants, to Grantee, all of its right, title, and interest in and to the real property ("Property") described in Exhibit A attached hereto and made a part hereof.

**Grantor's covenants** are made subject only to the matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

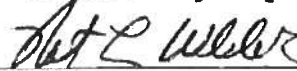
**Prior Instrument Reference:** 201710085; 201510476; 201710088; 201905289

**Property Addresses:** described in Exhibit C attached hereto and made a part hereof.

**Parcel Nos.:** described in Exhibit C attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

WALDOCK PROPERTIES II, LTD.,  
an Ohio limited liability company



By: Robert L. Waldock

Title: Sole Member

STATE OF OHIO )  
 ) SS.  
COUNTY OF ERIE )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2021 by Robert L. Waldock, Sole Member of Waldock Properties II, Ltd., on behalf of the limited liability company.

  
Notary Public  
Commission Expiration: Sept 18, 2022



BOBBIE SUE SWANAGIN  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
Sept. 18, 2022

This Instrument Prepared By:  
Kristina Ellis, Esq.  
Monarch Investment & Management Group, LLC  
2195 North Highway 83, Suite 14B  
Franktown, Colorado 80116

When Recorded, Return To:  
Monarch Investment & Management Group, LLC  
Attn: Kristina Ellis, Esq.  
2195 North Highway 83, Suite 14B  
Franktown, Colorado 80116

Send Tax Bills To:  
WPL Sandusky SFH II, LLC  
c/o Monarch Investment & Management Group, LLC  
2195 North Highway 83, Suite 14B  
Franktown, Colorado 80116



**EXHIBIT A**

**Legal Description**

**Parcel One:**

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

Being the westerly one-third (1/3rd) of Lot Number Eleven (11) as Shelby Street, Erie County Ohio Records.

PPN: 59-01071.000

Address: 1114 Adams, Sandusky, OH 44870

**Parcel Two:**

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

Being those parts of Lots Number Twenty (20) and Twenty-one (21) on Shelby Street, bounded and described as follows: Beginning in the southerly line of Adams Street at a point therein distant 170.00 feet west from the northeast corner of said Lot No. 20 on Shelby Street; thence South 25 degree 10" East, parallel with the westerly line of Shelby Street, 78.60 feet; thence South 75 degree 30' West, 37.30 feet; thence North 15 degree 47' West, 72.40 feet, more or less, but to the southerly line of Adams Street; thence North 64 degree 41' East, along the southerly line of Adams Street, 25 feet to the place of beginning. Be the same more or less, but subject to all legal highways.

PPN: 59-00946.000

Address: 1218 Adams, Sandusky, OH 44870

**Parcel Three:**

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

Being Lot Number Sixty-Six (66) on Buchanan Street in the Riedel-Stahl Subdivision in the City of Sandusky, Erie County Ohio as per plat recorded in Volume 13 of Plats, Page 43 Erie County Ohio Records.

PPN: 58-02553.000

Address: 1810 Buchanan, Sandusky, OH 44870

**Parcel Four:**

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

Lot Number Fifty-eight (58) on Camp Street in the Subdivision of the North part of Lot Number 4 of Beeche's Survey of part of Western Liberties Addition, in the City of Sandusky, Erie County, Ohio as per plat recorded in Volume 1 of Plats, Page 1, Erie County, Ohio Records.

PPN: 59-00879.000

Address: 403 Camp, Sandusky, OH 44870

**Parcel Five:**

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

Being that part of Lot No. Sixty-Four (64) on Wayne Street in Southwark Addition, bounded and described as follows: Beginning in the Northerly line of said Lot No. 64, at a point 23.78 feet Easterly of the Northwest corner of said lot, thence Southerly, parallel with the Westerly line of Wayne Street, 66.77 feet to the Southerly line of said Lot No. 64; thence Easterly, along the Southerly line of said lot, 30.65 feet; thence Northerly 66.77 feet to the Northerly line of said Lot No. 64; thence Westerly, along the Northerly line of said lot, 30.79 feet to the place of beginning.

Being the Easterly Sixteen and Sixty-One Hundredths (16.61) feet of the following described premises: That part of Outlot No. One Hundred Five (105), South of Old Town Plat, and that part of Lot No. Sixty-Four (64) on Wayne Street, in the Southwark Addition, bounded and described as follows: Beginning in the Northerly line of Lot No. Sixty-Six (66) on Wayne Street in said Subdivision at a point 16.35 feet East, measured along the Northerly line of said Lot No. 66 from the West line of said Lot No. 66; thence Northerly, parallel with the Westerly line of Wayne Street, to the Southerly line of Division Street; thence Easterly, along the Northerly line of Division Street, a distance of 5.89 feet to the Westerly line of said Lot No. 64 on Wayne Street; thence Northerly, along the Westerly line of said Lot No. 64 on Wayne Street to the Southerly line of Division Street; thence Easterly along the Southerly line of Division Street, a distance of 23.78 feet; thence Southerly, parallel with the Westerly line of Wayne Street, a distance of 66.77 feet to the Southerly line of said Lot No. 64 on Wayne Street, same being the Northerly line of said Lot No. 66 on Wayne Street; thence Westerly, along said last mentioned line, a distance of 33.22 feet to the place of beginning.

Being the Westerly 46.16 feet to the Easterly 180.83 feet of the Northerly One-Half (N 1/2) of Lot No. Sixty-Six (66) on Wayne Street, in Southwark Addition, as recorded in Volume 1 of Deeds, Pages 289 and 290, Erie County, Ohio Records.

PPN: 57-00393.000

Address: 124 Division, Sandusky, OH 44870

**Parcel Six:**

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

Being all of Ninety-Nine (99) in the Sunnyside Acres Subdivision No. 2, as shown by the recorded plat in Volume 20 of Plats, Page 53, Erie County Ohio Records. Be the same more or less, but subject to all legal highways.

PPN: 57-00593.000

Address: 1424 Dixon, Sandusky, OH 44870

**Parcel Seven:**

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

Being all of Lot Number One Hundred (100) in the Sunnyside Acres Subdivision No. 2 as per plat recorded in Volume 20 of Maps, Page 53, Erie County Ohio Records as appears by said plat.

PPN: 57-00594.000

Address: 1430 Dixon, Sandusky, OH 44870

**Parcel Eight:**

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

Being known as all of Lot 103 in the Sunnyside Acres Subdivision No. 2, as per Plat recorded in volume 20 of Plats, Page 53, Erie County, Ohio Records.

PPN: 57-00597.000

Address: 1448 Dixon, Sandusky, OH 44870

**Parcel Nine:**

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

Lot Number Three Hundred Sixty-seven (367) Third Street in the Sandusky Business Men's Association Subdivision of outlots 27, 28, 29 and 30 East of Sycamore Line as per plat recorded in Volume 6 Page 37 Erie County Ohio Plat Records. Subject to easements, restrictions, reservations, conditions of record and zoning regulations, if any, of the city of Sandusky.

PPN: 57-02022.000

Address: 906 Farwell, Sandusky, OH 44870

**Parcel Ten:**

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

Being a part of 143 Filmore Street and more particularly described as follows:

Beginning at the Southeasterly corner of Lot 143, at the intersection of the north line of Filmore Street with the westerly line of McDonough Street,

Thence North 3° 50' West, along the westerly line of McDonough 69.00 feet to an iron pin;

Thence North 89° 48' West, 41.64 feet to an iron pin in the westerly line of lot 143;

Thence South 00° 53' West along the westerly line of Lot 143, 69.01 feet to an iron pin at the north line of Filmore Street at the southwesterly corner of Lot 143,

Thence along the north line of Filmore Street, East 47.32 feet to the place of beginning.

PPN: 58-01028.000

Address: 1001 Filmore, Sandusky, OH 44870

**Parcel Eleven:**

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

Being part of Lot Number Four Hundred Seventeen (417) First Street in The Sandusky Business Men's Association Subdivision, and further described as follows: Beginning at a point in the

Southerly line of First Street, same being the Northerly line of said Lot Number 417, which point of beginning is 12.00 feet Easterly, measured along the Northerly line of Lot 417 from the Northwest corner of said Lot 417; thence Easterly, along said last mentioned line, a distance of 28.00 feet to a point in the Northeast corner of said Lot 417; thence Southerly along the Easterly line of said lot, a distance of 89.00 feet to a point; thence Westerly, parallel with the Northerly line of Lot Number 417, a distance of 28.00 feet to a point; thence Northerly, parallel with the Easterly line of said Lot 417, a distance of 89.00 feet to the place of beginning.

PPN: 57-03844.000

Address: 1904 First, Sandusky, OH 44870

**Parcel Twelve:**

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

Being part of Lot Number Four Hundred Eighteen (418) First Street in The Sandusky Business Men's Association Subdivision and further described as follows: Beginning at a point in the Northwest corner of Lot Number 418; thence Easterly along the Northerly line of said Lot 418, a distance of 40.00 feet to a point in the Northeast corner of said Lot 418; thence Southerly, along the Easterly line of said Lot, a distance of 89.00 feet to a point; thence Westerly, parallel with the Northerly line of Lot Number 418, a distance of 40.00 feet to a point in the Westerly line of said lot; thence Northerly, along the last mentioned line, a distance of 89.00 feet to the place of beginning.

PPN: 57-03845.000

Address: 1908 First, Sandusky, OH 44870

**Parcel Thirteen:**

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

Being part of Lots Number Four Hundred Eighteen (418) and Four Hundred Nineteen (419) First Street in The Sandusky Business Men's Association Subdivision and further described as follows: Beginning at a point in the Westerly line of Lot Number 418, which point of beginning is 89.00 feet Southerly from the intersection of the Southerly line of First Street with the Westerly line of said Lot Number 418; thence continuing Southerly along the Westerly line of Lot 418, a distance of 56.63 feet to a point on the Southerly Line of a 10 foot vacated alley; thence Easterly along the Southerly line of said alley, a distance of 44.00 feet to a point; thence Northerly parallel with and 4.00 feet Easterly from the Easterly line of Lot Number 418, a distance of 56.63 feet to a point;

thence Westerly parallel with the Southerly line of First Street, a distance of 44.00 feet to the place of beginning.

PPN: 57-05756.000

Address: 1908 1/2 First, Sandusky, OH 44870

**Parcel Fourteen:**

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

Being part of Lot Number Four Hundred nineteen (419) First Street in The Sandusky Business Men's Association Subdivision and further described as follows: Beginning at a point in the Northwest corner of Lot Number 419 First Street; thence Easterly along the Northerly line of said Lot 419; a distance of 40.00 feet to a point in the Northeast corner of Lot 419; thence Southerly along the Easterly line of said Lot 419, a distance of 145.63 feet to a point in the Southerly line of a 10 foot vacated alley; thence Westerly parallel with the Northerly line of said lot 419, a distance of 36 feet to a point; thence Northerly parallel with and 4.00 feet Easterly from the Westerly line of said Lot 419, a distance of 56.63 feet to a point; thence Westerly, a distance of 4.00 feet to the Westerly line of said Lot Number 419; thence Northerly along said last mentioned line, 89.00 feet to the place of beginning.

PPN: 57-03847.000

Address: 1912 First, Sandusky, OH 44870

**Parcel Fifteen:**

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

Being known as Sublot No. 422 first Street, in The Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the North 1/2 between the East and West lines of Lot 422 extended Southerly, of a vacated valley.

PPN: 57-03850.000

Address: 1922 First, Sandusky, OH 44870

**Parcel Sixteen:**

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

Tract 1:

Being known as Sublot No. 421 First Street, in The Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the North 1/2 between the East and West lines of Lot 421 extended Southerly, of a vacated alley.

**Tract 2:**

Being known as Sublot No. 423 First Street, in The Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the North 1/2 between the East and West lines of Lot 423 extended Southerly, of a vacated alley.

**Tract 3:**

Being known as Sub lot No. 424 First Street, in The Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the North 1/2 between the East and West lines of Lot 424 extended Southerly, of a vacated alley.

PPN: 57-03849.000

Addresses: 1916, 1926, & 1930 First, Sandusky, OH 44870

**Parcel Seventeen:**

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

Being Lot No. 533 on Fourth Street, in the Sandusky Business Men's Association, as per plat recorded in Volume 6 of Plats, Page 37, Erie County, Ohio Records.

PPN: 57-04774.000

Address: 2006 Fourth, Sandusky, OH 44870

**Parcel Eighteen:**

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

Being Lot Number Six (6) on Fox Street in Fox's Subdivision as per plat recorded in Volume 1 of Plats, Page 48, Erie County Ohio Records.

PPN: 58-01948.000

Address: 719 Fox, Sandusky, OH 44870

**Parcel Nineteen:**

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

Situated in the Township of Perkins, County of Erie and State of Ohio: And being the whole of Lot number fifty-seven (57) Grant Avenue and the north two and sixty-eight hundredths (2.68) feet of Lot number fifty-five (55) Grant Avenue of George H. DeWitt's Subdivision North of Soldier's Home Grounds; as per plat recorded in Plat volume 4, page 15, Erie County, Ohio records.

PPN: 32-00361.000

Address: 3512 Grant, Sandusky, OH 44870

**Parcel Twenty:**

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

Being Lot Number Twenty-Six (26) of the Hendry Street in Hendry's Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book Volume 1, Page 68, Recorder's Office, Erie County, Ohio.

PPN: 57-02912.000

Address: 305 Hendry, Sandusky, OH 44870

**Parcel Twenty-One:**

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

Being Lot Number Forty-Two (42) on Hendry's Subdivision as per plat recorded in Plat Volume 1, Page 68.

PPN: 57-03977.000

Address: 312 Hendry, Sandusky, OH 44870

**Parcel Twenty-Two:**

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

Bounded and Described as follows to wit: And known as being Sublot Number Forty-nine (#49) of a part of Original Lots 11 and 12, Darling Survey, east of Sycamore Line, as shown by the recorded plat in Volume 20 of plats, page 53 of Erie County Records, Said Sublot has a curved



frontage of 55.24 feet on the Northerly line, 100 feet on the Southerly line and has a rear line of 81.43 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN: 57-04201.000

Address: 1441 Judy, Sandusky, OH 44870

**Parcel Twenty-Three:**

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

Being Lot Number fifty-four (54) on Knupke Street, in Sunnyside Acres Subdivision Number one (1), as per plat recorded in Volume 17 of Plats, Page 18, Erie County, Ohio Records, be the same more or less, but subject to all legal highways.

PPN: 57-02226.000

Address: 1810 Knupke, Sandusky, OH 44870

**Parcel Twenty-Four:**

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

Being the whole of Sublot Number Thirty-Eight (38) in the Eastwood Subdivision No. One of part of Outlot 23 and 24, Darlings Survey East of Sycamore Line, as recorded in the Erie County Plat Records, dated October 30, 1956. Be the same more or less, but subject to all legal highways.

PPN: 57-01360.000

Address: 1210 Larchmont, Sandusky, OH 44870

**Parcel Twenty-Five:**

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

Being the whole of Sublot Number Thirty-Four (34) in the Eastwood Subdivision No. One (1) of part of Outlots 23 and 24 Darlings Survey east of Sycamore Line as recorded in Erie County Plat Records Volume 16, Page 4.

PPN: 57-02211.000

Address: 1226 Larchmont, Sandusky, OH 44870

**Parcel Twenty-Six:**

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

Being Lot Number Eighty-Nine (89) in Eastwood Subdivision Number Two (2) as per plat recorded in Volume 17 of Plats, Page 8, Erie County, Ohio Records.

PPN: 57-02425.000

Address 1314 Larchmont, Sandusky, OH 44870

**Parcel Twenty-Seven:**

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

Being the southerly one-half (1/2) of the easterly one-third of Lot Number 31 of Lawrence Street, be the same more or less, but subject to all legal highways.

PPN: 59-00635.000

Address: 431 Lawrence, Sandusky, OH 44870

**Parcel Twenty-Eight:**

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

Being Lot Number Seventy-six (76) on Lindsley Street in the Andrew Oswald's Annexation to said city.

PPN: 57-03565.000

Address: 1530 Lindsley, Sandusky, OH 44870

**Parcel Twenty-Nine:**

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

Commencing at an iron pipe in the south line of Monroe Street, which iron pipe is easterly 33.325 feet from an iron pipe marking the intersection of the south line of Monroe Street and the east line of Vine Street; thence southerly and parallel with Vine Street 76 feet to an iron pipe; thence easterly and parallel with the south line of said lot 31.075 feet to an iron pipe; thence northerly parallel

with Vine Street 90.3 feet to an iron pipe; thence westerly along the south line of Monroe Street 33.325 feet to the place of beginning, being the same more or less; subject to all legal highways.

PPN: 58-00715.000

Address: 922 Monroe, Sandusky, OH 44870

**Parcel Thirty:**

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

Being the southerly 33 feet of Lot No. 91 in the Western Liberties Addition.

PPN: 58-02007.000

Address: 1418 Pearl, Sandusky, OH 44870

**Parcel Thirty-One:**

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

Being Lot Number 364 and 365 on Pearl Street in the plat of Sandusky Automobile Manufacturing Company's Addition to the City of Sandusky being a Subdivision of part of outlots 11, 12, 17, 18, 34, 41 and 43 and the whole of 35 and 42, all in Beechers survey west of Camp Street as the same is recorded in Plat Book 5, page 16, of the records of the said City.

PPN: 58-00356.00

Address: 1924 Pearl, Sandusky, OH 44870

**Parcel Thirty-Two:**

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

Being the South one-half (1/2) of the West one-half (1/2) of Lot Number Eight-Six (86) on Perry Street and the North one-half (1/2) of the West one-half (1/2) of Lot Number Eight-eight (88) on Perry Street, and in the Southmark Addition, Erie County Ohio Records.

PPN: 57-05207.000

Address: 1018 Perry Street, Sandusky, OH 44870

**Parcel Thirty-Three:**

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

Lot Number Ten (10) on Rockwell Street in the Rockwell, Curtis and Whitworth Subdivision in the City of Sandusky, Erie County Ohio Records as per plat recorded in Volume 5 of Plats, Page 32, Erie County Ohio Records.

PPN: 57-02398.000

Address: 706 Rockwell, Sandusky, OH 44870

**Parcel Thirty-Four:**

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

Being parcel of land located in part of Outlot 4 in the Subdivision of that part of the Mills Tract, so-called, north of Tiffin Avenue as recorded in Volume 1, Page 47 of the Erie County Plat Records and being more particularly described as follows:

Beginning at a point on the Northerly line of said Outlot 4 where the same intersects the centerline of Tiffin Avenue; Thence South 43° 38' West along the centerline of Tiffin Avenue, a distance of 153.58 feet to a point; Thence North 62° 23' West a distance of 214.66 feet to a point; Thence North 7° 37' East a distance of 31.99 feet to a point on the Northerly line of Outlot 4; Thence South 86° 04' 14" East along the Northerly line of Outlot 4 a distance of 292.64 feet to the place of beginning and containing 0.4710 acres of land, but subject to all legal highways.

Excepting therefrom:

Situated in the State of Ohio, County of Erie, City of Sandusky, and being a part of a record 0.4710 acre parcel conveyed to Ara Lou Waldock, Trustee of The Ara Lou Waldock Declaration Trust by Record Number 200804559 of the Erie County Records and also being part of Outlot Nos. 4N of Darling's Survey and Subdivision of the North Part of 111 Acre Tract, Plat Volume 1 Page 47, in Township 7 North, Range 23 West, and being more particularly described as follows:

Being a part of land lying on the left side of the centerline of right of way of ERI-6-5.70 as recorded in \_\_\_\_\_ page \_\_\_\_\_ of records of Erie County and being located within the following described points in the boundary thereof;

Commencing at a point at the intersection of the centerline of existing right of way of Tiffin Avenue and the centerline of existing right of way of Harbor Boulevard, 0.00 feet right of

centerline of existing right of way Tiffin Avenue, Sta. 2046+45.30 and 4.16 feet left of centerline of right of way & construction of U.S. 6/S.R. 101, Sta. 336+34.43;

Thence N 40 degrees 54 minutes 34 seconds E along the centerline of existing right of way of Tiffin Avenue, a distance of 9.84 feet to a point in the centerline of existing right of way of Tiffin Avenue, and the southeast corner of the lands of the Grantor/Owner, 0.00 feet right of centerline of existing right of way Tiffin Avenue, Sta. 2046+55.14, and 4.76 feet left of centerline of right of way & construction of U.S. 6/S.R. 101, Sta. 336+44.30, and being the TRUE POINT OF BEGINNING of the parcel described herein;

1. Thence N 65 degrees 00 minutes 55 seconds W along the Grantor/Owner south line, a distance of 49.41 feet to an iron pin set, 51.28 feet left of centerline of right of way & construction of U.S. 6/S.R. 101, Sta. 336+27.06, on the Grantor/Owners south line, the existing east right of way line of Harbor Boulevard and the proposed north right of way line of relocated U.S. 6/S.R. 101;

2. Thence along a curve deflecting to the left with a radius of 20.00 feet, a delta of 74 degrees 04 minutes 31 seconds, an arc length of 25.86 feet, and a chord length of 24.09 feet bearing N 77 degrees 56 minutes 50 seconds E, to an iron pin set, 38.01 feet left of centerline of right of way & construction of U.S. 6/S.R. 101, Sta. 336+48.33, on the existing north right of way line of Tiffin Avenue;

3. Thence N 40 degrees 54 minutes 34 seconds E along the existing north right of way line of Tiffin Avenue, a distance of 118.03 feet to an iron pin set, 39.00 feet left of centerline of right of way & construction of U.S. 6/S.R. 101, Sta. 337+68.29, on the existing north right of way line of Tiffin Avenue, the Grantor/Owner north line, and the southeast corner of the lands of David Whyde and Barbara Whyde, recorded in Deed Volume 518, Page 847 of the Erie County Records records;

4. Thence S 88 degrees 17 minutes 46 seconds E along the Grantor/Owner north line, a distance of 42.59 feet to a point, 6.00 feet left of centerline of right of way & construction of U.S. 6/S.R. 101, Sta. 337+95.21, on the northeast corner of the lands of the Grantor/Owner and of centerline of existing right of way Tiffin Avenue;

5. Thence S 40 degrees 54 minutes 34 seconds W along the Grantor/Owner east line and of centerline of existing right of way Tiffin Avenue a distance of 150.62 feet to the TRUE POINT OF BEGINNING;

The above described area is contained within the Erie County Auditor's Permanent Parcel Number 58-02862.000 and contains 0.1085 acres, of which 0.1075 acres are in the present road occupied, leaving a net take of 0.0010 acres.

This description was prepared and reviewed in March 2009 by William J. Sala, Registered Surveyor No. S-6542. This description is based on a survey made by Thomas Fok & Associates, Inc., under the direction and supervision of William J. Sala, Registered Surveyor No. S-6542 in November 2006. The basis of bearing is based on the Ohio North Zone State Plane Coordinates NAD83(95) datum. The bearings are for project use only. Monuments referred to as iron pins set are ¾ inch by 30 inch reinforcing rod with a 2 inch diameter aluminum cap stamped "ODOT R/W, SALA S-6542." The stations referred to are from centerline of right of way and construction of U.S. 6/S.R. 101, centerline of existing right of way of Tiffin Avenue, and centerline of existing right of way of Harbor Boulevard, as found on O.D.O.T. Right of Way Plan ERI-6-5.70, on file in the Department of Transportation, District 3, Ashland, Ohio.

PPN: 58-02862.000

Address: 1737 Tiffin, Sandusky, OH 44870

**Parcel Thirty-Five:**

Vacated Harbor Blvd. Ordinance #14-025. Recorded on 5/9/14. RN201403509.

PPN: 58-02862.000

Address: Tiffin, Sandusky, OH 44870

**Parcel Thirty- Six:**

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

Being part of Lot Number Four Hundred Sixteen (416) First Street in The Sandusky Business Men's Association Subdivision and further described as follows: Beginning at the Northwest corner of Lot Number 416; thence Easterly, along the Northerly line of said Lot, a distance of 30.00 feet to a point; thence Southerly, parallel with the Westerly line of said Lot Number 416, a distance of 89.00 feet to a point; thence Westerly, parallel with the Northerly line of said lot a distance of 30.00 feet to a point in the Westerly line of said Lot 416; thence Northerly along the Westerly line of said Lot, a distance of 89.00 feet to the place of beginning.

PPN: 57-03842.000

Address: Lot 416, First Street, Sandusky, OH 44870

**Parcel Thirty-Seven:**

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

Known as being Sublot No. 22 in Sunnyside Acres Subdivision No. 2, of a part of original lot Nos. 11 and 12, Darling Survey, East of Sycamore Line, as shown by the recorded plat in volume 20 of plats, page 53 of Erie County Records. Said Sublot no. 22 has frontage of 80.00 feet on the northerly side of Ashburn Drive, 31.42 feet on the curved turnout between the northerly line of Ashburn Drive and the easterly line of Wamajo Drive, and extending back 3.50 feet on the Westerly line, also being the Easterly line of Wamajo Drive, 63.50 feet on the Easterly line and has a rear line of 100 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN: 57-04382.000

Address: 1302 Wamajo, Sandusky, OH 44870

**Parcel Thirty-Eight:**

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

Being Lot Number One Hundred Fifty-Two (152) Wilbert Street in the Sandusky Business Men's Association Subdivision No. 4 as per plat recorded in Volume 6 of Plats, Page 41, Erie County Ohio Records.

Being the Northerly One-Half (1/2) of Lot One Hundred Fifty-Four (154) Wilbert Street in the Sandusky Business Men's Association Subdivision No. 4 as per plat recorded in Volume 6 of Plats, Page 41, Erie County Ohio Records.

PPN: 58-01988.000

Address: 2114 Wilbert, Sandusky, OH 44870

**Parcel Thirty-Nine:**

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

Being parts of Lot Numbers Four Hundred Sixteen (416) and Four Hundred Seventeen (417) First Street in The Sandusky Business Men's Association Subdivision and further described as follows: Beginning at a point in the Easterly line of Wildman Street, same being the Westerly line of Lot Number 416, which point of beginning is 89.00 feet Southerly, measured along the Westerly line



of said Lot 416, from the intersection of the Easterly line of Wildman Street and the Southerly line of First Street; thence Southerly along the Westerly line of said Lot 416, a distance of 56.63 feet to a point in the Southerly line of a 10 foot vacated alley; thence Easterly along the Southerly line of said vacated alley, a distance of 80.00 feet to a point in the Easterly line of Lot Number 417; thence Northerly along the Easterly line of said Lot Number 417, a distance of 56.63 feet to a point; thence Westerly parallel with the Southerly line of First Street, a distance of 80.00 feet to the place of beginning.

PPN: 57-05755.000

Address: 708 Wildman Street, Sandusky, OH 44870

**EXHIBIT B**

**The Permitted Encumbrances**

1. Rights of residential tenants in possession as of the date hereof, as residential tenants only, under prior unrecorded residential lease agreements.
2. Declaration of Restrictions for Riedel-Stahl Subdivision Sandusky, Ohio, filed for record August 24, 1954 in Volume 010, Page 250, of the Erie County Records. (as to Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 38, 39). Said Declaration includes utility easements and a mineral rights reservation to the United States of America.
3. Taxes for the year 2021 and subsequent years that are a lien against the property but are not yet due and payable.

**Parcel One- 1114 Adams:**

4. Matters shown on the Mortgage Location Survey completed by McSteen Land Surveyors on May 24, 2021 as File #585062, as follows:
  - A. Owner's Chain Link Fence encroaches 2' onto adjacent property
  - B. Owner's eaves and gutters encroach onto adjacent land 1'
  - C. Contiguous eaves and gutters encroach 1'

**Parcel Three- 1810 Buchanan:**

5. Easement from Merl J. Stahl and Mildred Stahl to Karl Riedel and Anna Riedel, filed for record September 12, 1956 in Volume 273, Page 554, of the Erie County Records.

**Parcel Seven- 1430 Dixon:**

6. Matters shown on the Mortgage Location Survey completed by McSteen Land Surveyors May 17, 2021 as File #585073 as follows:
  - A. Shed violates easement 2.5'

**Parcel Eight- 1448 Dixon:**

7. Matters shown on the Mortgage Location Survey completed by McSteen Land Surveyors on May 17, 2021 as File #585072, as follows:
  - A. Owner's Asphalt Drive encroaches 1' onto adjacent land

**Parcel Ten- 1001 Filmore:**

8. Matters shown in the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585070, as follows:
  - A. Gravel drive encroaches 3' onto adjacent property

**Parcel Eleven- 1902 First:**

9. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585069, as follows:
  - A. Contiguous Asphalt Drive encroaches 1'
  - B. Owner's Asphalt Drive encroaches 3' onto adjacent property

**Parcel Twelve- 1904 First:**

10. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585068, as follows:
  - A. Contiguous Asphalt Drive encroaches 3'
  - B. Owner's Asphalt Drive encroaches 2' onto adjacent property

**Parcel Thirteen- 1908 First:**

11. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585067, as follows:
  - A. Contiguous Asphalt Drive encroaches 2'
  - B. Contiguous Asphalt Drive encroaches 1'
  - C. Owner's Asphalt Drive encroaches 1' onto adjacent property
  - D. Owner's Frame Shed (No foundation) encroaches 2' onto adjacent property

**Parcel Fourteen- 1908.5 First:**

12. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585066, as follows:
  - A. Owner's Asphalt Drive encroaches 1' and 2' onto adjacent property as shown
  - B. Owner's frame shed (no foundation) encroaches 2.3' onto adjacent property

**Parcel Fifteen- 1912 First:**

13. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585065, as follows:
  - A. Contiguous Frame Shed (No foundation) encroaches 2.3'
  - B. Contiguous Frame Shed (No foundation) encroaches 2'
  - C. Contiguous Asphalt Drive encroaches 1'

**Parcel Sixteen- 1922 First:**

14. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585064, as follows:
  - A. Contiguous Asphalt Drive encroaches 1'
  - B. Owner's Asphalt Drive encroaches 1.4' onto adjacent property

**Parcel Seventeen-1916, 1926, 1930 First:**

15. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585063, as follows:
  - A. Owner's Asphalt Drive (Sublot 421) encroaches 1' onto adjacent property
  - B. Contiguous Asphalt Drive encroaches 1.4' onto Sublot 423
  - C. Owner's Asphalt Drive (Sublot 424) encroaches 0.5' onto adjacent property

**Parcel Twenty-Two- 312 Hendry:**

16. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 18, 2021 as File #585031, as follows:
  - A. Frame Garage encroaches 1' onto adjacent property
  - B. Eaves and gutters encroach 0.9' onto adjacent property
  - C. Wood fence encroaches 1.5' onto adjacent property

**Parcel Twenty-Five- 1210 Larchmont:**

17. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585026, as follows:
  - A. Frame Shed (No foundation) violates easement 2' & 7'

**Parcel Twenty-Eight- 431 Lawrence:**

18. Matters found on the Mortgage Location Survey completed by McSteen Land

Surveyors May 18, 2021 as File #585020, as follows:  
A. Wood fence encroaches 0.8' onto adjacent property

**Parcel Twenty-Nine- 1530 Lindsley:**

19. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 19, 2021 as File #585018, as follows:  
A. Contiguous Gravel Drive encroaches 1.4'  
B. Contiguous Wood Fence encroaches 1'

**Parcel Thirty-One- 1418 Pearl:**

20. Matters found on the Mortgage Location Survey completed by McSteen Land Surveyors May 18, 2021 as File #585014, as follows:  
A. Concrete Drive encroaches 1' onto adjacent property

**Parcel Thirty-Three- 1018 Perry:**

21. Matters shown in the Mortgage Location Survey completed by McSteen Land Surveyors May 18, 2021 as File #585011, as follows:  
A. Contiguous Concrete Curb encroaches 2.4'  
B. Contiguous Ashplat Drive encroaches 2'

**Parcel Thirty-Five- 1737 Tiffin:**

22. Access over and thru Parcel 58-02995.000.

**Parcel Thirty-Eight- 1302 Wamajo:**

23. Matters shown in the Mortgage Location Survey completed by McSteen Land Surveyors May 17, 2021 as File #585001, as follows:  
A. Chain link fence encroaches 1.7' onto adjacent property  
B. Shed violates easement 4'

**Parcel Thirty-Nine- 2114 Wilbert:**

24. Matters shown in the Mortgage Location Survey completed by McSteen Land Surveyors May 18, 2021 as File #585000, as follows:  
A. Concrete encroaches 0.5' onto adjacent property

**Exhibit C**  
**Addresses and Parcel Numbers**

	<b><u>Address</u></b>	<b><u>Parcel Number</u></b>
	1114 Adam, Sandusky, Ohio 44870	59-01071.000
	1218 Adams, Sandusky, Ohio 44870	59-00946.000
	1810 Buchanan, Sandusky, Ohio 44870	58-02553.000
	403 Camp, Sandusky, Ohio 44870	59-00879.000
	124 Division, Sandusky, Ohio 44870	57-00393.000
	1424 Dixon, Sandusky, Ohio 44870	57-00593.000
	1430 Dixon, Sandusky, Ohio 44870	57-00594.000
	1448 Dixon, Sandusky, Ohio 44870	57-00597.000
	906 Farwell, Sandusky, Ohio 44870	57-02022.000
	1001 Filmore, Sandusky, Ohio 44870	58-01028.000
3	1904 First, Sandusky, Ohio 44870	57-03844.000
4	1908 First, Sandusky, Ohio 44870	57-03845.000
6	1908.5 First, Sandusky, Ohio 44870	57-05756.000
7	1912 First, Sandusky, Ohio 44870	57-03847.000
10	1922 First, Sandusky, Ohio 44870	57-03850.000
9, 11, 12	1916, 1926, 1930 First, Sandusky, Ohio 44870	57-03849.000
	2006 Fourth, Sandusky, Ohio 44870	57-04774.000
	719 Fox, Sandusky, Ohio 44870	58-01948.000
	3512 Grant, Sandusky, Ohio 44870	32-00361.000
	305 Hendry, Sandusky, Ohio 44870	57-02912.000
	312 Hendry, Sandusky, Ohio 44870	57-03977.000
	1441 Judy, Sandusky, Ohio 44870	57-04201.000
	1810 Knupke, Sandusky, Ohio 44870	57-02226.000
	1210 Larchmont, Sandusky, Ohio 44870	57-01360.000
	1226 Larchmont, Sandusky, Ohio 44870	57-02211.000
	1314 Larchmont, Sandusky, Ohio 44870	57-02425.000
	431 Lawrence, Sandusky, Ohio 44870	59-00635.000
	1530 Lindsley, Sandusky, Ohio 44870	57-03565.000
	922 Monroe, Sandusky, Ohio 44870	58-00715.000
	1418 Pearl, Sandusky, Ohio 44870	58-02007.000
	1924 Pearl, Sandusky, Ohio 44870	58-00356.000
	1018 Perry St, Sandusky, Ohio 44870	57-05207.000
	706 Rockwell, Sandusky, Ohio 44870	57-02398.000
	1737 Tiffin, Sandusky, Ohio 44870	58-02862.000
	Tiffin Lot, Sandusky, Ohio 44870	58-02862.000
1.	Lot 416 First Street, Sandusky, Ohio 44870	57-03842.000
	1302 Wamajo, Sandusky, Ohio 44870	57-04382.000
	2114 Wilbert, Sandusky, Ohio 44870	58-01988.000
5.	708 Wildman, Sandusky, Ohio 44870	57-05755.000

2.

## TRANSFERRED

In Compliance with sections  
319-202 and 322-02 of the  
Ohio Revised Code

Fee: \$75.00  
Exempt:  
R.E. Transfer Fee: \$225.00  
Richard H. Jeffrey  
Erie County Auditor  
Trans. Fees: : \$2.50  
Date: Sep 10, 2021 by DS  
eFile#: 19216350

### LIMITED WARRANTY DEED ORC § 5302.07

**THIS LIMITED WARRANTY DEED** is made and entered into as of the 9<sup>th</sup> day of September, 2021, by WALDOCK PROPERTIES II, LTD., an Ohio limited liability company, ("Grantor"), whose mailing address is P.O. Box 1489, Sandusky, Ohio 44871, to WPL SFH SANDUSKY II, LLC, an Ohio limited liability company, ("Grantee"), whose mailing address is P.O. Box 1489, Sandusky, Ohio 44871.

**WITNESSETH**, that Grantor for valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, grants with limited warranty covenants, to Grantee, all of its right, title, and interest in and to the real property ("Property") described in Exhibit A attached hereto and made a part hereof.

Grantor's covenants are made subject only to the matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

Prior Instrument Reference: 201710088; 201710085; 202108851

Property Addresses: Lots 351 and 352, Fourth Street, Sandusky OH 44870  
Lot 444, Second Street, Sandusky, OH 44870  
2. 1902 First Street, Sandusky OH 44870

Parcel Nos.: 57-04763.000; 57-03807.000; 57-03843.000




**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal as of the day and year first above written.

**WALDOCK PROPERTIES II, LTD.,**  
an Ohio limited liability company

  
By: Robert L. Waldock  
Title: Sole Member

STATE OF OHIO )  
 ) SS.  
COUNTY OF ERIE )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of September, 2021 by Robert L. Waldock, Sole Member of Waldock Properties II, Ltd., on behalf of the limited liability company.

  
Notary Public  
Commission Expiration: Sept 18 2022



**BOBBIE SUE SWANAGIN**  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
Sept. 18, 2022

This Instrument Prepared By:  
Kristina Ellis, Esq.  
Monarch Investment & Management Group, LLC  
2195 North Highway 83, Suite 14B  
Franktown, Colorado 80116

When Recorded, Return To:  
Monarch Investment & Management Group, LLC  
Attn: Kristina Ellis, Esq.  
2195 North Highway 83, Suite 14B  
Franktown, Colorado 80116

Send Tax Bills To:  
WPL SFH Sandusky II, LLC  
c/o Monarch Investment & Management Group, LLC  
2195 North Highway 83, Suite 14B  
Franktown, Colorado 80116

**EXHIBIT A**

**Legal Description**

**Parcel One:**

Situated in the City of Sandusky, County of Erie and State of Ohio: Being Lots No. 351 and 352 Fourth Street in the Sandusky Business Men's Association Subdivision of Out Lot Nos. 27, 28, 29 and 30 East of Sycamore Line.

**Parcel Two:**

Situated in the City of Sandusky, County of Erie and State of Ohio; and bounded and described as follows: Being Lot #444 Second Street

**Parcel Three:**

Situated in the City of Sandusky, County of Erie and State of Ohio: Being part of Lots Numbers Four Hundred Sixteen (416) and Four Hundred Seventeen (417) First Street in The Sandusky Business Men's Association Subdivision and further described as follows: Beginning at a point in the Southerly line of First Street, same being the Northerly line of Lot Number 416, which point of beginning is 30.00 feet Easterly, measured along the Northerly line of said Lot 416, from the Northwesterly corner of Lot Number 416; thence Easterly, along the Southerly line of First Street, a distance of 22.00 feet to a point; thence Southerly, parallel with the Westerly line of Lot Number 416, a distance of 89.00 feet to a point; thence Westerly, parallel with the Southerly line of First Street, a distance of 22.00 feet to a point; thence Northerly, a distance of 89.00 feet to the place of beginning.

**EXHIBIT B**

**The Permitted Encumbrances**

1. Rights of residential tenants in possession as of the date hereof, as residential tenants only, under prior unrecorded residential lease agreements.
2. Taxes for the year 2021 and subsequent years that are a lien against the Property but are not yet due and payable.

**Parcel One Only:**

3. Matters shown on the Mortgage Location Survey by McSteen Land Surveyors completed July 6, 2021, designated Job No. 589678:

A. Contiguous Gravel Drive encroaches 6'

**Parcel Three Only:**

4. Matters shown on the Mortgage Location Survey by McSteen Land Surveyors completed May 19, 2021, designated Job No. 585069:

A. Contiguous Asphalt Drive encroaches 1'

B. Asphalt Drive encroaches 3' onto adjacent property

# TRANSFERRED

In Compliance with sections  
319-202 and 322-02 of the  
Ohio Revised Code

RN: 202113589 Page 1 of 2  
Erie County Recorder BARBARA A. SESSLER  
Recording Fee: \$34.00 Recorded 12/01/2021 03:48:07 PM

Fee: \$85.00

Exempt:

R.E.Transfer Fee: \$255.00

Richard H. Jeffrey

Erie County Auditor

Trans. Fees: : \$1.00

Date: Dec 01, 2021 by LJ

eFile#: 19935080

## GENERAL WARRANTY DEED

Ohio Revised Code §5302.05

(Joint & Survivor)

### Know All Persons By These Presents:

That, WPL SFH Sandusky II, LLC (an Ohio Limited Liability Company), the **Grantor**, for valuable consideration paid, received to its full satisfaction, does hereby give, grant, bargain, sell and convey, with general warranty covenants, to **Laurie Harris Menner and Andrew Menner, Sr. (Husband and Wife)**, the **Grantees**, for their joint lives, remainder to the survivor of them, whose tax mailing address will be **749 Compass Court, Amherst, Ohio 44001**, the following described **Real Property**:

Situated in the City of Sandusky, County of Erie and State of Ohio: Being known as Sublot No. 423 First Street, in The Sandusky Business Men's Association Subdivision No. 1, as recorded in Erie County Plat Volume 6, Page 37, together with the North 1/2 between the East and West lines of Lot 423 extended Southerly, of a vacated alley, be the same more or less, but subject to all legal highways.

Permanent Parcel Numbers: **57-06035.000**

Property Address: **1926 First Street, Sandusky, Ohio 44870**

Prior Instrument Reference: **Recorder's Number 202107329**

~~To have and to hold~~ the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, Grantees' heirs and assigns forever.

~~And~~, the said Grantor, does for itself, its successors and assigns, covenants with the said Grantees, Grantees' heirs and assigns, that at and until the ensealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all encumbrances whatsoever, excepting from said covenants all conditions and restrictions of record, reservations, easements (however created), encroachments that do not materially adversely affect the use or value of the property, zoning ordinances, if any, and taxes and assessments, both general and special, which are a lien on the property but not yet due and payable,

and that the said Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, Grantees' heirs and assigns, against all lawful claims and demands whatsoever.

Executed this 25<sup>th</sup> day of November, 2021.

**WPL SFH SANDUSKY II, LLC**

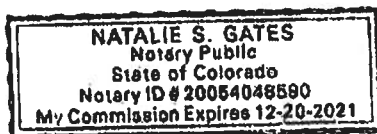
**By: Monarch Management, Inc., Manager**  
(a Colorado corporation)

Ct  
**By: C. Robert Nicolls, II, President**

**State of** Colorado

**County of** Douglas

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2021 by **C. Robert Nicolls, II**, as President of Monarch Management, Inc. (a Colorado corporation), as Manager of WPL SFH Sandusky II, LLC, an Ohio Limited Liability Company, on behalf of the corporation and limited liability company.



Natalie S. Gates  
**Notary Public**

**Instrument Prepared By:**  
**S. ROBERT E. LAZZARO, ESQ.**  
**COSTANZO & LAZZARO, P.L.L. ♦ Attorneys and Counselors at Law**  
**13317 Madison Avenue ♦ Lakewood, Ohio 44107-4814**  
**(216) 226-8241 ♦ Fax (216) 226-4712**

**Transferred**  
In Compliance with sections  
319-202 and 322-02 of the  
Ohio Revised Code.  
FEE \$ 60.00  
Exempt: \_\_\_\_\_  
R.E. TRANSFER:  
\$ 180.00  
Richard H. Jeffrey  
Erie County Auditor  
Trans. Fees: \$ 2.00  
Date: 10/10/18 By: [Signature]

Per O.R.C. 323.03  
Erie County Auditor (Em/Inev)  
Date  
10/10/18

Richard H. Jeffrey

## GENERAL WARRANTY DEED

VERNON P. BEARD, JR. AND MICHELLE BEARD, HUSBAND AND WIFE;  
AND VERNON BEARD, SR. AND BEVERLY BEARD, HUSBAND AND WIFE, for valuable  
consideration paid, grant to MATTHEW B. EVANS, whose tax mailing address is 9195 Martz  
Road, Ypsilanti, Michigan 48197, the following real property:

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

Permanent Parcel Nos.: 8 57-03848.000 and 57-00057.000

Prior Deed References: RN200809510 (Parcel No. 1)  
RN200708529 (Parcel No. 2)  
Erie County, Ohio Official Records

**Fidelity National  
Title Company LLC**  
18-862

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 9th day of October, 2018

[Signature]  
Vernon P. Beard, Jr.

[Signature]  
Vernon Beard, Sr.

[Signature]  
Michelle Beard

[Signature]  
Beverly Beard

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally  
appeared the above-named VERNON P. BEARD, JR. AND MICHELLE BEARD, HUSBAND  
AND WIFE; AND VERNON BEARD, SR. AND BEVERLY BEARD, 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 9th day of October, 2018.



AMY E. LEAL  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JANUARY 22, 2019

[Signature]  
Notary Public

## EXHIBIT A

Order No.: 600180862

For APN/Parcel ID(s): 57-03848.000 and 57-00057.000

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

**PARCEL 1:** Being Sublot No. four hundred twenty (420) First Street in the Sandusky Business Men's Association Lockwood Subdivision in the City of Sandusky, Erie County Ohio as per plat recorded in Volume 6 of Plats, Pages 37 and 38, together with all that part of the alley located between First Street and Second Street vacated by ordinance 5345C recorded in Volume 276 of Deeds, Page 192 and being the north 1/2 of said alley between the east and west lines of Lot 420 extended southerly.

**PARCEL 2:** Being Lot Number Four Hundred Thirty-five (435) on Second Street in the Sandusky Business Men's Association Lockwood Subdivision as per plat recorded in Volume 6 of Plats, Pages 37 and 38, Erie County Ohio Records. Also all that part of the south one-half of the vacated alley as lies north of the above described premises.



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

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR A  
BUILDING ADDITION AT  
1019 PIERCE ST. (PARCELS 58-02915.001)

Reference Number: PSPOS22-0003

Date of Report: March 15, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Property Owner: Rio Holdings, LLC  
1019 Pierce St.  
Sandusky, Ohio 44870

Authorized Agent: Recovery Institute of Ohio, LLC – Pat Murray  
1019 Pierce St.  
Sandusky, Ohio 44870

Site Location: 1019 Pierce St.

Current Zoning: “CS” – Commercial Service

Adjacent Zoning: North: “R1-40” – Single Family Residential  
East: “CS” – Commercial Service  
West: “CS” – Commercial Service  
South: “RMF” – Residential Multi-Family  
“PF” – Public Facility

Existing Use: Recovery Center

Proposed Use: Recovery Center

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



#### Zone Map Setbacks



#### PUD - Planned Unit Development




#### Parcels



#### TRO - Transient Rental Overlay



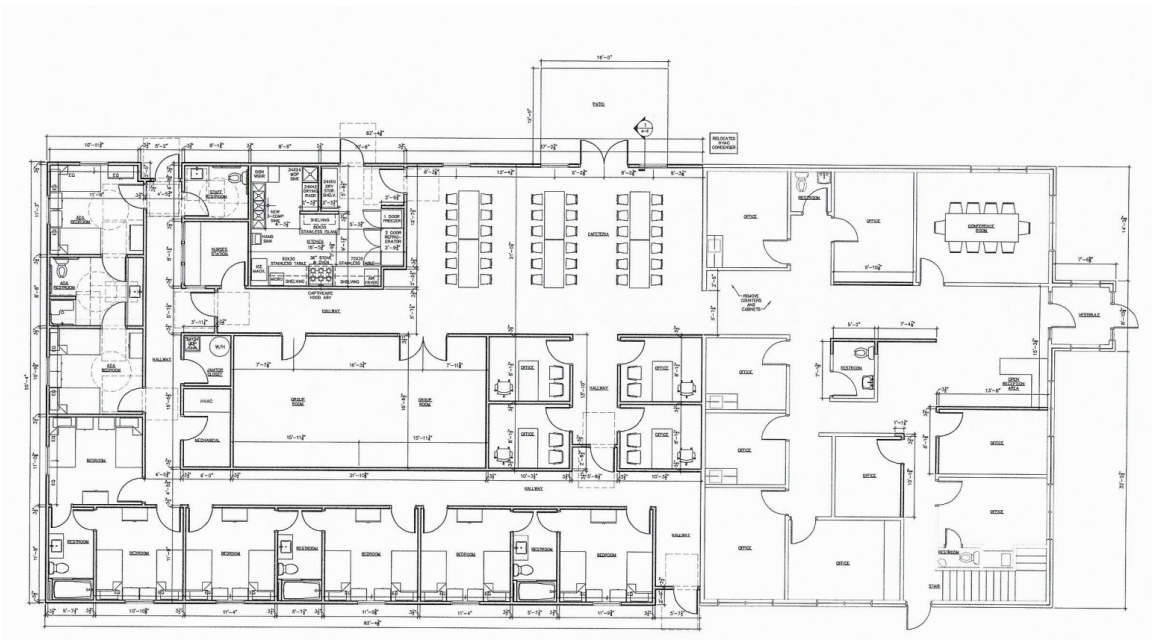
#### Zoning

-  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

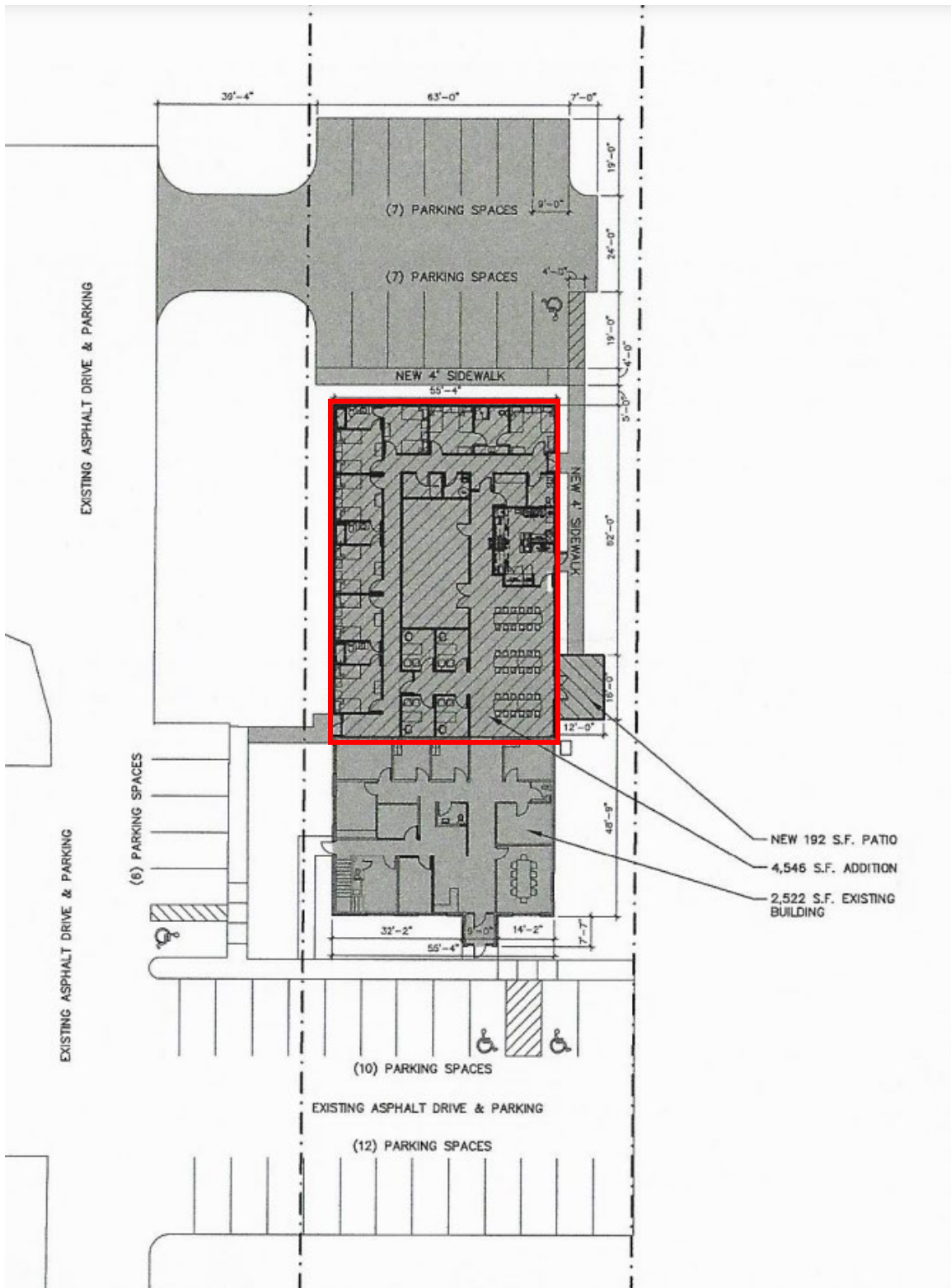
-  PF - Public Facilities
-  R1-40 - Single Family Residential
-  R1-50 - Single Family Residential
-  R1-60 - Single Family Residential
-  R1-75 - Single Family Residential
-  R2F Two-Family Residential
-  RB - Roadside Business
-  RMF - Multi-Family Residential
-  RRB - Residential/Business
-  RS - Residential Suburban











New addition

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#### PROJECT DESCRIPTION

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The site of 1019 Pierce St. sits on .984 acres. The total building coverage is 5.9 percent. The existing structure totals about 2,522 sq. ft. The proposed addition adds 2,897 sq. ft., totaling 5,419 of medical office space, bringing the total proposed lot coverage to 12.6 percent.

The proposal contains 14 new parking spaces, totaling 42 total spaces. The existing parking area coverage is 8,910 sq. ft.

The addition will give The Recovery Institute of Ohio more space to expand their offices and also more floor area for detox patients. The proposal has 16 beds within 8 bedrooms, each bedroom is adjoining a shared bathroom for patients. There will also be consultation rooms, a kitchen and some office space built. The plan is to have some patients stay overnight as needed for treatment. The timeframe in which the patients would stay on site is unknown by staff at this time.

This site plan proposal meets all applicable zoning requirements with the exception of the required landscaping along the side edges of the parking lot.

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#### APPLICABLE CODE SECTIONS

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##### **1137.05 PERMITTED MAIN BUILDINGS AND USES; COMMERCIAL SERVICES DISTRICT.**

(a) Main Buildings and Uses.

- (1) All buildings and uses permitted in and as regulated in the Commercial Recreation District;

##### **1137.03 PERMITTED BUILDINGS AND USES, COMMERCIAL RECREATION DISTRICTS.**

(a) Main Buildings and Uses.

(.....)

H. All retail stores, services and offices as permitted in General Business Districts.

##### **1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.**

(a) Main Buildings and Uses.

- (1) All stores, services, dwellings, and other uses permitted in Roadside Business Districts;

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

(a) Main Buildings and Uses.

- (1) All stores, services, dwellings, and other uses permitted in Local Business Districts;

#### **1133.04 PERMITTED BUILDINGS AND USES; LOCAL BUSINESS DISTRICT.**

##### **(a) Main Buildings and Uses.**

(....)

G. Principal offices for dentists, doctors, and similar professions, financial institutions, and principal offices of real estate and similar businesses.

#### **CHAPTER 1149**

#### **Site Plan Review and Off-Street Parking**

#### **1149.02 ACCESSORY PARKING FACILITIES REQUIRED.**

(a) Whenever a building is constructed or new use established;

#### **1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.**

##### **(d) Business.**

- |     |  |   |
|-----|--|---|
| (1) | Gasoline service stations  | 1 space per 2 gas pumps plus 2 spaces per bay   |
| (2) | Medical and dental offices and clinics   | 1 space per 200 sq. ft. floor area  |
| (3) | Retail stores, banks, other office buildings, service establishments and auto repair shops | 1 space per 250 square feet gross floor area of ground floor; 1 space per 300 sq. ft. of other floors |
| (4) | Eating places, bars, taverns   | 1 space per 100 square feet gross floor area  |
| (5) | Marinas  | 2 spaces per 3 boat slips   |

##### **(e) Commercial and Manufacturing**

- |     |   |   |
|-----|---|---|
| (1) | Commercial services, laboratories, storage machine shops and similar establishments | 1 space per 650 square feet of gross floor area                             |
| (2) | Manufacturing plants as permitted in LM and GM Districts                            | 1 space per 1,300 square feet of gross floor space                          |
| (3) | Central Business District   | Off-street parking not required. Parking to be provided only where feasible |
| (4) | Daycare   | 2 spaces per classroom but not less than 6 spaces                           |

#### **1149.09 SURFACE IMPROVEMENTS OF PARKING AREAS.**

(..)

(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:

- (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.

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

(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.
- (3) The island shall be contained within a poured-in place or pre-cast 6-inch high concrete curb.

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#### SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS

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5,419 sq. ft. medical office: 1 per 200 sq. ft. = 27

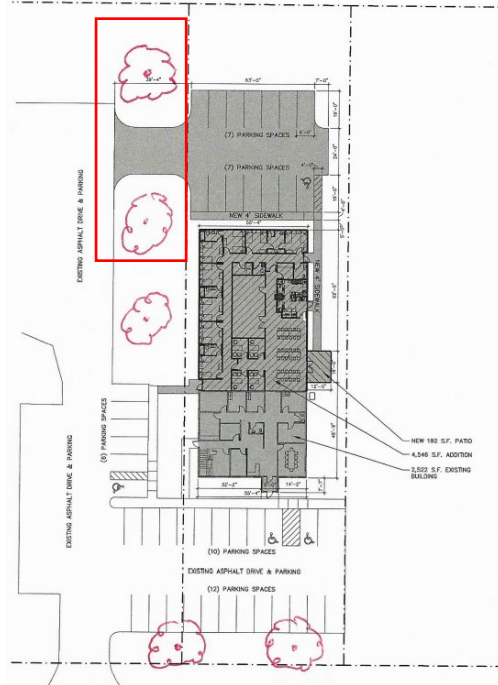
#### **Total = 27 required spaces**

The existing parking spots well surpasses the required 27 spaces with 42 parking spots on site.

According to city records, the landscaped island standards were not required in past site plan approvals at this location. The existing 28 spaces would have triggered the requirement for a single landscape island. There are currently no landscape islands on the site, and the new parking proposal (adding 14 spaces) is not enough to trigger new landscaped island requirements. Also, according to the code, the front tree lawn of the site should contain a combination of trees and shrubs. It currently does not. According to city records neither landscape requirements were required as part of any former site plan approval for this applicant.

Staff recommends the applicant install landscaping in a combination of trees and shrubs along the south edge of the site facing the right-of-way and along the west edge of the building division. This amount of landscape is sufficient to beautify the site as the code would have guided previous site plan applications for this site.

The proposed additional parking requires a combination of trees and shrubs along the west edge of the new parking lot. Staff recommends a condition of this approval state that this requirement be met.



**Staff recommended landscape areas. Red outline: Required landscape area west of new parking area. Other: Recommended landscape areas south of existing parking and along edge of building addition.**

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#### OTHER DEPARTMENT COMMENTS

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##### **Engineering Staff:**

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

##### **Building Staff:**

No objections. Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

##### **Police Department:**

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

##### **Fire Department:**

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

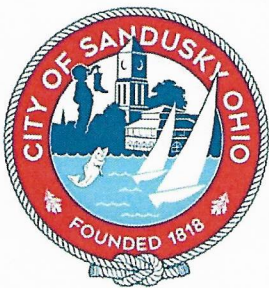
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#### **CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed site plan at 1019 Pierce St. (parcels 58-02915.001) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. A combination of trees and shrubs are installed along the west edge of the new parking area.



## **PLANNING COMMISSION**

### *Application for Site Plan Approval*

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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

### **APPLICANT/AGENT INFORMATION:**

Property Owner Name: Rio Holdings LLC

Property Owner Address: 1019 Pierce St  
Sandusky, OH 44870

Property Owner Telephone: 201-274-3474

Property Owner Email: pmurray@recoveryinstituteofohio.com

Authorized Agent Name: Recovery Institute of Ohio LLC

Authorized Agent Address: 1019 Pierce St  
Sandusky, OH 44870

Authorized Agent Telephone: 201-274-3474

Authorized Agent Email: pmurray@recoveryinstituteofohio.com

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

Municipal Street Address: 1019 Pierce St, Sandusky, OH 44870

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

Parcel Number: 58-02915.001

Zoning District: Commercial Service



**DETAILED SITE INFORMATION:**

Land Area of Property: . 984 acres (sq. ft. or acres)

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

Building #1: 2,522 (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):** N/A

**Number of Off-Street Parking Spaces Provided:** 42 <sup>28 old</sup>  
14 new

**Parking Area Coverage (including driveways):** 8,910 (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.):**

• Detox and Residential space

• 12 - 16 beds

• 2,897 sq foot addition

### 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.

Patricia Murray 2.9.2022  
Signature of Owner or Agent Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1019 Pierce St (municipal street address of property), I hereby authorize \_\_\_\_\_ to act on my behalf during the Planning Commission approval process.

\_\_\_\_\_  
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: \_\_\_\_\_





**2022**  
**PLANNING COMMISSION**  
**MEETING DATES AND FILING DEADLINES**

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

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 5:00 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website.

## SITE PLAN/OFF-STREET PARKING PLAN REQUIREMENTS

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

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

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

### General Requirements

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

### Design Details

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

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

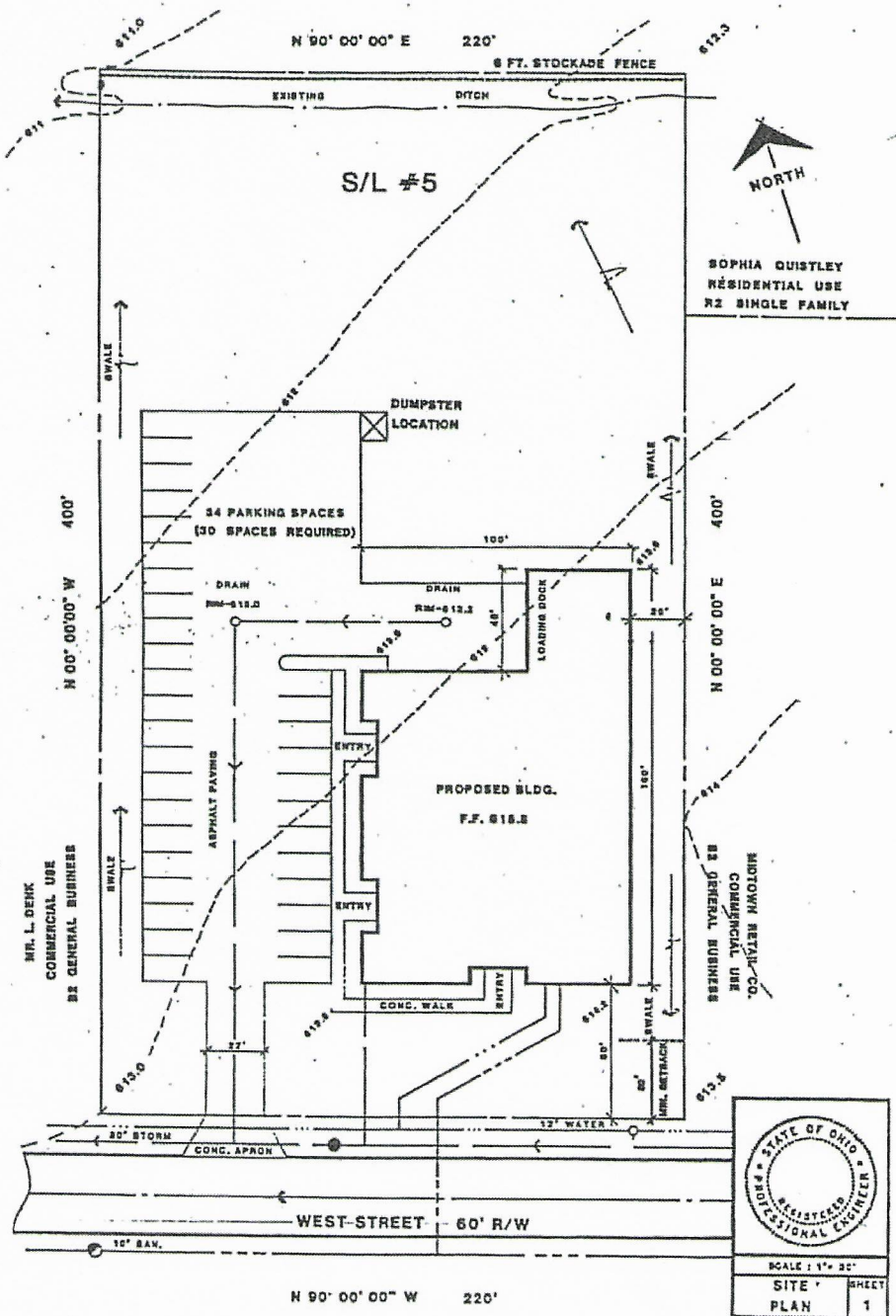
- **Parking Areas:** Designated as to garages, carports, or open parking; with all spaces numbered and a typical parking stall dimensioned, poured concrete curbing (to be indicated by double lines) or bumper blocks pegged in place and surfacing material indicated (asphalt, paving stones, or concrete).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

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

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



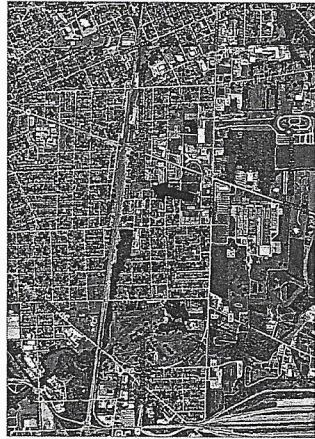
FIGURE 1  
**SITE PLAN**





**BUILDING AMERICA SINCE 1852**

224 EAST WATER STREET  
SANDUSKY, OHIO 44870  
(419) 625-2554



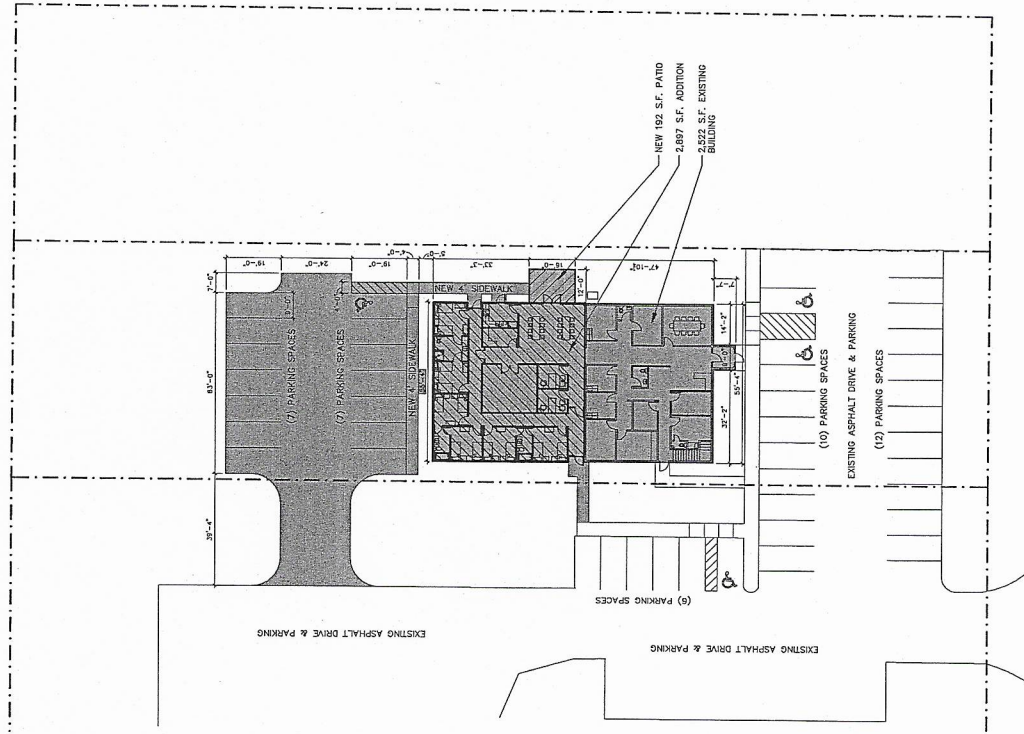
LOCATION PLAN

## ADDITION FOR

## Recovery Institute of Ohio

1019 PIERCE STREET, SANDUSKY, OH 44870  
ERIE COUNTY PARCEL #58-02915.001

SITE INFORMATION FROM 1991  
ORIGINAL BUILDING DRAWINGS



**SITE PLAN**  
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

PROJECT NO. C-0056

- [illegible]

### DRAWING LEGEND

- |     |                               |
|-----|-------------------------------|
| T-1 | TITLE PAGE, SITE PLAN         |
| A-1 | FIRST FLOOR PLAN              |
| A-2 | FOUNDATION PLAN, WALL SECTION |
| A-3 | ELEVATIONS                    |

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TRACK DESIGN GROUP, INC.

ADDITION FOR  
Recovery Institute of Ohio  
019 PIERCE STREET, SANDUSKY, OH 44870

TITLE PAGE &amp; SITE PLAN

DATE	JANUARY 13, 2022
DRAWN BY	PJW
CHECKED BY	JAF
SHEET NUMBER	

T-1

PROJECT NO. C-0056

PROJECT NO. C-0056

A-1

SHEET NUMBER

CHECKED BY JAF

DRAWN BY JAF

DATE JANUARY 13, 2022

FIRST FLOOR PLAN

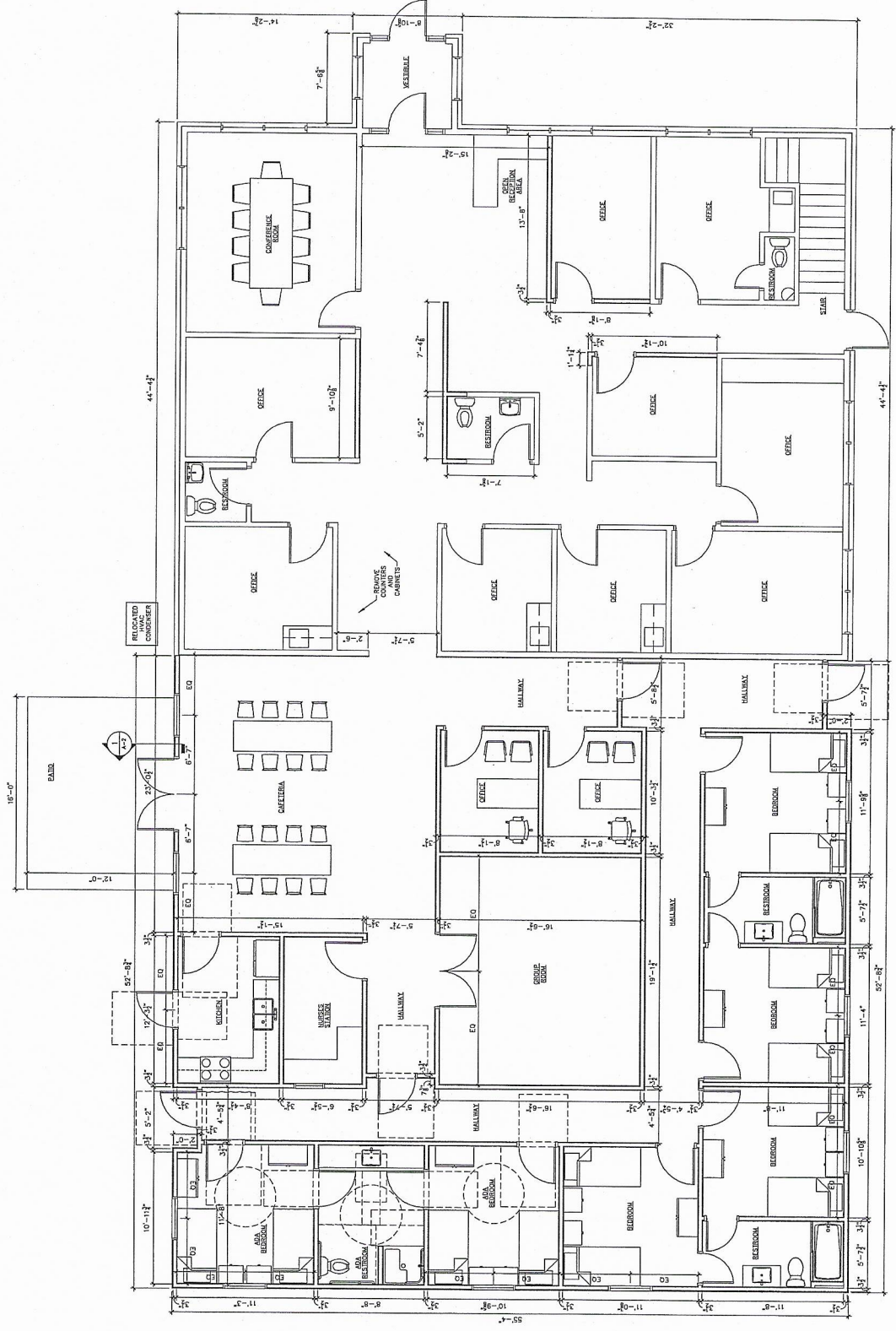
ADDITION FOR  
Recovery Institute of Ohio  
1019 PIERCE STREET, SANDUSKY, OH 44870

ALL DIMENSIONS AND NOTES INDICATED  
ON THIS PLAN ARE BASED ON THE  
EXISTING CONDITIONS AND THE  
REQUIREMENTS OF THE PROJECT.  
THESE DIMENSIONS AND NOTES  
DO NOT CONSTITUTE A WARRANTY  
OR GUARANTEE OF ANY KIND.  
FEICK DESIGN GROUP, INC.  
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DATE REVISIONS

FEICK DESIGN GROUP, INC.  
JOHN A. FEICK, ARCHITECT  
224 EAST WATER STREET  
SANDUSKY, OHIO  
(419)-625-2554

PRELIMINARY  
FOR THE CONSTRUCTION



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

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR A  
BUILDING ADDITION AT  
2401 CLEVELAND RD. (PARCELS 57-05870.000 &  
57-05873.000)

Reference Number: PSPOS22-0004

Date of Report: March 14, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

---

Property Owner: KG Real Estate Owner Sandusky, LLC  
2401 W. Cleveland Rd.  
Sandusky, Ohio 44870

Authorized Agent: Justin Kerner – Janotta & Herner  
309 Monroe St.  
Monroeville, Ohio 44847

Site Location: 2401 W. Cleveland Rd.

Current Zoning: “CS” – Commercial Service

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

Existing Use: Car dealership / maintenance

Proposed Use: Car dealership / maintenance

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



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



**Zone Map Setbacks**



**PUD - Planned Unit Development**



**Parcels**



**TRO - Transient Rental Overlay**



**Zoning**



AG - Agriculture



CA - Commercial Amusement



CR - Commercial Recreation



CS - Commercial Service



DBD - Downtown Business



GB - General Business



GM - General Manufacturing



LB - Local Business



LM - Local Manufacturing



P - Auto Parking



PF - Public Facilities



R1-40 - Single Family Residential



R1-50 - Single Family Residential



R1-60 - Single Family Residential



R1-75 - Single Family Residential



R2F Two-Family Residential



RB - Roadside Business



RMF - Multi-Family Residential



RRB - Residential/Business



RS - Residential Suburban

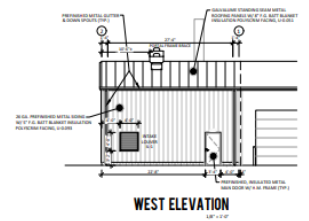
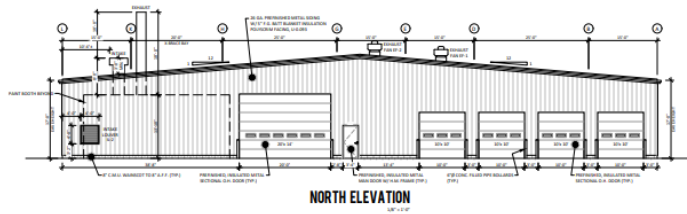
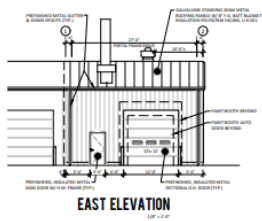
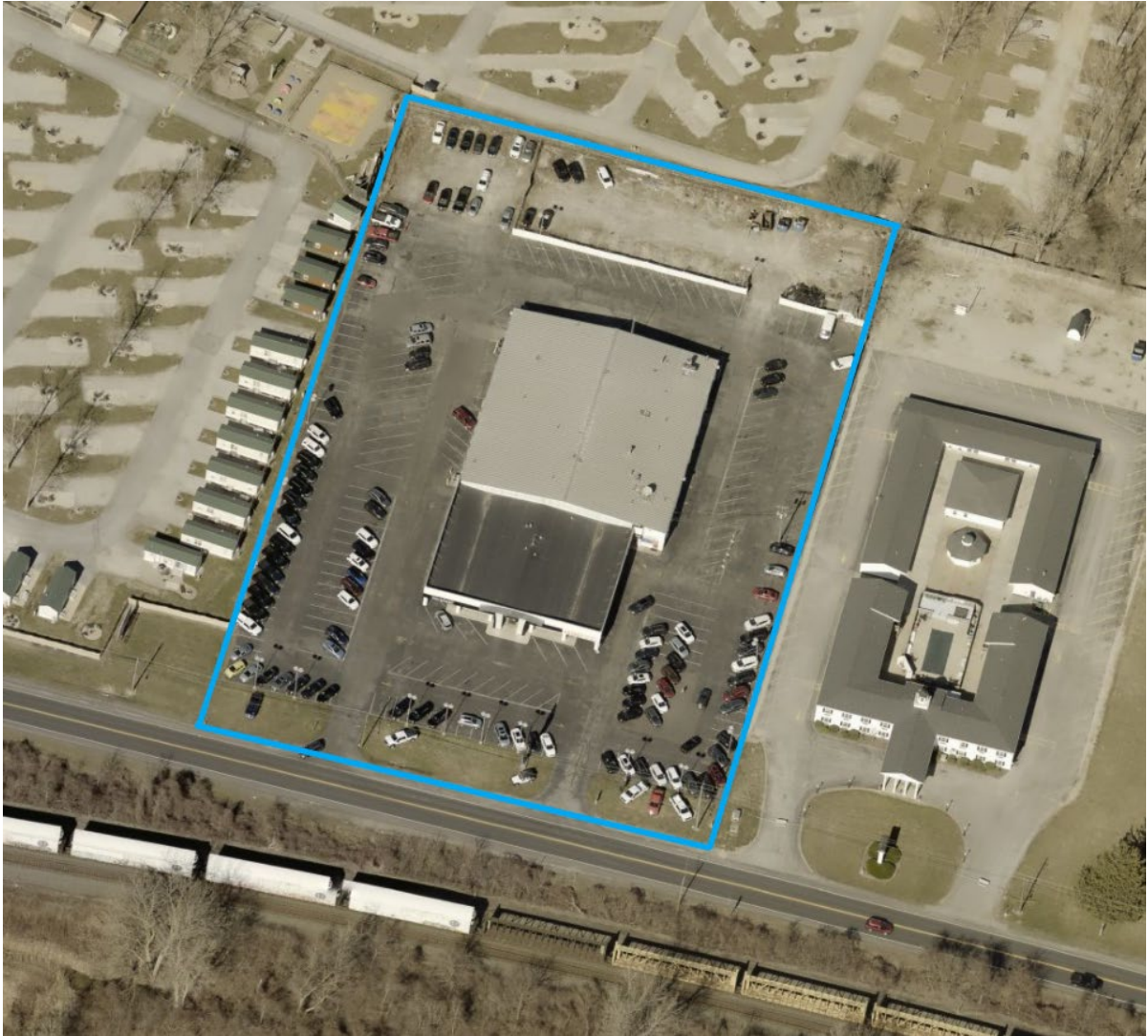
County Auditor Property Map (subject property outlined in red)




Aerial Photo (taken March 2021)

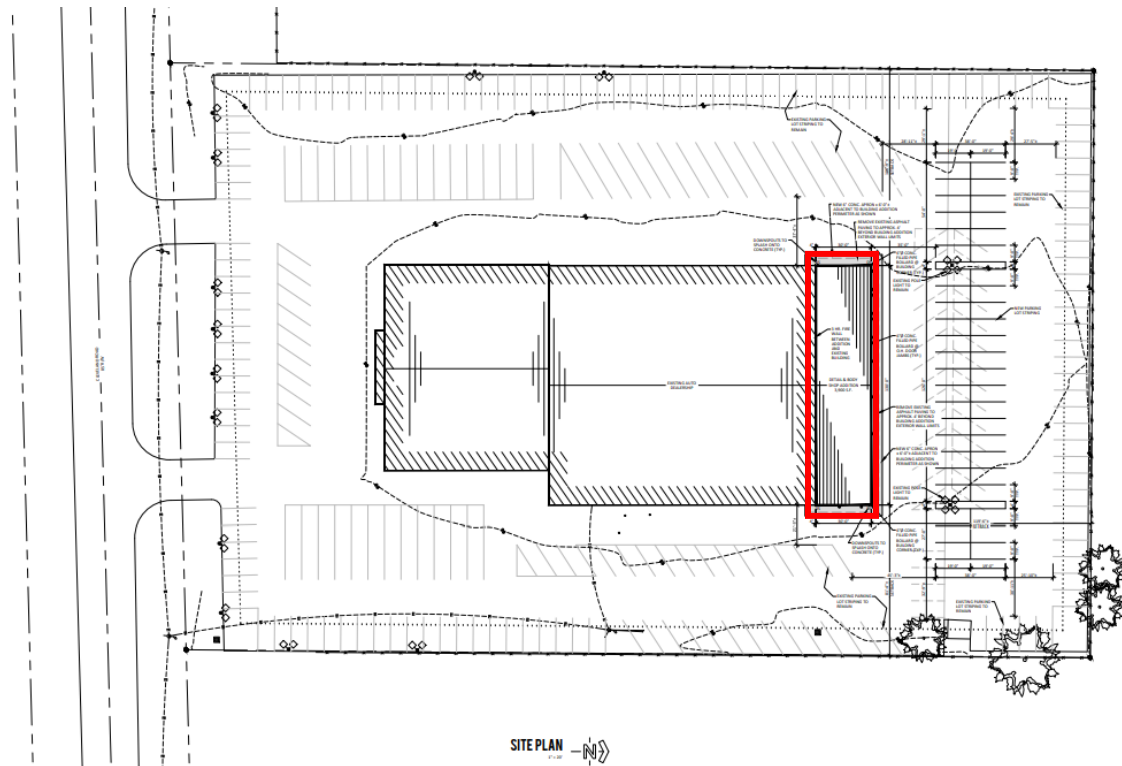








 New addition



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#### PROJECT DESCRIPTION

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The site of 2401 Cleveland Rd. sits on 169,000 sq. ft. and has a total building coverage of 19%. The existing structure totals about 32,730 sq. ft. The proposed addition totals 3,900 sq. ft. and will be used for vehicle servicing and detailing. The proposed site will have 5,845 sq. ft. of office, and 30,785 sq. ft. of service / detailing

The proposal contains 218 parking spaces and 42 larger spaces. The existing parking area coverage is 136,270 sq. ft. No additional parking area is proposed.

The addition will give Ganley more space to repair and detail cars. It will include 4 new detail bays and an area for a future paint booth. The same materials will be used from the existing building to match.

---

**APPLICABLE CODE SECTIONS**

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**1137.05 PERMITTED MAIN BUILDINGS AND USES; COMMERCIAL SERVICES DISTRICT.**

(a) Main Buildings and Uses.

- (1) All buildings and uses permitted in and as regulated in the Commercial Recreation District;
- (2) Wholesale businesses, services and storage establishments as follows:
  - A. Cleaning establishments. Laundries, dyeing, carpet cleaning, dry cleaning, towel supply; auto-wash provided the waiting-line area is maintained entirely within premises;
  - B. Food and drink preparation. Baking, cake ornaments, canning, dehydrating, freezing, grinding, mixing, pasteurizing, refining, and roasting processes, meat processing, ice manufacturing, bottling works, breweries, wineries;
  - C. Laboratories; research, experimental, and testing;
  - D. Print and publishing establishment, stationary products;
  - E. Boat building and repair, fisheries, shipping docks;
  - F. Poultry packing and dressing;
  - G. Repair establishments for automotive motors, body and paint, tire vulcanizing, electrical and household appliances;

**CHAPTER 1149**

**Site Plan Review and Off-Street Parking**

**1149.02 ACCESSORY PARKING FACILITIES REQUIRED.**

- (a) Whenever a building is constructed or new use established;

**1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.**

(d) Business.

- |     |  |   |
|-----|--|---|
| (1) | Gasoline service stations  | 1 space per 2 gas pumps plus 2 spaces per bay   |
| (2) | Medical and dental offices and clinics   | 1 space per 200 sq. ft. floor area  |
| (3) | Retail stores, banks, other office buildings, service establishments and auto repair shops | 1 space per 250 square feet gross floor area of ground floor; 1 space per 300 sq. ft. of other floors |
| (4) | Eating places, bars, taverns   | 1 space per 100 square feet gross floor area  |
| (5) | Marinas  | 2 spaces per 3 boat slips   |

(e) Commercial and Manufacturing

- |     |   |   |
|-----|---|---|
| (1) | Commercial services, laboratories, storage machine shops and similar establishments | 1 space per 650 square feet of gross floor area                             |
| (2) | Manufacturing plants as permitted in LM and GM Districts                            | 1 space per 1,300 square feet of gross floor space                          |
| (3) | Central Business District   | Off-street parking not required. Parking to be provided only where feasible |
| (4) | Daycare   | 2 spaces per classroom but not less than 6 spaces                           |

#### 1149.09 SURFACE IMPROVEMENTS OF PARKING AREAS.

(..)

(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:

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

(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.
- (3) The island shall be contained within a poured-in place or pre-cast 6-inch high concrete curb.

---

#### SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS

---

5,845 sq. ft. office: 1 per 250 sq. ft. = 23

30,785 sq. ft. Manufacturing: 1 per 650 sq. ft. = 47

#### **Total = 70 required spaces**

The existing parking spots well surpasses the required 70 spaces with over 260 parking spots on site.

New parking areas must meet the landscaping requirements listed above. The proposal does not call for new parking, so landscaping requirements cannot be enforced. Although, staff would recommend landscaping be implemented in unutilized areas of the site. These small touches go a long way in beautifying the site.

---

**OTHER DEPARTMENT COMMENTS**

---

**Engineering Staff:**

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

**Building Staff:**

No objections. Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

**Police Department:**

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

**Fire Department:**

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

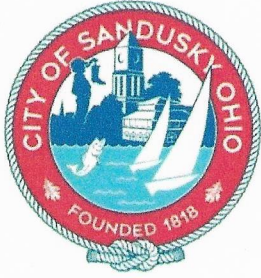
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**CONCLUSION/RECOMMENDATION**

---

Staff recommends the approval of the proposed site plan at 2401 Cleveland Rd. (parcels 57-05870.000 & 57-05873.000) with the following conditions:

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



## PLANNING COMMISSION

*Application for Site Plan Approval*

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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

### APPLICANT/AGENT INFORMATION:

**Property Owner Name:**

KG Real Estate Owner Sandusky, LLC

**Property Owner Address:**

2401 W Cleveland Rd., Sandusky, Ohio

**Property Owner Telephone:**

419-502-5121

**Property Owner Email:**

jdecker@ganleyauto.com

**Authorized Agent Name:**

Justin Kerner

**Authorized Agent Address:**

309 Monroe St., Monroeville, Ohio

**Authorized Agent Telephone:**

419-681-1360

**Authorized Agent Email:**

justin.kerner@janottaherner.com

### LOCATION AND DESCRIPTION OF PROPERTY:

**Municipal Street Address:**

2401 W Cleveland Rd., Sandusky, Ohio

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

Car Dealership

**Parcel Number:**

57-05870

**Zoning District:**

CS

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 169,000 (sq. ft. or acres)

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

**Building #1:** 32,730 (in sq. ft.)

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

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

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

**Total Building Coverage (as % of lot area):** 19%

**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:**

5,845sf of showroom/office

26,885sf of service

**Proposed Building Height (for any new construction):** 17'0"

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

**Number of Off-Street Parking Spaces Provided:** \_\_\_\_\_

**Parking Area Coverage (including driveways):** 136,270 (in sq. ft.)

**Landscaped Area:** 0 (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.):**

This proposed addition is to give Ganley more space for repairing and detailing cars. It will include four (4) new detail bays and an area for a future paint booth. We will utilize the same construction materials as the existing service building to match as closely as possible.

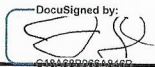


**REQUIRED SUBMITTALS:****15 copies of a site plan/off-street parking plan for property****Application Fee:****Conditional Use Permit: \$100.00****Similar Main Use: \$100.00****Flood Plan Variance: \$100.00****Front Yard Fence: no charge****Other: check with staff for fee****APPLICATION MUST BE COMPLETELY 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.

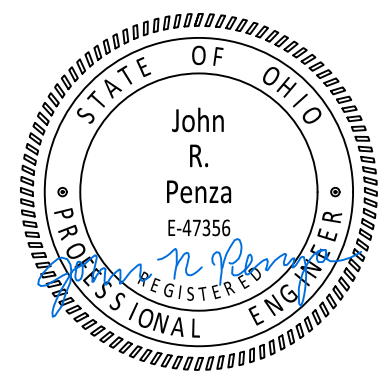

\_\_\_\_\_  
**Signature of Owner or Agent**2/23/2022\_\_\_\_\_  
**Date****PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of KG Real Estate Owner Sandusky, LLC (municipal street address of property), I hereby authorize Justin Kerner to act on my behalf during the Planning Commission approval process.


\_\_\_\_\_  
**Signature of Property Owner**2/23/2022\_\_\_\_\_  
**Date****STAFF USE ONLY:****Date Application Accepted:** \_\_\_\_\_ **Permit Number:** \_\_\_\_\_**Date of Planning Commission Meeting:** \_\_\_\_\_**Planning Commission File Number:** \_\_\_\_\_



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REVISIONS	
10/29/21	DD

AN ADDITION FOR:

# KEN GANLEY BUICK GMC

2401 CLEVELAND ROAD SANDUSKY, OHIO 44870

RELEASE	
BUDGET XX/XX/XX	ZONING XX/XX/XX
PERMIT XX/XX/XX	CONSTRUCTION XX/XX/XX

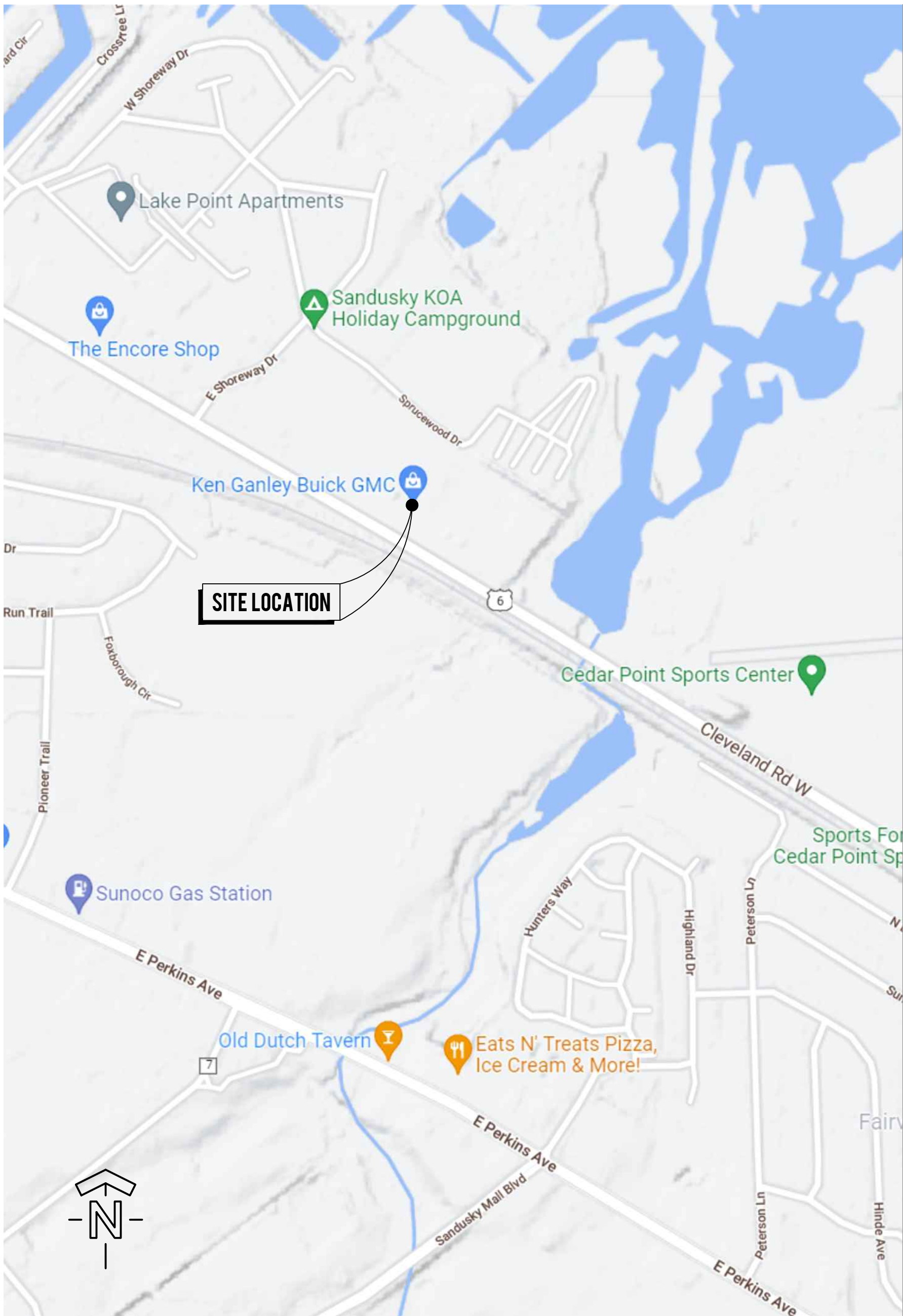


## LOCATION MAP

## CODE NOTES

## DESIGN TEAM

## DRAWING INDEX



USE GROUP	MIXED USE NON SEPARATED B / S-1
CONSTRUCTION TYPE	2-B
BUILDING HEIGHT	(ALLOWABLE) 2 STORY / 55 FT. (ACTUAL) 1 STORY / 23.33 FT.
OCCUPANT LOAD	200
MAXIMUM TRAVEL DISTANCE	200 FT.
ALLOWABLE FLOOR AREA	27,825 S.F.
EXISTING FLOOR AREA	28,830 S.F.
NEW FLOOR AREA	3,900 S.F.

### TABULAR AREA INCREASE CALCULATION:

$$A_t = \left[ \frac{\Delta A_{1,1} E}{100} \right] + \left[ \frac{\Delta A_{2,1} E}{100} \right] = A_a$$

A<sub>a</sub> = ALLOWABLE AREA PER FLOOR

A<sub>1</sub> = TABULAR AREA PER FLOOR (TABLE 503)

E = OPEN PERIMETER AREA INCREASE

I<sub>1</sub> = SPRINKLER PROTECTION AREA INCREASE

### OPEN PERIMETER INCREASE CALCULATION:

130.00'	264.67'	130.00'	264.67'
NORTH	EAST	SOUTH	WEST

PERIMETER 269.32' OPEN PERIMETER 659.33'

OPEN PERIMETER (OPEN PER./PER.) 0.84

AREA INCREASE 59

100 x (OPEN PER. - 0.25) x W/50

ALLOWABLE FLOOR AREA =  
17,500 S.F. + [ 17,500 S.F. x 59 / 100 ] = 27,825 S.F.

### PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF AN ADDITION TO AN EXISTING AUTO DEALERSHIP. NO WORK WILL BE PERFORMED IN THE EXISTING BUILDING OTHER THAN UTILITY CONNECTIONS. THE EXISTING BUILDING WILL BE SEPARATED FROM THE ADDITION WITH A 3 HOUR FIRE WALL. THE ADDITION WILL HAVE A SELF CONTAINED PAINT BOOTH WITH COMPLIANT FIRE SUPPRESSION SYSTEM INCLUDED. PLANS TO BE SUBMITTED SEPARATELY.

### 1.) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH:

- 2017 OHIO BUILDING CODE
- 2017 OHIO MECHANICAL CODE
- 2017 OHIO PLUMBING CODE
- 2017 NATIONAL ELECTRIC CODE
- ICC/ANSI A117.1-2009
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE / ASHRAE 90.1-2010

2.) FIRE EXTINGUISHERS SHALL BE 10 LB. ABC AND PROVIDED BY THE OWNER. FIRE EXTINGUISHER LOCATIONS SHOWN ON THE PLANS SHALL BE CONFIRMED WITH THE FIRE PREVENTION AUTHORITY. EXTINGUISHER CABINETS SHALL BE MOUNTED AT 48" A.F.F. TO THE CENTER OF THE PULL HANDLE TO COMPLY WITH THE ICC A117.1 308 REACH RANGE. EXTINGUISHERS SHALL BE MOUNTED AT A MAXIMUM OF 60" TO THE TOP OF THE EXTINGUISHER TO COMPLY WITH OBC 906.9.1 AND NFPA 10 - 6.1.3.8.1.

### CIVIL ENGINEER:

### JANOTTA & HERNER

JOHN PENZA P.E.  
309 MONROE STREET  
MONROEVILLE, OHIO 44847  
PH. (419) 465-4611 FAX. (419) 465-2866

### ARCHITECT:

### JANOTTA & HERNER

BRIAN STANLEY AIA  
309 MONROE STREET  
MONROEVILLE, OHIO 44847  
PH. (419) 465-4611 FAX. (419) 465-2866

### ENGINEER:

### JANOTTA & HERNER

DAN COBB P.E.  
309 MONROE STREET  
MONROEVILLE, OHIO 44847  
PH. (419) 465-4611 FAX. (419) 465-2866

### MECHANICAL ENGINEER:

### INTEGRATED CONSTRUCTION CONSULTANTS LLC.

47313 MERRIAM ROAD  
WELLINGTON, OHIO 44090  
PH. (440) 667-6177 FAX. (440) 647-6044

### ELECTRICAL ENGINEER:

### INTEGRATED CONSTRUCTION CONSULTANTS LLC.

47313 MERRIAM ROAD  
WELLINGTON, OHIO 44090  
PH. (440) 667-6177 FAX. (440) 647-6044

### NO. SHEET NAME

TS	TITLE SHEET
G1.1	GENERAL NOTES
ADA	ACCESSIBILITY NOTES AND DETAILS
FS1.1	FIRE STOPPING DETAILS
FS1.2	FIRE STOPPING DETAILS
C1.1	SITE PLAN
A1.1	FLOOR PLAN & ELEVATIONS
A3.1	CROSS SECTIONS
A3.2	MASONRY DETAILS
A4.1	SCHEDULES
F1.1	FOUNDATION PLAN & SECTIONS
F1.2	ENLARGED PAINT BOOTH PIT PLAN & SECTIONS
PM1.1	PLUMBING, MECHANICAL & ELECTRICAL PLANS, DETAILS & NOTES
PM1.2	PLUMBING, MECHANICAL & ELECTRICAL OVERALL PLANS

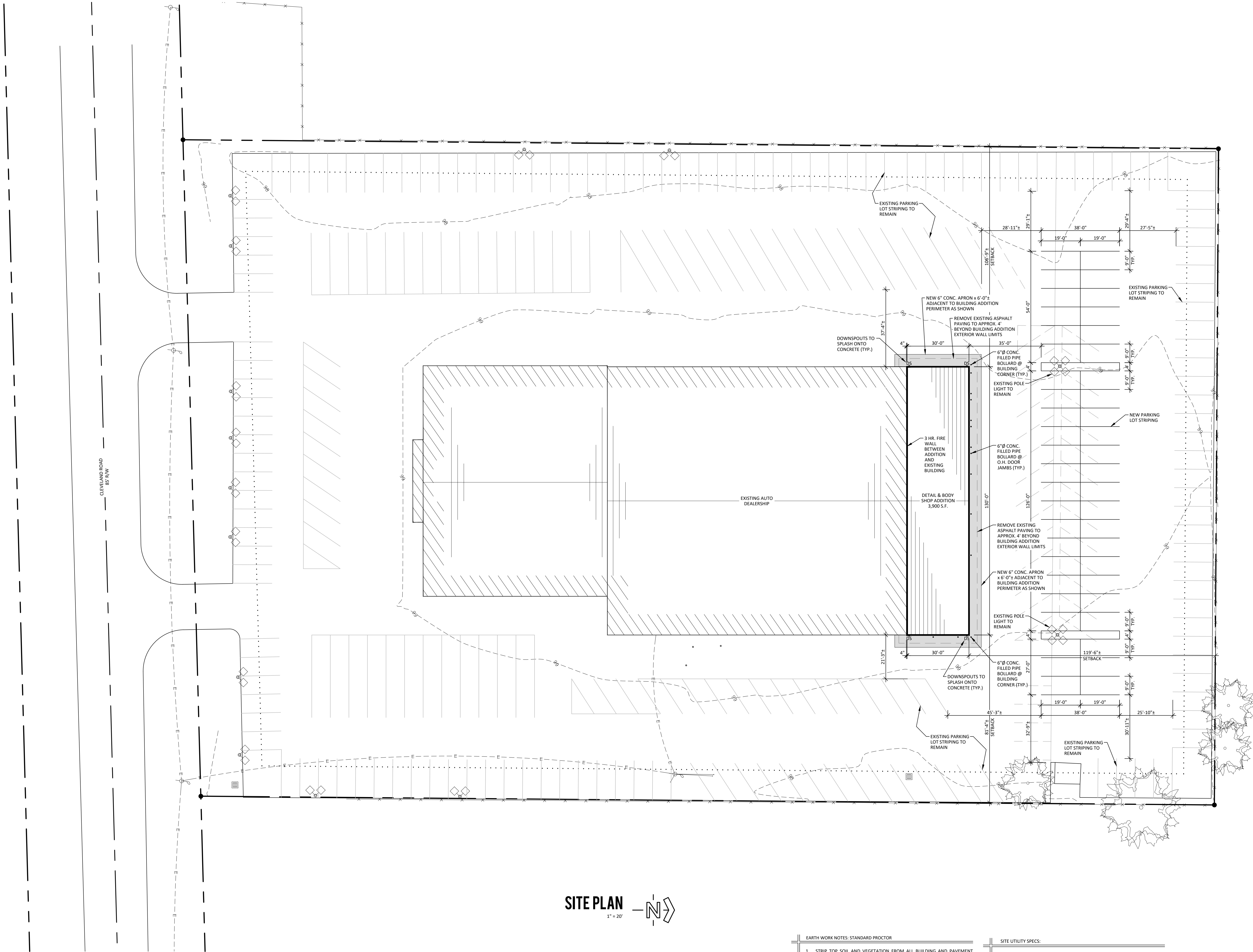
KEN GANLEY BUICK GMC  
CLEVELAND ROAD SANDUSKY, OHIO  
TITLE SHEET

DRAWN BY: AMH  
JOB NUMBER: 2021-329

TS

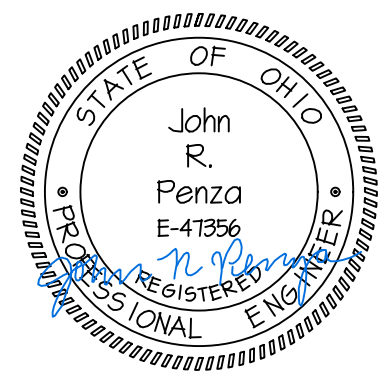


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SITE PLAN  
1" = 20'

EARTH WORK NOTES: STANDARD PROCTOR	SITE UTILITY SPECS:	PAVING SPECIFICATIONS:
<div>1. STRIP TOP SOIL AND VEGETATION FROM ALL BUILDING AND PAVEMENT AREA. PRIOR TO FILL OPERATIONS, HEAVILY PROOF ROLL THE EXISTING SUB GRADE WITHIN THE PROPOSED BUILDING AREA AND NEW PAVEMENT AREA WITH A FULLY LOADED TANDDEM AXLE DUMP TRUCK. UNDERCUT AND STABILIZE ALL YIELDING AREAS.</div> <div>2. FILL MATERIAL WITHIN THE BUILDING AND PAVEMENT AREAS SHALL BE 1H1 APPROVED MATERIAL AND PLACED IN 6-8" LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR TESTING. THE MOISTURE CONTENT SHALL BE WITHIN 2% OF OPTIMUM.</div> <div>3. WHEN FINAL ELEVATION HAS BEEN OBTAINED IN CUT AREAS, PROOF ROLL THE ENTIRE AREA WITH A HEAVILY LOADED TANDDEM AXLE DUMP TRUCK. UNDERCUT AND STABILIZE ALL YIELDING AREAS. REDISTRIBUTE TOPSOIL IN LAWN AREAS AND FINE GRADE.</div>	<div>1. ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES IN THE WORK AREA PRIOR TO CONSTRUCTION START.</div> <div>2. SANITARY LINES OUTSIDE THE LIMITS OF THE BUILDING SHALL BE SDR-35 PVC (ASTM D3034). PERFORM PRESSURE TEST IN ACCORDANCE W/ ASTM F-1417. (MIN. 1% SLOPE)</div> <div>3. SANITARY LINES INSIDE THE LIMITS OF THE BUILDING SHALL BE SCH. 40 PVC (ASTM F1488). PERFORM PRESSURE TEST IN ACCORDANCE W/ ASTM F-1417. (MIN. 1% SLOPE)</div> <div>4. UTILITY TRENCHES SHALL BE BACK FILLED &amp; COMPACTED IN MAX. 10" LIFTS. #6 LIMESTONE SHALL BE USED AS BACK FILL IN PAVEMENT AREAS AS NOTED. OTHER AREAS MAY BE BACK FILLED &amp; COMPACTED w/ EARTHEN MATERIAL.</div>	<div>CONCRETE PAVING - 6" COMPACTED #304 STONE BASE 6" CONCRETE w/ 846-WL 48W2.4 W.W.M.</div> <div>ALL EXTERIOR CONCRETE SHALL BE ODOT CLASS C. 4000 PSI MIN. COMPRESSIVE STRENGTH. MIN. 600 LB/CY CEMENT CONTENT, MAX. .50 W/C, 6% AIR ENTRAINMENT, AND MAX. 4 1/2" SLUMP.</div>



REVISIONS  
1/12/22 DD

RELEASE  
BUDGET XX/XX/XX ZONING XX/XX/XX  
PERMIT XX/XX/XX CONSTRUCTION XX/XX/XX

**Janotta & Herner**  
305 MONROE STREET MONROEVILLE, OHIO 44847 (419) 465-4611

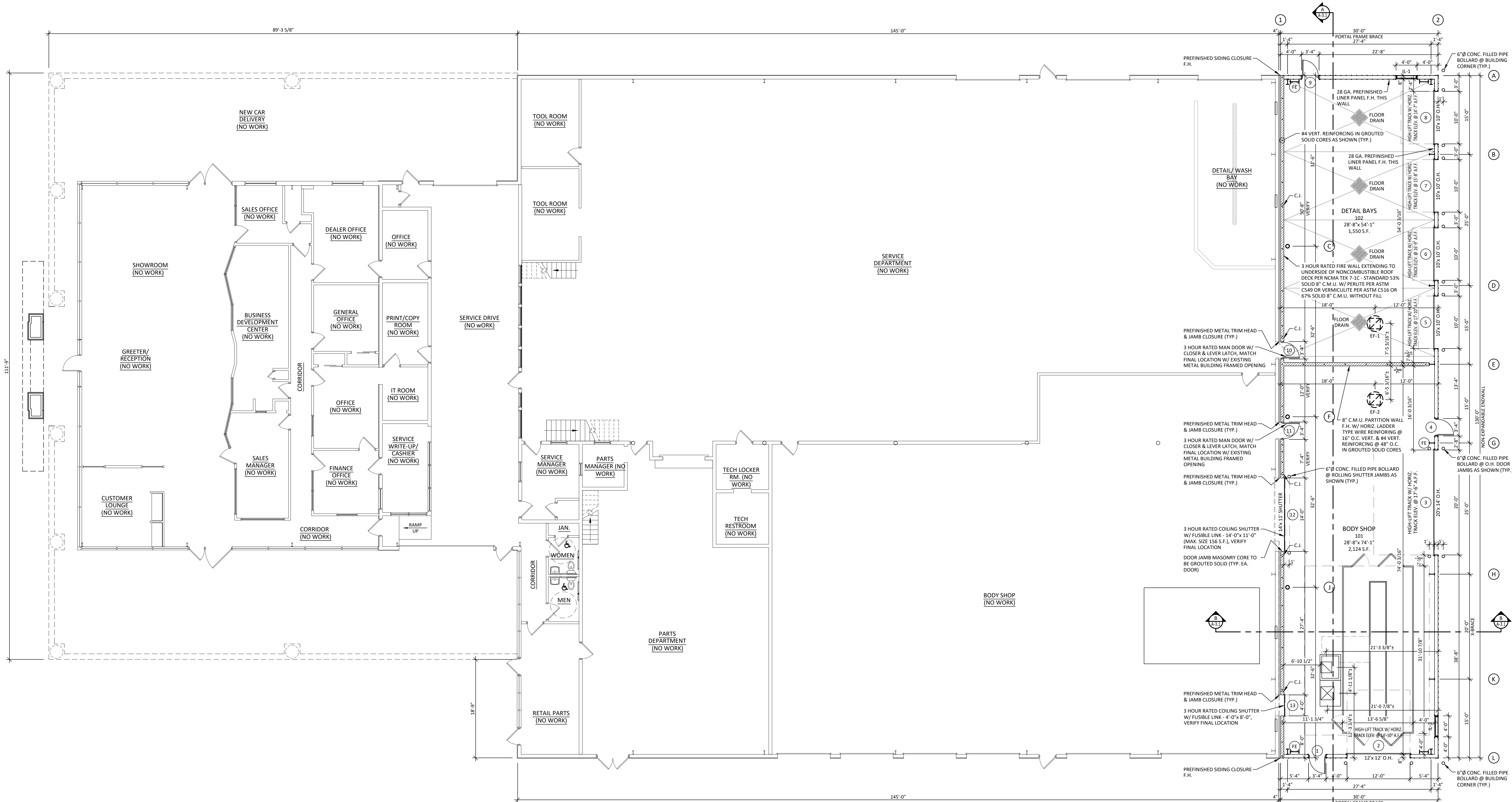
**KEN GANLEY BUICK GMC**  
CLEVELAND ROAD SANDUSKY, OHIO  
**SITE PLAN**

DRAWN BY: AMH  
JOB NUMBER: 2021-329

**C1.1**



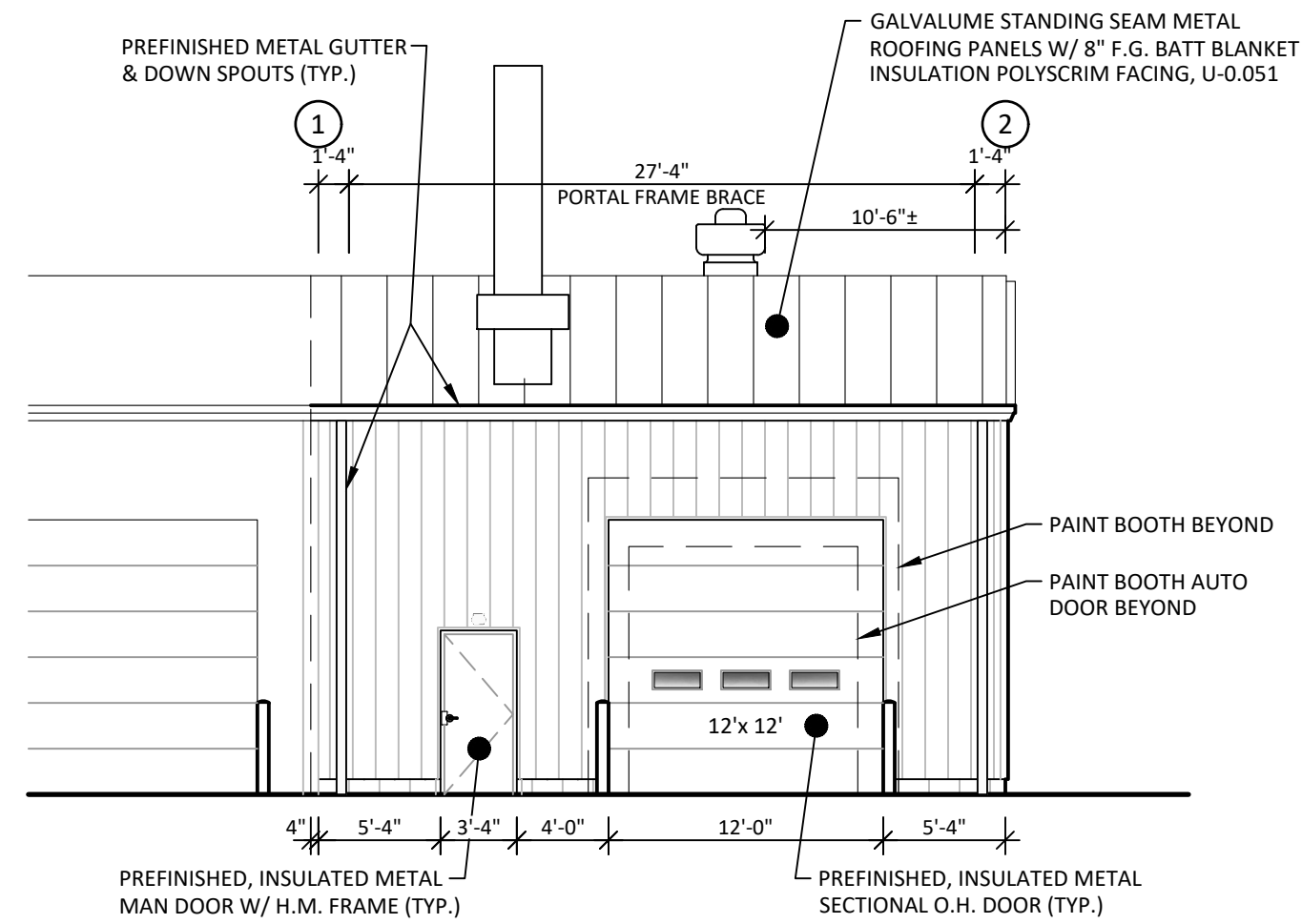
ALL BIDDING AND CONTRACT DOCUMENTS PROVIDED OR FURNISHED BY JANOTTA & HENNER ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF JANOTTA & HENNER, AND ARE FURNISHED AS INSTRUMENTS IN SERVICE OF THE PROJECT. FURTHER USE, RE-USE, OR COPYING, IN WHOLE OR IN PART IS PROHIBITED AND COULD BE CONSIDERED AS A CRIMINAL OFFENSE.



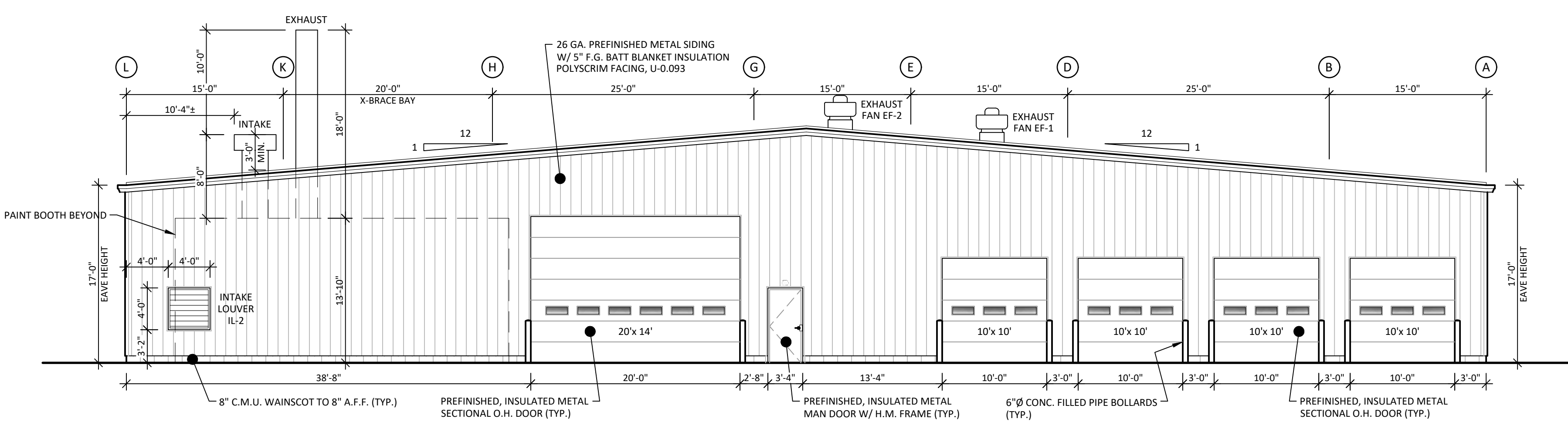
**FLOOR PLAN**  
1/8" = 1'-0"

FE FIRE EXTINGUISHERS SHALL BE 10 LB. ABC AND PROVIDED BY THE OWNER. FIRE EXTINGUISHER LOCATIONS SHOWN ON THE PLANS SHALL BE CONFIRMED WITH THE FIRE PREVENTION AUTHORITY. EXTINGUISHER CABINETS SHALL BE MOUNTED AT 48" A.F.F. TO THE CENTER OF THE PULL HANDLE TO COMPLY WITH THE I.C.C. A117.1 308 REACH RANGE. EXTINGUISHERS SHALL BE MOUNTED AT A MAXIMUM OF 60" TO THE TOP OF THE EXTINGUISHER TO COMPLY WITH DBC 906.9.1 AND NFPA 10 - 6.1.3.8.1. (TYP. OF 3 LOCATIONS)

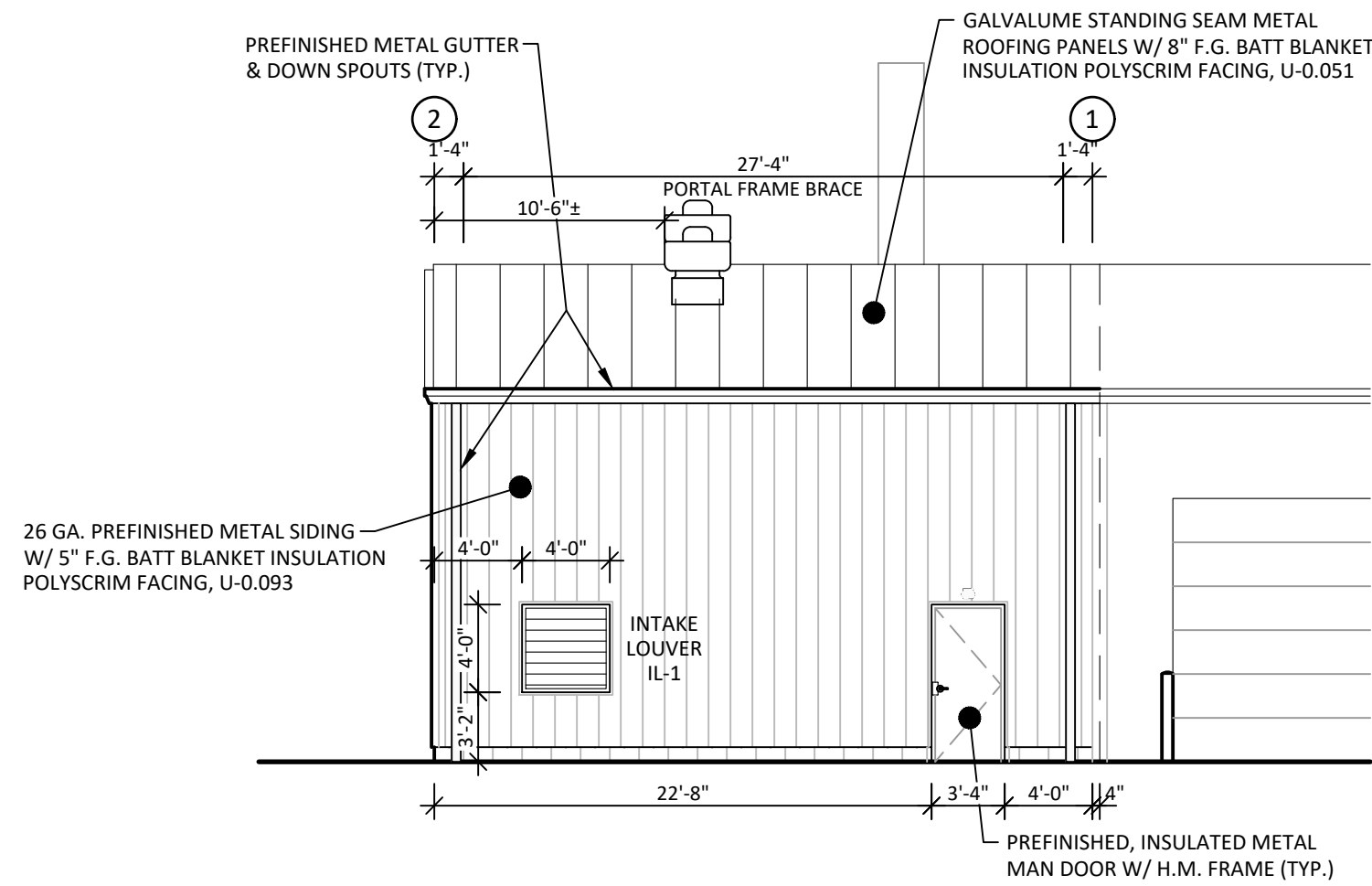
THE LOCAL FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO INSTALLATION OF FIRE EXTINGUISHERS TO VERIFY FINAL MOUNTING LOCATIONS.



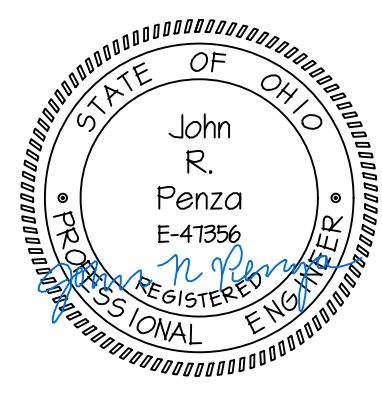
**EAST ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"



REVISIONS	
8/26/21	SD
10/06/21	SD
10/26/21	DD
1/06/22	DD

RELEASE	
BUDGET	ZONING
XX/XX/XX	XX/XX/XX
PERMIT	CONSTRUCTION
XX/XX/XX	XX/XX/XX

**Janotta & Henner**  
305 MONROE STREET MONROEVILLE, OHIO 44847 (419) 465-4611

**KEN GANLEY BUICK GMC**  
CLEVELAND ROAD SANDUSKY, OHIO

**FLOOR PLAN & ELEVATIONS**

DRAWN BY: AMH  
JOB NUMBER: 2021-329

**A1.1**

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

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR A  
BUILDING ADDITION AT  
107 COLUMBUS AVE. (PARCELS 56-64005.000 &  
56-61045.000)

Reference Number: PSPOS22-0005

Date of Report: March 15, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Property Owner: Sandusky State Theatre – Chris Parthemore, Director  
107 Columbus Ave.  
Sandusky, Ohio 44870

Authorized Agent: DLR Group – Brant Miller, Architect  
1422 Euclid Ave. Ste. 300  
Cleveland, Ohio 44115

Site Location: 107 Columbus Ave.

Current Zoning: “DBD” – Downtown Business District

Adjacent Zoning: North: “DBD” – Downtown Business District  
East: “DBD” – Downtown Business District  
West: “DBD” – Downtown Business District  
South: “DBD” – Downtown Business District

Existing Use: Theatre

Proposed Use: Theatre

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking  
1133 Business Districts





**Zoning Map (subject property outlined in red. Dashed outline indicates portion other parcels on this property outside of proposal scope)**

#### 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

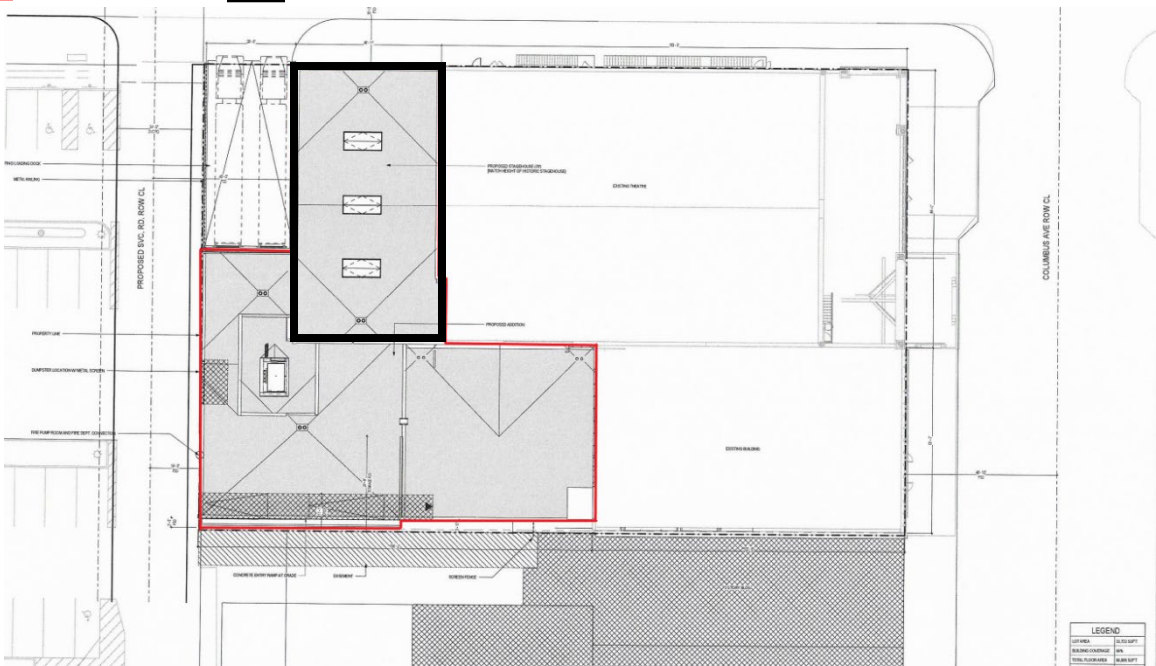
- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban







New addition
  Restoration + expansion





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## PROJECT DESCRIPTION

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The Sandusky State Theatre site, at 107 Columbus Ave, is located on three parcels totaling roughly 34,000 square feet. The existing structure and building additions total roughly 33,344 sq. ft. The applicant proposes a restoration and expansion of the existing theater stage house, and an addition to the theater for additional theater support spaces. The proposed total building lot coverage is 99%. The project consists of approximately 66,000 square feet of renovation and new work. The addition includes a screened built-in area for the dumpster location to be accessed by the adjacent city right-of-way.

There is no parking requirement for this property, as it is located in the Central Business District (defined by boundaries, north, Sandusky Bay; east, Hancock Street; south, Adams Street; west, Decatur Street). No parking is proposed on the site other than the continued use of the existing loading dock.

The proposed building height for the restoration/stage expansion is to match the existing 70 ft. portion of the theatre. The height requirement in the DBD – downtown business district is 125 feet.

There are no lot coverage limitations (for nonresidential structures) nor required setbacks in the DBD – downtown business districts.

This project meets all applicable zoning requirements.

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## APPLICABLE CODE SECTIONS

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### **CHAPTER 1133** **Business Districts**

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

(a) Main Buildings and Uses.

- (1) Single, two and multi-family residential uses above the first floor.
- (2) All stores and services permitted in the General Business District;
- (3) Public uses as follows and as defined in Section 1123.02: governmental, civic, education, religious, recreational and transportation.

#### **1133.10 AREA REGULATIONS; BUSINESS DISTRICTS.**

In Automobile Parking, Local Business, Roadside Business, General Business, and Downtown Business Districts, lot area requirements established for multifamily districts by this Zoning Code shall apply to the buildings used exclusively for dwelling purposes. Motels shall have a lot area of not less than 900 square feet per rental unit.

#### **1133.11 YARD REGULATIONS; BUSINESS DISTRICTS.**

- (3) General Business District, Downtown Business District. Buildings may be located on the front lot line, unless shown otherwise on the Zone Map. If a front yard is provided, it may be

used for parking, but not within 5 feet of the front property line if the site plan showing the parking location is approved by the Commission.

#### **1133.12 HEIGHT REGULATIONS; ALL BUSINESS DISTRICTS.**

The height of any main or accessory building shall not exceed 2 stories or 35 feet, in Automobile Parking, Local or Roadside Business Districts, and not exceed 125 feet in General Business and Downtown Business Districts; except chimneys, church spires, flagpoles, radio towers, water tanks, and other permitted mechanical appurtenances located upon or designed in connection with the main building, may be erected above the height limit.

### **CHAPTER 1123**

#### **Public Facilities District**

#### **1123.02 USE REGULATIONS.**

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained only for the following:

##### Schedule of Permitted Buildings and Uses for Public Facilities District

- (b) Civic: art galleries, libraries, museums, places for public assembly, memorials, monuments, cemeteries.

### **CHAPTER 1149**

#### **Site Plan Review and Off-Street Parking**

#### **1149.04 MEASUREMENT STANDARDS.**

(....)

- (f) Central Business District. Boundaries, north, Sandusky Bay; east, Hancock Street; south, Adams Street; west, Decatur Street. Parking is not required in the C.B.D.

#### **1149.09 SURFACE IMPROVEMENTS OF PARKING AREAS.**

No landscaping standards are required.

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#### **OTHER DEPARTMENT COMMENTS**

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#### **Engineering Staff:**

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

#### **Building Staff:**

No objections. Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

**Police Department:**

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

**Fire Department:**

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

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**CONCLUSION/RECOMMENDATION**

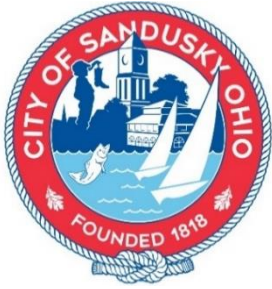
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Staff is excited to see the proposed expansion and restoration of the Sandusky State Theatre. The State Theatre is a landmark institution and a key attraction to our downtown, anchoring the city's history and future. This restoration and expansion has the ability attract more shows, visitors, and future investments in the downtown historic district.

Staff recommends the approval of the proposed site plan at 107 Columbus Ave. (parcels 56-64005.000 & 56-61045.000)

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





## PLANNING COMMISSION

### *Application for Site Plan Approval*

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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

### APPLICANT/AGENT INFORMATION:

**Property Owner Name:** Sandusky State Theater; Chris Parthemore, Director

**Property Owner Address:** 107 Columbus Ave, Sandusky, OH 44870

**Property Owner Telephone:** 419.626.1347

**Property Owner Email:** chrisp@sanduskystate.com

**Authorized Agent Name:** DLR Group, Brant Miller, Architect

**Authorized Agent Address:** 1422 Euclid Ave. Ste. 300, Cleveland OH 44115

**Authorized Agent Telephone:** 216.623.7889

**Authorized Agent Email:** bmillers@dlrgroup.com

### LOCATION AND DESCRIPTION OF PROPERTY:

**Municipal Street Address:** 107 Columbus Ave, Sandusky, OH 44870

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

107 Columbus Ave, Sandusky, OH 44870

**Parcel Number:** 56-61045.000

**Zoning District:** CBD

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 33,722 sq ft. (sq. ft. or acres)

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

**Building #1:** 33,344 sq ft. (in sq. ft.)

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

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

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

**Total Building Coverage (as % of lot area):** 99%

**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:** 66,000 sq ft.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Building Height (for any new construction):** 70'-0"

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

**Number of Off-Street Parking Spaces Provided:** 0; no change

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

**Landscaped Area:** 378 sq. ft. (in sq. ft.)

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

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

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

\_\_\_\_\_

The Sandusky State Theater Renovation and Addition includes the reconstruction of the

\_\_\_\_\_

building’s former historic stagehouse, interior renovation of historic and existing spaces,

\_\_\_\_\_

and additional theater support spaces. The project consists of approximately 66,000

\_\_\_\_\_

square feet of renovation and new work.

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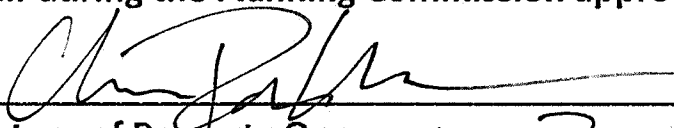
**APPLICATION AUTHORIZATION:**

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

 3.11.22  
Signature of Owner or Agent **BRANT MILLER** Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 107 Columbus Ave (municipal street address of property), I hereby authorize Brant Miller to act on my behalf during the Planning Commission approval process.

 3-11-22  
Signature of Property Owner **Chris Parthenos** 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: \_\_\_\_\_



**2022**  
**PLANNING COMMISSION**  
**MEETING DATES AND FILING DEADLINES**

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

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 5:00 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website.



## SITE PLAN/OFF-STREET PARKING PLAN REQUIREMENTS

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

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

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

### General Requirements

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

### Design Details

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

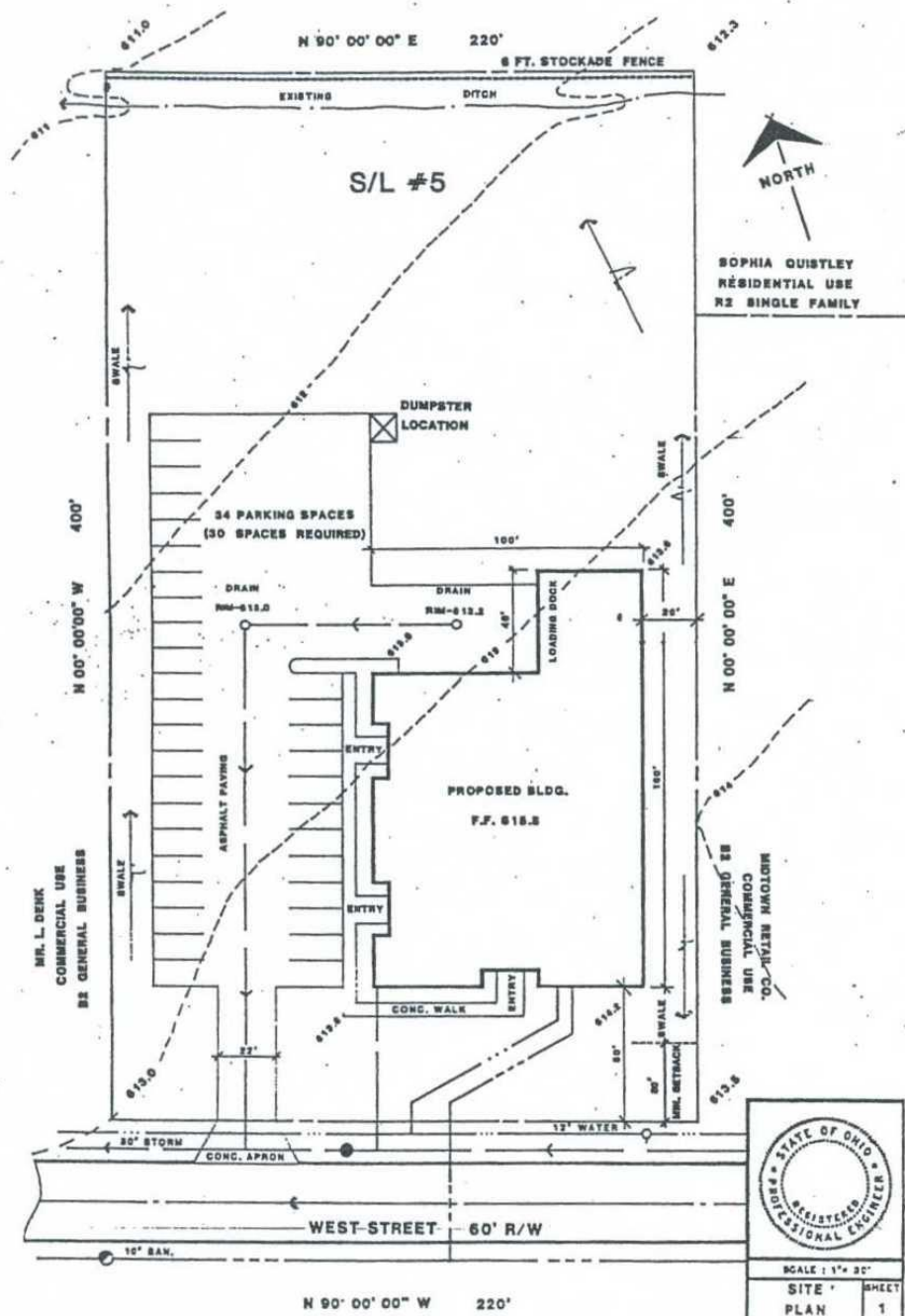
identification by type of each building and number of stories, and distances between buildings on adjacent properties.

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

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

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

FIGURE 1  
**SITE PLAN**



BM 380/25-21124-00 Sandusky State Theater/25-21124-00\_Sandusky\_AR\_2020.rvt  
3/11/2022 1:35:40 PM

1

2

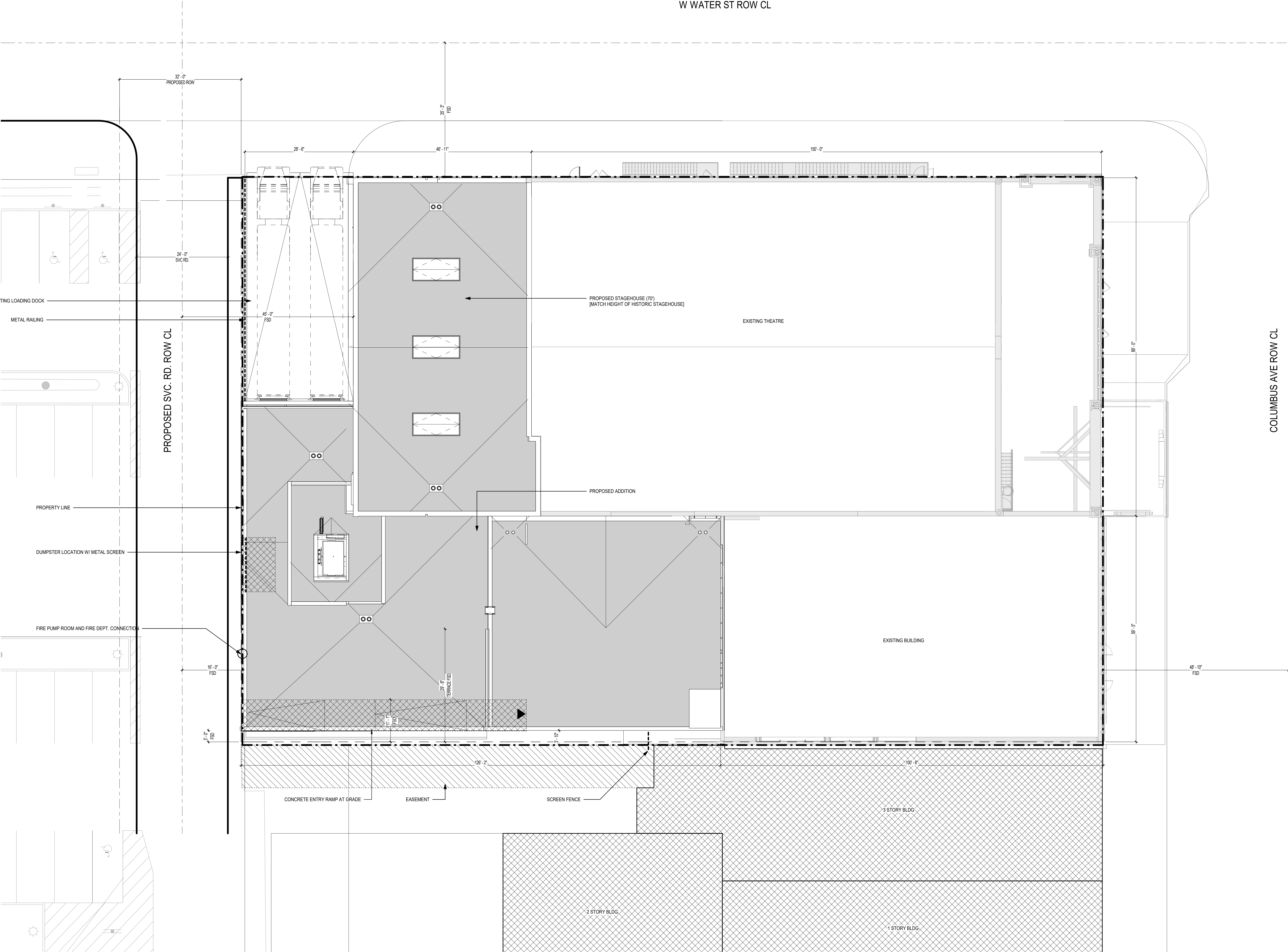
3

4

5

SITE PLAN

SCALE: 1" = 10'-0"



LEGEND	
LOT AREA	33,722 SQFT
BUILDING COVERAGE	99%
TOTAL FLOOR AREA	66,000 SQFT
AREA OF ADDITION	20,500 SQFT
BUILDING HEIGHT	70'
LANDSCAPED AREA	378 SQFT
NUMBER OF PARKING SPACES PROVIDED	0 (NO CHANGE)



SANDUSKY STATE THEATRE

CITY PLANNING -  
SITE PLAN  
03/10/2022  
REVISIONS

25-21124-00  
SITE PLAN

AS1

Consultant Logo

Project  
Logo

NOT FOR  
CONSTRUCTION

DLR Group  
© DLR Group

Westlake  
Reed  
Leskosky