



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

## Agenda

April 27, 2022

5:00 pm

City Commission Chamber

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

1. **Meeting called to order – Roll Call**

2. **Approval of minutes from March 23, 2022 meeting**

3. **Public Hearing**

Dennis Grahl has submitted an application to vacate a public right-of-way at an unutilized extension of Church Street. Adjacent properties include: 60-00036.000, 60-60418.000, and 60-00420.000.

Joseph C. Ritorto III has submitted an application for an amendment to the zoning map for 709 Perry Street (parcel 57-04215.000). The application is to rezone the parcel from “R2F” Two-Family Residential to “RRB” Residential Business.

The Planning Commission has set a public hearing to consider a transient rental overlay district for the following parcels along East Washington Street: 56-01210.000, 56-00444.000, 56-00518.000, 56-00747.000, 56-00097.000, 56-01158.000, 56-00643.000, 56-00585.000, 56-01137.000, and 56-01136.000.

The Planning Commission has set a public hearing to consider a transient rental overlay district roughly bound by West Monroe Street to the north, Marquette Street to the west, Superior Street to the east, and then extending to the railroad tracks to the south.

4. **New Business**

Father’s Heart Ministries of Sandusky, Inc has submitted an application for a Similar Main Use at 1814 Milan Road, to use the existing building for a funeral home.

5. **Other Business**

6. **Adjournment**

**NEXT MEETING: May 25, 2022 at 5:00pm**

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

## **Planning Commission**

**March 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, and Steve Poggiali. 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 February 23, 2022 meeting:**

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

#### **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.**

Mr. Ochs stated that after talking with several people and looking at records on file, it was found that many of the parcels that were included on this application had already been previously approved by City Commission on February 21, 2021. The addresses that were previously approved included 1800-1830 First Street, 1900-1922 First Street, and 2022-2034 First Street. The ones relevant to this application are 1900-1922 First Street. Due to an unpredicted staff change soon after this approval and a non-immediate filling to the position, the zoning map was not updated. Since learning about this, staff has updated the zoning map. This leaves four parcels still zoned as Single Family Residential that the applicant could try to get rezoned at this hearing, but they decided to withdraw their application.

#### **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).**

Mr. Ochs stated that The Recovery Institute of Ohio is currently operating at this location. The addition will give the recovery center 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 added. The plan is to have some patients stay overnight as needed for treatment. The proposal contains 14 new parking spaces, totaling 42 spaces altogether. The site only needs 27 parking spaces. This site plan proposal meets all applicable zoning requirements with the exception of the required landscaping along the side edges of the parking lot. From what staff could find, the first phase of this project did not have any landscaping requirements, or if so, they were not followed. Therefore staff would recommend the applicant put in 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. The proposed additional parking requires a combination of trees and shrubs along the west edge of the new parking lot. There were no concerns received from other departments. Staff recommends the approval of the proposed site plan at 1019 Pierce Street with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency, 2) A combination of trees and shrubs are installed along the west edge of the new parking area. Mr. McGory asked staff if the applicant is willing to put landscaping where staff is saying it was not previously done. Mr. Ochs said that he does not know and that he thought the applicant was going to be at the meeting today, but does not see him. Mr. McGory stated that instead of tabling the application because the applicant is not available to answer questions, his thought is to approve the application subject to staff's conditions and to also add the condition of

adding the landscaping that should have been required of the applicant in the first phase project. If they do not want to do that, then they can come back next month. Mr. Miller asked the Law Director if they are able to require the applicant to do that extra landscaping for the portion of the site plan that was already approved. Mr. Heil stated that he will need some time to look into that. Mr. Zuilhof stated he would be satisfied with approving the application as long as the applicant is meeting overall site plan requirements. Mr. McGory made a motion to approve the site plan application subject to staff's conditions, but also adding in the condition to meet the now existing landscaping requirements along the south edge. Mr. Zuilhof seconded the motion. Mr. Zuilhof asked if staff are allowed to make minor changes to a site plan. Mr. Blair responded that is correct. Mr. Whelan asked staff if the addition is 4,500 square foot addition. Mr. Ochs stated that is correct. Mr. Whelan then asked if there is an agreement with the neighbor or an easement on the west side of the property because they are entering the lot from the adjoining property. Mr. Ochs stated that the applicant did tell him that there is an easement. Mr. Miller asked for clarification that the motion is just asking for two or three more trees, is that correct. If so, he doubts the applicant would have any issues with that, as that will just make the property look better. Mr. McGory said that was correct. All voting members were in favor of the motion.

**KG Real Estate Owner Sandusky, LLC has submitted a site plan application for an addition at 2401 Cleveland Road (parcels 57-05870.000 and 57-05873.000).**

Mr. Ochs stated that the current use of this address is a car dealership and maintenance shop. The proposed addition will provide office space and also give Ganley more space to repair and detail cars. It will include four new detail bays and an area for a future paint booth. The same materials from the existing building will be used for the addition. No additional parking area is proposed. However, the existing parking spots well surpasses the required 70 spaces with over 260 parking spots on site. New parking areas must meet landscaping requirements but since the proposal does not call for new parking, landscaping requirements cannot be enforced. As this may be, staff would recommend landscaping be implemented in unutilized areas of the site. These small touches go a long way in beatifying the site. There were no concerns from other departments and divisions received. Staff recommends approval of the proposed site plan with the following condition: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency. Mr. Poggiali asked the applicant if they would be willing to do the landscaping that staff suggested. John Decker with KG Automotive stated that they definitely planned on doing some landscaping. Mr. Miller moved to approve the application subject to staff's conditions and Mr. Poggiali seconded. All voting members were in favor of the motion.

**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).**

Mr. Ochs stated that the proposed addition at the State Theater will allow for an expansion for the existing theater stage house and 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 Downtown Business District is 125 feet. There are no lot coverage limitations (for nonresidential structures) nor required setbacks. This project meets all applicable zoning requirements. There were no concerns received by other departments and divisions. Staff recommends approval of the proposed site plan with the following condition: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency. Chris Parthemore, Executive Director of the Sandusky State Theater, stated that they have been discussing doing this addition for a while now, and it only makes sense to do it now while the restoration work is taking place. Mr. Zuilhof asked what the proposed service road is on the site plan, as that looks like it is a part of the city parking lot. Ms. Blair stated that the architects wrote that in to make sure that everyone is aware that they will need continued access to get into that alley for trash services.

Mr. Zuilhof asked that since the building is right up to the lot line, are there any encroachments? Ms. Blair stated that there are not. Mr. Zuilhof stated that it might be appropriate to dedicate an alley or grant an easement to ensure that something crazy does not happen in the future. Ms. Blair stated that she recommends not making action at this time because there is almost a perfect rectangle on the Jackson Street parking lot, which is rare, and it is big, so she would hate to specify where that would be at this time. However, she said that she agrees that connectivity is important. Mr. Zuilhof made a motion to approve the application subject to staff's conditions and Mr. Poggiali seconded. Mr. Poggiali asked the applicant when the work would start. Mr. Parthemore responded that he is hoping the work can start in April. Mr. Poggiali then asked if they have parking issues or hear of others complaining about parking there. Mr. Parthemore responded that he has yet to see a major parking problem. He said that if they have a great show there that people want to see, they will walk a couple of blocks to get there, as that is what people do in Cleveland and other cities. All voting members were in favor of the motion.

#### **Other Business:**

##### **Discussion on potential updates to transient rental regulation.**

Ms. Blair stated that first, staff wanted to make the Planning Commission aware of House Bill 563 that was recently introduced in February and is in regards to transient rentals. This bill is about 25% through the process. The bill suggests that cities treat short term rentals the same as any other rental property and would prohibit municipalities from regulating them. There is some support from some states and real estate players, but there has been some pushback as well. Mr. Heil stated that the content in the bill is vague so it is not clear if this bill would wipe out regulations that are already in place in municipalities or if it only applies to municipalities that do not already have regulations.

Ms. Blair then reminded everyone that at the last meeting a motion passed for Mr. Whelan and Mr. Miller to discuss with staff potential transient rental regulations. Staff came prepared to discuss a couple of options regarding that. The first option would be to update the ordinance so property owners have a path to getting a public hearing set for consideration of a new overlay district. This would include a set of parameters to accomplish this, such as proposing a district boundary and collecting signatures from surrounding property owners. The second option would be to allow a capped number of transient rentals outside the overlay districts within an otherwise defined boundary such as the Opportunity Zone. Both options could be used together or they could be used independent of one another. If the Planning Commission went with option two the intent is to still have the current transient rental overlay district remain in place. Mr. Zuilhof stated that he thinks both options are good idea, but does not think that both are needed. However, it might be a better idea to put a cap on the overall number of transient rentals instead of capping just the ones outside the overlay districts. Ms. Blair stated that the City of Huron allows for 165 transient rental units, which is about 5.5% of total households in Huron. Mr. Miller asked if staff knows how many transient rental units they have currently. Ms. Blair stated that last she heard they were at 125. Mr. McGory stated he does not see a reason to not utilize both options presented. Mr. Whelan stated that an issue with placing a cap on all transient rental units throughout the whole city is that, say they reach the cap amount and someone applies that lives in a zone where transient rentals are permitted and they then get denied because the cap amount has been reached, would that be legal for the city to deny that person since their property is zoned for what they want to do? Mr. Zuilhof stated that another thing to think about is someone could build a huge building where transient rentals are permitted and have 600 units in there. Ms. Blair stated she heard that is happening in Traverse City. Mr. Poggiali asked what the boundaries are for the Opportunity Zone. Ms. Blair stated that it is Monroe Street to Meigs and Camp. Mr. Whelan stated he thinks there should be a cap and that the cap should start off small and include residential zoned properties, which would include transient rental overlay districts. His concern is that if they allow for too much, property values and costs could go up in Sandusky. Mr. Zuilhof stated that if they allow too many units, that could also mess with the census counts. Mr. McGory stated that he thinks the first wave of people wanting to do transient rentals will do so in empty buildings and houses that are underutilized, so he thinks it will be awhile before it is a problem. Mr. McGory asked if staff could come up with a proposal to bring back to the

Planning Commission to vote on. He thinks staff may have a good idea on some numbers to propose and then there could be further discussion at a later meeting.

Ms. Blair stated that Andrew Mulry, owner of 302 East Washington Street, contacted her about proposing a new transient rental overlay district along the properties facing Washington Street, across from the soon to be food hall. She said she wanted to bring this to the commission's attention to see if someone wanted to make a motion to have a public hearing on this proposal. The district would run from Hancock Street to Franklin Street. There are nine homes in the proposed district and he has received seven out of nine signatures for the proposed transient rental overlay district, which is 70%. Mr. Mulry currently lives in this home, but his family has outgrown the home, so he wants to move into a bigger home, but keep this one to come and visit downtown, but also let others use his home to visit downtown as well. Mr. Zuilhof stated that this seems like a reasonable request since this block is across the street from the Downtown Business District. Mr. Poggiali made a motion to have a public hearing at the next Planning Commission meeting to discuss the proposed transient rental overlay district and Mr. Miller seconded. All voting members were in favor of the motion.

Ms. Blair then stated that she received another proposed transient rental overlay district from James Maldonado, who owns 3328 West Monroe Street. He is proposing a district on West Monroe Street bound by Marquette, Tyler, and Lasalle Street. This district is adjacent to the entry of Lion's Park. Mr. Zuilhof asked if this proposal overlapped a district that was already entertained by the Planning Commission. Ms. Blair stated that there was a proposal brought to the commission back when Mr. Voltz still worked for the city and then when Mrs. Blair started, the Planning Commission asked her to hold a couple of public meetings to get feedback from the residents. There were some resident concerns, although those residents are not in the proposed boundary that is in front of the Planning Commission today. She said she did get an email from someone that said her husband just signed a petition that she is not sure she supports and Ms. Blair told her that if the Planning Commission decides to set a public hearing for this proposal she would be able hear more information and share her thoughts at that public hearing. Ms. Blair stated that the proposal contains about 39 homes and Mr. Maldonado has received 15 signatures from those 39 homes, which is 27.7%. Mr. Zuilhof stated that having streets as boundaries is not the best way to create a district. In the previous proposal, the boundary was the back of the lots. He thinks that the houses across the street should also be included in the district. Mr. Whelan stated that the boundaries could be discussed and changed at the public hearing. Mr. Whelan then made a motion to set a public hearing at the next Planning Commission meeting to discuss the proposed transient rental overlay district and Mr. Zuilhof seconded. Mr. Zuilhof then asked if the notice requirement could be expanded a little bit so that if the boundaries do change in the public hearing, all of the proper people will be notified. Ms. Blair stated that the current notice requirement has staff send notices to properties within 300 feet of the property lines. She asked how much further out they want staff to send notices. Mr. Zuilhof responded to go 300 feet from the houses across the street from the proposed boundary line in case those get added to the overlay district. Whelan stated that he thinks the boundary lines should go down to Superior Street. Mr. McGory asked that if they get to the public hearing and a motion is made to expand the overlay district to include a few more addresses, what happens if Mr. Maldonado does not say that is what he wanted or the people that live at those addresses say that is not what they wanted? Mr. Zuilhof stated that is for the Planning Commission to decide on. He said that is why he thinks it is unwise about forcing the Planning Commission to have to hear every proposal that is brought forth, instead of letting the professionals decide this, who have went to school for this sort of thing. Mr. Whelan asked if he could amend the motion to have a public hearing for the map proposed, at the next meeting, but also add parcels after talking more with staff on staff's opinion. Mr. Poggiali stated he thinks they should just move forward with what was proposed and then discuss further at the public hearing. He then asked if there is a percent of signatures needed to even have a public hearing. Ms. Blair stated no, not at this time. He then asked if anyone knows if the signatures that were brought to staff are renters or owners of the properties because he thinks that makes a big difference in his mind. Mr. Heil stated that there is currently no process for a resident to bring forth a transient rental overlay district, so that is why those two options were presented earlier, as a way to move forward with that. Also, to clarify, the Planning Commission does have to

have a public hearing in order to create a transient rental overlay district. All voting members were in favor of the motion, except for Mr. McGory, who abstained.

Mr. Ochs stated that staff was asked to provide a presentation on transient requirements since there has been some discussion on RVs and boats being used as transient rentals. Staff will be working something up and send it out to everyone via email.

**Meeting Adjourned:**

Mr. Miller made a motion to adjourn and Mr. Zuilhof seconded. The meeting ended at 7:11pm.

**Next Meeting:**

April 27, 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 A PUBLIC RIGHT OF WAY  
VACATION TO AN UNUTILIZED EXTENSION OF  
CHURCH ST. LOCATED BETWEEN 4808 WARD ST. &  
4904 WARD ST. (PARCELS 60-00036.000, 60-  
00420.000, 60-00137.000)

Reference Number: PROVV-0002

Date of Report: April 18, 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:	Dennis Grahl 4808 Ward St. Sandusky, OH 44870
Site Location:	An unutilized extension of Church St. located between 4808 Ward St. & 4904 Ward St. Sandusky, OH 44870
Current Zoning:	n/a
Surrounding Zoning:	North- "R1-75 Single Family Residential East- "RB" Roadside Business South- "RMF – Residential Multi-Family West- "R1-75 Single Family Residential
Existing Use:	Vacant right-of-way
Proposed Zoning:	"RB" & R1-75 – Single Family Residential
Applicable Plans & Regulations:	City of Sandusky Bicentennial Comprehensive Plan City of Sandusky Planning and Zoning Code Chapters: 1187.05 VACATION OF PLAT. Planning and development Procedures Section 9.0: Vacation of Street or Alley



SITE PICTURES

Subject Parcels Outlined in Red



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

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

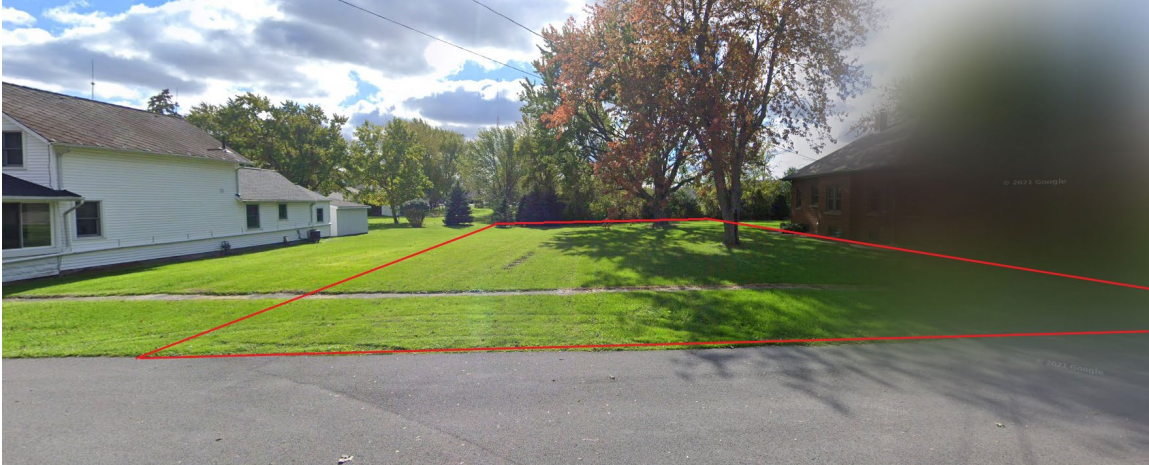
Aerial Photo of Site



Aerial Photo of Site March 2021







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#### PROJECT DESCRIPTION

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The applicant has filed vacation for the public right-of-way extension of Church St. located between 4808 Ward St. & 4904 Ward St. is approximately 10,000 sq. ft. of land. It is vacant with no future plans of a street extension of Church St.

The applicant claims to have been maintaining the right-of-way for some time and would like to own the land for his efforts. The land would be parceled by a licensed surveyor, split evenly, and combined across the 2 directly adjacent properties. A survey map has been included in this application.

There is an existing storm sewer line that extends through the right of way into an adjoining storm water retention area.



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**APPLICABLE CODE SECTIONS**

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**1187.05 VACATION OF PLAT.**

A plat or portion thereof may be vacated. The owner or owners of properties located within the area of the plat proposed to be vacated shall submit to the Planning Commission a document, which shall include a text and/or drawings in form approved by the City Law Director, declaring said plat or portion thereof vacated.

If the vacation does not involve the vacation of a public right-of-way, easement, or other public property, the Planning Commission shall take action to approve, approve with conditions, or disapprove such document of vacation. The action of the Planning Commission shall be final.

If the vacation involves the vacation of a public right-of-way, easement, or other public property, the Planning Commission shall make a recommendation to the City Commission. The City Commission may approve, approve with conditions, disapprove, or approve in part any such document.

Upon approval by the City Commission, said document shall be recorded in like manner as plats of subdivisions and shall operate to destroy the force and effect of the plat, or portion thereof, so vacated. (Ord. 02-176. Passed 10-28-02.)

**Ohio revised code 723.041**

When a vacation occurs, a municipality and any affected public utility automatically retain a permanent easement in such vacated for the purpose of maintenance and access.

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**DIVISION OF PLANNING COMMENTS**

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The stormwater infrastructure exists on the property, and it will remain (see engineering comments). This makes the parcel an unlikely location for infill development. Also, right of way does not extend past this parcel, therefor making a future continuation of Church Street through to Providence Street unlikely. For these reasons, the planning division does not oppose the vacation of this right of way.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

A minimum 20' easement must be granted to the City (10' for each side of center of pipe). This easement would restrict any building and or structure construction within the 20' buffer.

**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 has no opposition to the approval of the proposed public right of way vacation to an unutilized extension of Church St. located between 4808 Ward St. & 4904 Ward St. (parcels 60-00036.000, 60-00420.000, 60-00137.000)



## PLANNING COMMISSION

Application for Approval

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
www.cityofsandusky.com

### TYPE OF APPLICATION:

☐ Conditional Use Permit  
☐ Flood Plain Variance  
☒ Other

☐ Similar Main Use  
☐ Front Yard Fence

### APPLICANT/AGENT INFORMATION:

Property Owner Name: VACANT RITE OF WAY

Property Owner Address: \_\_\_\_\_

Property Owner Telephone: \_\_\_\_\_

Property Owner Email: \_\_\_\_\_

Authorized Agent Name: DENNIS GRAHL

Authorized Agent Address: P.O. BOX 307 CASTALIA, O

Authorized Agent Telephone: 419 656-1656.

Authorized Agent Email: CMS312@BEX.NET.

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: VACANT LOT WARD ST + CHURCH ST.

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

Parcel Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**DETAILED SITE INFORMATION:**

Land Area of Property: 5,048 sq. FT. EACH (sq. ft. or acres)

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

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

Building #2: N/A

Building #3: N/A

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

**Total Building Coverage (as % of lot area):** N/A.

**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:**

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

**Parking Area Coverage (including driveways):** \_\_\_\_\_ (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.):**

N/A



**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**

\_\_\_\_\_  
**Date**

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

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

\_\_\_\_\_  
**Signature of Property Owner**

\_\_\_\_\_  
**Date**

**STAFF USE ONLY:**

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

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

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



**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.

[illegible]

## **CONDITIONAL USE PERMIT GENERAL STANDARDS**

- Is a proposed use in fact a conditional use as established under the provisions of the Zoning Code?
- Will the proposed use be harmonious with and in accordance with the general objectives or with any specific objective of the City's Comprehensive Plan and/or the Zoning Code?
- Will the proposed use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and/or change the essential character of the same area?
- Will the proposed use be hazardous or disturbing to existing or future neighboring uses?
- Will the proposed use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools? Will the persons or agencies responsible for the establishment of the proposed use be able to provide adequately any such services?
- Will the proposed use create excessive additional requirements as public cost for public facilities and services and be detrimental to the economic welfare of the community?
- Will the proposed use involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors?
- Will the proposed use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

## ROAD VACATION PARCEL A DESCRIPTION

Situated in part of Church Street in the Village of Venice as per deed recorded in Volume 364 Page 314, now in the City of Sandusky, Erie County, Ohio, and being more particularly described as follows;

Commencing at an iron pin found at the intersection of the southwesterly right of way line of Ward Street with northwesterly right of way line of Church Street and being the most easterly corner of Lot Number 7 in said Village of Venice now or formerly owned by Castalia Holdings, LLC. as per deed recorded in RN202113120 of the Erie County Records, said point being the principal place of beginning for this description;

1. Thence South 53°-40'-00" East, a distance of 33.33 feet to an iron pin found on the centerline of Church Street;
2. Thence South 36°-02'-05" West, along the centerline of Church Street, a distance of 151.47 feet to an iron pin found on the northeasterly line of a parcel of land now or formerly owned by The Commons Of Providence as per deed recorded in RN9919043 of the Erie County Records;
3. Thence North 54°-13'-53" West, along the northeasterly line of said Commons Of Providence parcel, a distance of 33.33 feet to an iron pin found at the most southerly corner of said Lot Number 7, being on the northwesterly right of way line of Church Street;
4. Thence North 36°-02'-05" East, along the southeasterly line of said Lot Number 7 and the northwesterly right of way line of Church Street, a distance of 151.80 feet to the place of beginning and containing 0.1160 acres of land, but subject to all easements and restrictions of record.

In the above description the courses were referred to a meridian assumed for the purpose of indicating angles only.

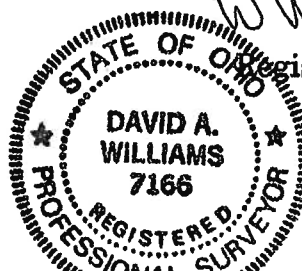
This description was prepared by David A. Williams, Registered Surveyor No. 7166 and was taken from an actual field survey performed on January 19, 2022.

APPROVED as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.

Michael J. Farrell  
Engineer/Surveyor: Erie County Engineer's

Date: 1-20-2022

David A. Williams



David A. Williams  
Registered Surveyor No. 7166

### ROAD VACATION PARCEL B DESCRIPTION

Situated in part of Church Street in the Village of Venice as per deed recorded in Volume 364 Page 314, now in the City of Sandusky, Erie County, Ohio, and being more particularly described as follows;

Commencing at an iron pin found at the intersection of the southwesterly right of way line of Ward Street with northwesterly right of way line of Church Street and being the most easterly corner of Lot Number 7 in said Village of Venice now or formerly owned by Castalia Holdings, LLC. As per deed recorded in RN202113120 of the Erie County Records;

Thence South  $53^{\circ}-40'-00''$  East, a distance of 33.33 feet to an iron pin found on the centerline of Church Street, said point being the principal place of beginning for this description;

1. Thence South  $53^{\circ}-40'-00''$  East, a distance of 33.33 feet to a point at the most northerly corner of Lot Number 8 in said Village of Venice now or formerly owned by Dennis and Valerie Grahrl as per deed recorded in RN200409081 of the Erie County Records and being at the intersection of the southeasterly right of way line of Church Street with the southwesterly right of way line of Ward Street;

2. Thence South  $36^{\circ}-02'-05''$  West, along the northwesterly line of said Lot Number 8 and the southeasterly right of way line of Church Street, a distance of 151.14 feet to a point at the most westerly corner of said Lot Number 8 and being on the northeasterly line of a parcel of land now or formerly owned by The Commons Of Providence as per deed recorded in RN9919043 of the Erie County Records;

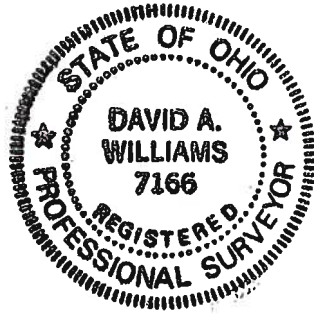
3. Thence North  $54^{\circ}-13'-53''$  West, along the northeasterly line of said Commons Of Providence parcel, a distance of 33.33 feet to an iron pin found on the centerline of Church Street;

4. Thence North  $36^{\circ}-02'-05''$  East, along the centerline of Church Street, a distance of 151.47 feet to the place of beginning and containing 0.1158 acres of land, but subject to all easements and restrictions of record.

In the above description the courses were referred to a meridian assumed for the purpose of indicating angles only.



This description was prepared by David A. Williams, Registered Surveyor No. 7166 and was taken from an actual field survey performed on January 19, 2022.



David A. Williams

A handwritten signature of David A. Williams in blue ink.

Registered Surveyor No. 7166

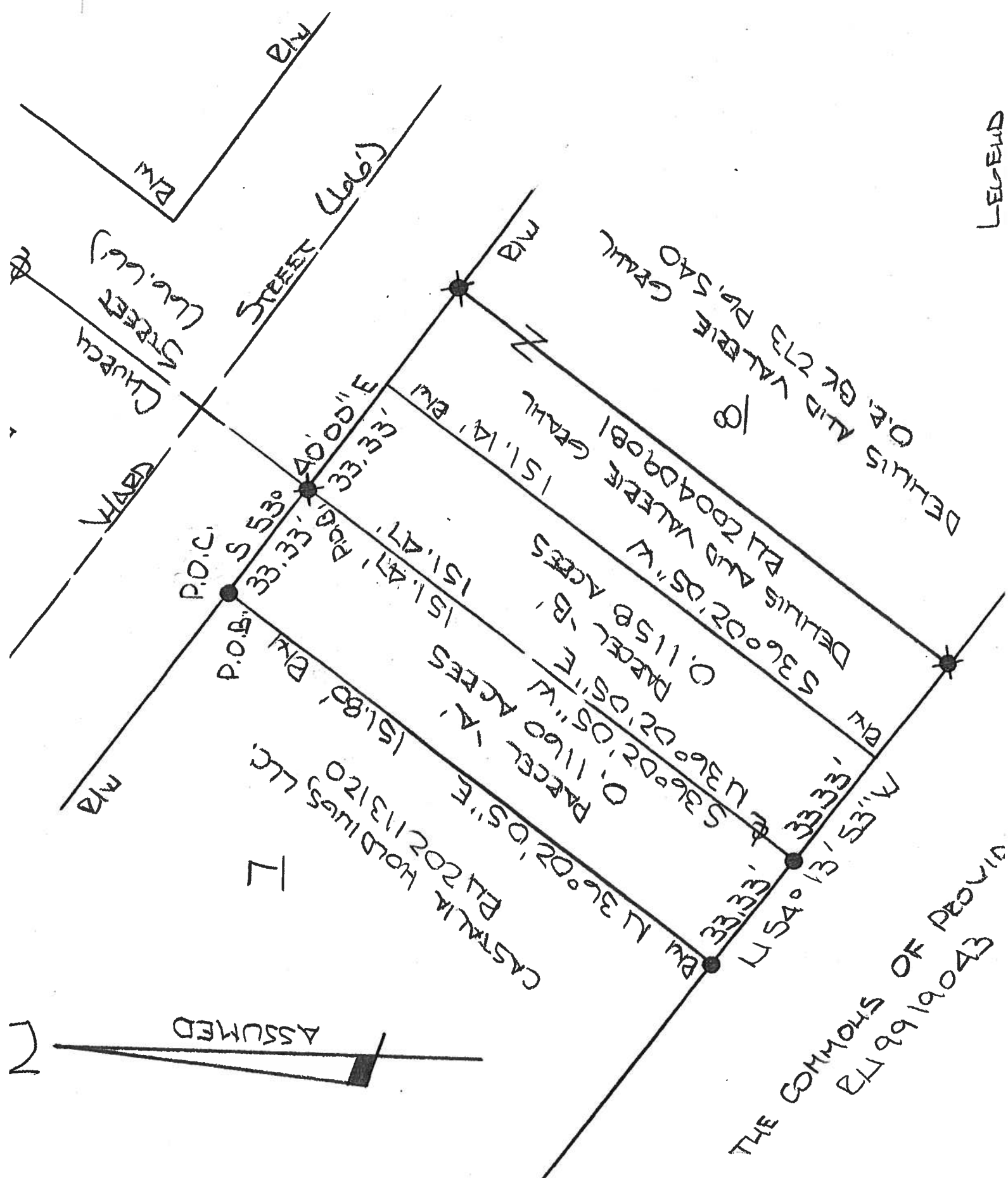
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Administrative Code only. No Field Verifications  
for Accuracy made.

A handwritten signature of Michael T. Farrell in blue ink.

Engineer/Surveyor: Erie County Engineer's

Date: 1-20-2022

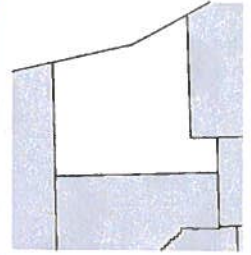
BE 13 D 110



LEGEND



#### Overview



#### Legend

- Parcels
- Lot Lines
- Lot Line Labels
- Streets
- Corporate Limits
- Low Level

**Parcel ID** 60-00035.000  
**Owner** CASTALIA HOLDINGS LLC  
PO BOX 217  
CASTALIA, OH 44824  
**Location Address** WARD  
SANDUSKY

**District** 60 - SANDUSKY CITY - ANNEX - SANDUS  
**Class** 110 - Agricultural Vacant land (on CAUV)  
**Acreage** 2.75

**Last 2 Sales**  
**Date** Price Vol/Page  
11/18/2021  
10/19/2021

Date created: 1/5/2022  
Last Data Uploaded: 1/5/2022 3:29:51 AM

Developed by Schneider  
GEOSPATIAL

CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION

# PLANNING COMMISSION REPORT

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## APPLICATION FOR A MAP AMENDMENT TO THE ZONING MAP FOR 709 PERRY ST. (PARCELS 57- 04215.000)

Reference Number: PRZ22-0004

Date of Report: April 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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Applicant / Owner: Joseph C. Ritorto III  
709 ½ Perry St., Sandusky  
Sandusky, OH 44870

Site Location: 709 Perry St.  
Sandusky, OH 44870

Current Zoning: “R2F” Two Family Residential

Surrounding Zoning: North- “R2F” Two Family Residential  
East- “R1-40 Single Family Residential  
South- “R2F” Two Family Residential  
West- “CS” Commercial Service

Existing Use: Residential

Proposed Zoning: “RRB” Residential Business

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



SITE PICTURES

Subject Parcels 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



Photo of site







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#### **PROJECT DESCRIPTION**

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The site at 709 Perry St. currently has a 2-family structure on it. The structure has roughly 2,400 sq. ft. of living space.

The applicant is proposing the rezoning of this land as they look to use the home for transient occupancy.

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#### **APPLICABLE CODE SECTIONS**

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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.

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

**Required spaces: 2**

**Existing Spaces: 0**

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#### DEPARTMENT OF PLANNING COMMENTS

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The Bicentennial Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

- 1) 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) Zoning changes to encourage hospitality: Determine appropriate zoning for transient rentals 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 rezoning to "RRB" Residential Business is the minimum zoning change to permit the applicant's proposed project. In staff's opinion, the RRB zoning will create a logical transition due to the fact the block to the north is already zoned RRB, and also used as residential homes. The parcel proposed touches a commercial parcel (CS), which would allow transient occupancy if rezoned to CS, but that option would open up the opportunity for extensive commercial uses in this primarily residential area. The RRB zoning allows the most restricted business uses and the existing residential use.

This parcel currently abuts a commercially zoned parcel. The parcel does not touch an RRB parcel. There is currently an R2F – 2 Family Residential zoning to the north exclusively used as a point of access to the back commercial zoning. The R2F zoning to the north is only 22' wide. The minimum buildable residential parcel without a variance in Sandusky is 33'. Since the R2F zoning to the north is not buildable and only used as a point of access, staff feels that the disconnect of the RRB zoning on the northern block should not deter the re-zoning.

Lastly, if the applicant desires the property to be utilized for transient rental, it will need its own transient rental application and would be thoroughly reviewed by the Code Enforcement Department and the Division of Planning.

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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:**

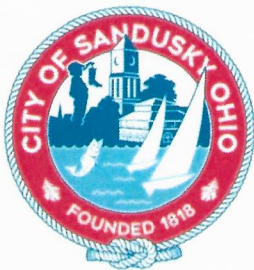
No concerns have been received as of the writing of this report

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff is supports the approval of the proposed amendment to the Zoning Map for 709 Perry St. (parcel 57-04215.000)



## 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:

Joseph C. Ritorto III

Property Owner Address:

709 1/2 Perry St., Sandusky, OH 44870

Property Owner Telephone:

(440) 759-0534

Email

joeritorto@me.com

Authorized Agent Name:

Authorized Agent Address:

Authorized Agent Telephone:

Email

#### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

709 Perry St., Sandusky, OH 44870

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

59-PERRY ST S 44' OF E 1/2 (City of Sandusky)

Parcel Number:

57-04215.000

Zoning District:

R2F

**DETAILED SITE INFORMATION:**

Land Area of Property: 4,400 (sq. ft. or acres)

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

Building #1: 1,463 (in sq. ft.)

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

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

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

Total Building Coverage (as % of lot area): 33.25%

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:

Living Space is 2,399 Sq Ft

Attached ~~Shed~~ Shed is 120 Sq Ft

Balcony is 95 Sq Ft

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

Number of Dwelling Units (if applicable): 2

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

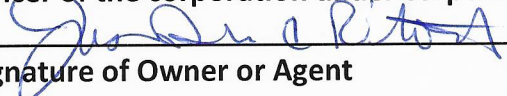
Parking Area Coverage (including driveways): 0 (in sq. ft.)

Landscaped Area: 97 (in sq. ft.)

Requested Zoning District Classification: RRB

**APPLICATION AUTHORIZATION:**

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

  
Signature of Owner or Agent

3/2/2022  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

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

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

**REQUIRED SUBMITTALS:**

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

**STAFF USE ONLY:**

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

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

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





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

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

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

# TRANSFERRED

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

Fee: \$85.00

Exempt:

R.E. Transfer Fee: \$255.00

Richard H. Jeffrey

Erie County Auditor

Trans. Fees: : \$0.50

Date: Aug 09, 2021 by LJ

eFile#: 18901306

## WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

That SHORES & ISLANDS VACATION HOMES, LLC, an Ohio limited liability company, AKA  
SHORES AND ISLANDS VACATION HOMES, LLC, an Ohio limited liability company,

the Grantor,

which claims title through a document recorded as RN 202103422, Erie County Recorder's Office, for valuable  
consideration received to its full satisfaction of:

JOSEPH C. RITORTO III,

the Grantee,

whose Tax Mailing Address will be:

709 Perry Street  
Sandusky, OH 44870

does give, grant, bargain, sell and convey unto the said Grantee and his heirs and assigns, the premises (herein  
called "Premises") situated in the City of Sandusky, County of Erie and State of Ohio:

Known as being the southerly two-thirds (2/3) of Lot Number Fifty-nine (59) on Perry  
Street in the Southwark Addition in said City. EXCEPTING THEREFROM the westerly  
one hundred (100) feet thereof. be the same more or less, but subject to all legal  
highways.

*Lm*  
Permanent Parcel No. 57-04215.000  
Property Address: 709 Perry Street  
Sandusky, OH 44870

To have and to hold the above-granted and bargained Premises, with the appurtenances thereunto  
belonging, unto the said Grantee and his heirs and assigns, forever. And the said Grantor does for itself and its  
successors and assigns covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these  
presents, it is well seized of the Premises as a good and indefeasible estate in fee simple, and has good right to  
bargain and sell the same in the manner and form as above written; and that the same are free and clear from all  
encumbrances, whatsoever, except taxes and assessments, which are a lien, or which have not been certified to the  
Auditor or have been certified but have not been placed on the duplicate or have been deferred, but are not yet due  
and payable, except zoning restrictions, and except easements, restrictions, mineral leases, reserved mineral rights,  
conditions, and covenants of record, and unrecorded easements, and that it will warrant and defend said Premises

HARTUNG TITLE ORDER # E 3068965

with the appurtenances thereunto belonging, unto the said Grantee, his heirs and assigns, forever, against all lawful claims and demands whatsoever, except those noted above.

EXECUTED this 9th day of August, 2021.

**Writing Must Not Exceed Box Boundaries**

SHORES & ISLANDS VACATION HOMES, LLC, AKA  
SHORES AND ISLANDS VACATION HOMES, LLC

William E. Herzog  
By: William E. Herzog, Member

STATE OF OHIO )

) SS:

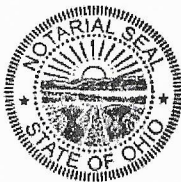
COUNTY OF ERIE )

This is an acknowledgment. No oath or affirmation was given.

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Shores & Islands Vacation Homes, LLC, aka Shores and Islands Vacation Homes, LLC, by and through William E. Herzog its duly authorized Member, who acknowledged that he did sign the foregoing warranty deed and that the same is his free act and deed individually and as such member and the free act and deed of said Limited Liability Company. I hereby state that either: (i) William E. Herzog is personally known to me or (ii) provided sufficient identification (driver's license, passport, etc.) to me.

9th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this day of August, 2021.

**Writing and Seal Must Not Exceed Box Boundaries**



LINDSEY M. STURZINGER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES  
SEPTEMBER 19, 2024

Lindsey M. Sturzinger  
Notary Public

*This Instrument Prepared By:*  
Attorney John D. Frankel  
WICKENS HERZER PANZA  
414 Wayne Street  
Sandusky, OH 44870-2709  
14342-1263\2429503\esp

*Title to the real estate described herein has not been examined by Wickens Herzer Panza and Wickens Herzer Panza makes no warranty, representation or opinion (either express or implied) as to the marketability or condition of the title to the subject real estate, the quantity of lands included therein, the location of the boundaries thereof, the existence of liens, unpaid taxes or encumbrances, or the conformity of this deed to agreements between the Grantor and Grantee.*



## PLANNING COMMISSION NOTICE OF HEARING

The City of Sandusky, Planning Commission will conduct a public hearing on Wednesday April 27, 2022 at 5:00 p.m. to consider the following applications:

Dennis Grahl has submitted an application to vacate a public right-of-way at an unutilized extension of Church Street. Adjacent properties include: 60-00036.000, 6060418.000, and 60-00420.000.

Joseph C. Ritorto III has submitted an application for an amendment to the zoning map for 709 Perry Street (parcel 570215.000). The application is to rezone the parcel from "R2F<sup>21</sup>" Two-Family Residential to "RRB" Residential Business.

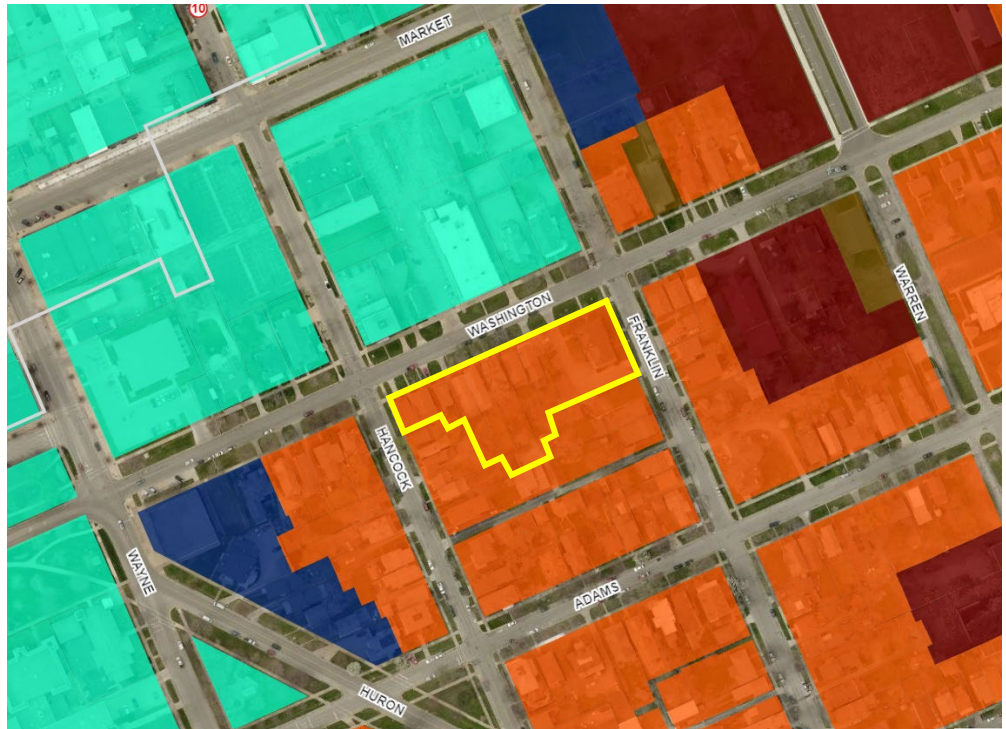
The Planning Commission has set a public hearing to consider a transient rental overlay district for the following parcels along East Washington Street: 56-01210.000, 56-00444.000, 56-00518.000, 560747000, 56-00097.000, 56-01158.000, 56-00585.000, 56-01137.000, and 56-01136.000, 56-00643.000.

The Planning Commission has set a public hearing to consider a transient rental overlay district roughly bound by West Monroe Street to the north, Marquette Street to the west, Superior Street to the east, and then extending to the railroad tracks to the south.

The meeting will take place in the City Commission Chambers at City Hall, 240 Columbus Ave, and will be live streamed on [www-YouTube.com/CityofSanduskyOH](https://www.YouTube.com/CityofSanduskyOH). If you have any comments regarding the above case, you will have the opportunity to share those at the meeting. Please email [aochs@ci.sandusky.oh.us](mailto:aochs@ci.sandusky.oh.us) or call 419-6275973 with any questions.

Alec Ochs  
Assistant Planner

April 12, 2022



PLANNING COMMISSION  
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Alec Ochs  
Assistant Planner

April 12, 2022



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

# PLANNING COMMISSION REPORT

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APPLICATION FOR SIMILAR MAIN USE APPROVAL  
FOR  
1814 MILAN RD. (PARCELS 57-04384.001, 57-  
04174.000)

Reference Number: PSMU22-0001

Date of Report: April 15, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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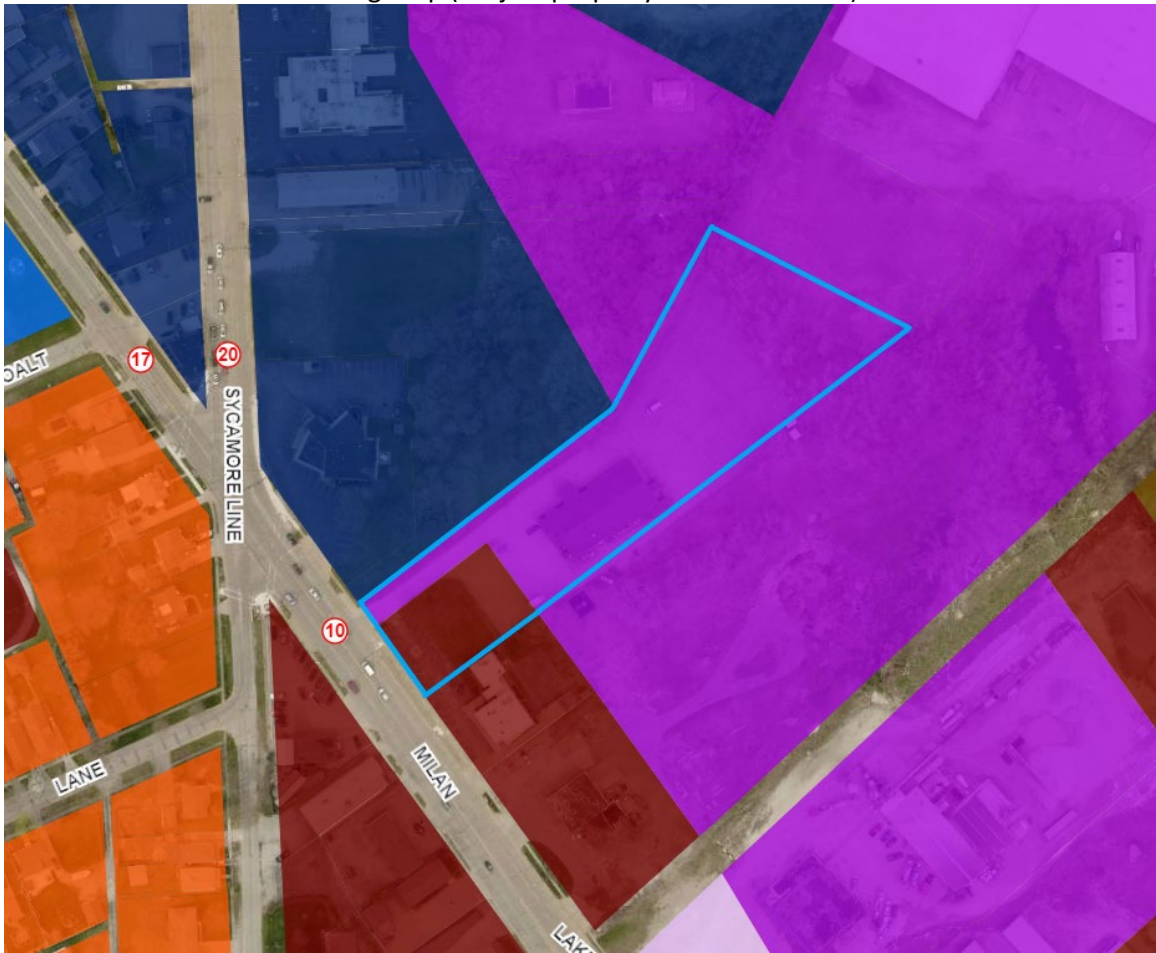
### BACKGROUND INFORMATION

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Property Owner:	Father's Heart Ministries of Sandusky, Inc. – Tony Robinson 2211 Mills St. Sandusky, Ohio 44870
Site Location:	1814 Milan Rd. Sandusky, Ohio 44870
Current Zoning:	"CS" – Commercial Service "GM" - General Manufacturing
Adjacent Zoning:	North: "GM" - General Manufacturing "GB" - General Business East: "GM" - General Manufacturing West: "CS" – Commercial Service South: "GM" - General Manufacturing "CS" – Commercial Service
Existing Use:	Church / Vacant
Proposed Use:	Funeral Home
Applicable Plans & Regulations:	1109.11 Determination of Other Similar Uses 1137 Commercial Districts 1137 Manufacturing Districts

SITE PICTURES

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



Aerial Photo (subject property outlined in Blue) Photo taken March, 2021



Bird Eye Photo (subject building outlined in red) Photo taken March, 2021







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#### PROJECT DESCRIPTION

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The site of 1814 Milan Rd. sits on 2.37 acres and has a total building coverage of 6.9%. The building is 7,200 sq. ft. This property currently contains two parcels—one parcel has a commercial structure, the other has a parking lot for an adjacent business, green space and parking for the proposed similar main use.

The proposal contains over 150+ paved parking spaces on site with a parking area coverage of 61,000 sq. ft.

The applicant wishes to make use of this property as a funeral home. The applicant has expressed that 100% of the gross floor area would be used for funeral home operations. The hours of operations will be on an as needed basis including weekdays, weekends with an option for daytime and evening services. The buyer intends to only make cosmetic changes to the building. There will be no structural changes to the building or changes to the existing parking.

The applicant must acquire an occupancy permit through the building department to operate the site. Staff determined the number of existing spaces satisfies the off-street parking requirements for the proposed use.

The proposed funeral home coming to Sandusky at 1814 Milan Road will be providing the following services at this location:

- Traditional funeral services including removal and transfer of the deceased and embalming
- Direct burials

- Memorial services
- Gathering and visitation
- Luncheons
- Tribute videos
- Online obituary posting

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#### APPLICABLE CODE SECTIONS

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Currently, the zoning code does not specifically permit funeral homes in these districts. The only district which allows funeral homes is the RRB – Residential Business District. The applicant is seeking a similar main use permit to operate a funeral home on the site.

#### **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;
  - H. Other shops. Contractors, carpentry, plumbing, heating, painting, glazing, ornamental iron, roofing and sheet metal, packing and crating;
  - I. Warehouses, storage and wholesale establishments, freight yards and stations, excluding storage of explosive and flammable gases, solids, or liquids;
  - J. Yards for storage of coal, lumber, and other building materials, monument works;
  - K. Yards for public utility materials, equipment, and vehicles;
  - L. Animal hospitals, veterinarians' offices, kennels, stables for horses;
  - M. Commercial greenhouses.
- (3) Manufacturing uses, limited to the following products and processes.
  - A. Advertising signs, sign painting;
  - B. Awnings, blinds, shades, brushes, brooms;
  - C. Cameras, clocks, jewelry, cutlery, kitchen utensils;
  - D. Clothing and leather goods;
  - E. Cosmetics and toiletries, compounding of pharmaceutical products;
  - F. Electrical equipment. Fans, irons, toasters; radios, televisions, and other electronic equipment; assembly of lighting fixtures;
  - G. Furniture, boxes, crates, patterns, and similar small wood products;
  - H. Hand tools and hardware, dies and similar small metal products;

- I. Instruments and equipment for athletic, engineering, medical, musical purposes;
  - J. Mattresses and upholstering;
  - K. Metal finishing, grinding, plating, polishing, sharpening, welding;
  - L. Assembly and fabrication of machine tools; processing and machining of castings; assembly, fabrication, machining, processing, painting, plating and rustproofing of metal and nonmetal parts and accessories, including screw machine parts.
- (4) Multi-family residences as a conditional use in structures listed on the National Register of Historic Places as published from time to time by the Secretary of the United States Department of the Interior.

#### **1139.05 PERMITTED BUILDINGS AND USES; GENERAL MANUFACTURING DISTRICT.**

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

- (1) All main buildings and uses permitted in a Limited Manufacturing District;
- (2) Additional manufacturing limited to the following products and processes:
  - A. Cement products. Concrete mixing and proportioning plants;
  - B. Chemicals. Acetylene, acids, adhesives, aniline dyes, bleaching products, ammonia, carbide, caustic soda, cleaning and polishing preparations, gelatin, glue, size, exterminating agents, industrial alcohol, nitrates, potash, plastic materials and resins, rayon and other synthetic fibers;
  - C. Clay products. Structural, brick, tile, pipe;
  - D. Fertilizer;
  - E. Flour, feed, grain; milling and processing;
  - F. Glass manufacturing and large glass products;
  - G. Graphite and graphite products;
  - H. Leather; fur tanning, curing, finishing;
  - I. Linoleum and oil cloth, asphalt tile;
  - J. Machinery, heavy. Agricultural, constructional, electrical, mining;
  - K. Metal castings and foundry products, including magnesium;
  - L. Metal ores; reduction, refining, smelting, alloying;
  - M. Paint, varnish;
  - N. Petroleum products; refining;
  - O. Rubber products; natural or synthetic, processing or manufacturing;
  - P. Soaps, starch, detergents;
  - Q. Stockyards, slaughterhouses, meat processing.
- (3) Storage, open or enclosed, limited to the following products and establishments:
  - A. Dumps and slag piles;
  - B. Grain elevators;
  - C. Petroleum and petroleum products;
  - D. Materials used in, or goods produced by, permitted manufacturing uses;
  - E. Dead storage, wrecking, salvaging of vehicles, equipment, lumber, metals, or rubber, may be permitted in an open yard if all materials and operations are enclosed on all sides with a chain link or similar fence at least 6 feet high set back at least 40 feet from any public thoroughfare or adjoining residential district.

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

##### Building or Use

(4) Mortuaries

##### Required Minimum Parking Space

1 space per 40 sq. ft. of assembly room,  
or 1 space for each 4 seats,  
whichever requires the greater

#### **1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.**

RRB

Uses permitted in RMF District.

Accessory uses permitted in RMF District.

All home offices and occupations.

Accessory (without fee) off-street parking areas.

Apartment hotels, rooming houses.

Stores and services as a conditional use:

Accessory uses clearly incident to the main uses.

Local retail stores to serve the immediate neighborhood to the following extent, for the sale of:

Confectionery drugs.

Delicatessen, baked goods, dairy products, groceries, fruits, meats, vegetables, excluding supermarkets.

Florists, gifts, periodicals, books.

Services to the following limited extent:

Beauty and barber shops.

Cabinet-making, locksmith, repair of appliances, radios, and televisions.

Dry cleaning or laundry agency, clothes pressing, shoe and hat repair.

Art school, music conservatory.

Business college, trade school.

Funeral homes.

(Ord. 03-112. Passed 7-14-03.)

#### **1109.11 DETERMINATION OF OTHER SIMILAR USES.**

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

- (a) The use does not create dangers to health and safety, and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from other uses listed in the classification to which it is to be added;
- (b) The use does not create traffic to a greater extent than other uses listed in the classification to which is to be added;
- (c) In addition to the above general standards, appropriate specific safeguards, applying to a particular application, may also be specified in the permit;
- (d) The Planning Commission may revoke the similar main use permit if the property is not maintained in the manner that would conform to the required standards.

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

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**DIVISION OF PLANNING COMMENTS**

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1. Staff recommends the funeral home be considered a similar main use as other land uses in the General Manufacturing District based on the following:
  - Our understanding of the intent of this operator is to provide a service to customers to allow funeral processions and calling hours during normal business hours. The use would have less activity compared to a manufacturing operation. In many cases manufacturing operations have extended hours or multiple shift changes.
  - The funeral home would be of similar or less noise, odor, or other objectionable influences as other allowed main uses in the General Manufacturing district.
  - We interpret the funeral home use would not create traffic to a greater extent to the retail business stores, services and manufacturing uses allowed in this district.
    - Staff feels that this proposed use would not exceed the traffic generated from
2. A funeral home is an appropriate land use in the General Manufacturing District. It provides a valuable service to Sandusky's Bicentennial Vision: 2018 priorities in the form of:
  - A Vibrant City: Reclaim and repurpose blighted land/sites for industrial development/commercial development.
3. The size of the proposed assembly room in the funeral home was not determined as of the writing of this report. According to the code, the existing parking requirements would support an assembly room of up to 6,000 sq. ft. This is equivalent to 83% of the existing building. Since other uses will occupy the building, such as restrooms and hallways, staff determined that the existing parking is satisfies the minimum parking requirements for the proposed land use.
4. There are no new landscaping requirements based on this proposal

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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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Staff recommends the approval of the proposed similar main use at 1814 Milan Rd. (parcels 57-04384.001, 57-04174.000)

with the following conditions:

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





## PLANNING COMMISSION

### *Application for Approval*

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
www.cityofsandusky.com

#### TYPE OF APPLICATION:

☐ Conditional Use Permit  
☐ Flood Plain Variance  
☐ Other

☒ Similar Main Use  
☐ Front Yard Fence

#### APPLICANT/AGENT INFORMATION:

Property Owner Name: Father's Heart Ministries of Sandusky, Inc. (Pastor Tony Robinson)

Property Owner Address: 2211 Mills Street Sandusky, OH 44870

Property Owner Telephone: (419) 609-0110

Property Owner Email: office@fhfcsandusky.org

Authorized Agent Name: Henry "Mac" Lehrer - Hoty Enterprises Inc.

Authorized Agent Address: 5003 Milan Road - Sandusky, OH 44870

Authorized Agent Telephone: (419) 609-7000 or (419) 357-4004

Authorized Agent Email: mac@hoty.com

#### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1814 Milan - Sandusky, OH 44870

Legal Description of Property (check property deed for description):  
Deeds attached to this application along with Erie County Auditors Card(s)

Parcel Number: 57-04384.001 & 57-04174.000 Zoning District: GM & CS

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 2.3788 acres (sq. ft. or acres)

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

**Building #1:** 7,200 sq. ft. (in sq. ft.)

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

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

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

**Total Building Coverage (as % of lot area):** 6.948%

**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:**  
100% of the Gross Floor Area of the existing Building  
will be used for the funeral home.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

**Number of Off-Street Parking Spaces Provided:** 150+/-

**Parking Area Coverage (including driveways):** 61,000 sq. ft. (in sq. ft.)

**Landscaped Area:** 35,420 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.):**

Buyers intended use will be for a full-service funeral home. Hours of operation will be on an as-needed basis including weekdays, weekends with day-time and evening services. Seating and occupancy will be whatever is allowed by the State Fire Marshall for a building of this size. Buyer intends to only make cosmetic changes to the building and will submit the necessary applications through the City of Sandusky for any required permitting or licensing.

There will be no structural changes made to the building and no changes to the existing parking areas.

**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.

*Carl A. Robinson*

dotloop verified  
03/23/22 8:04 PM EDT  
OCRS-FYMD-GSAH-DE78

March 23rd, 2022

Signature of Owner or Agent

Carl A. Robinson  
Authorized Member

Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 1814 Milan Road Sandusky, OH (municipal street address of property), I hereby authorize Henry "Mac" Lehrer of Hoty Enterprises, Inc. to act on my behalf during the Planning Commission approval process.

*Carl A. Robinson*

dotloop verified  
03/23/22 8:04 PM EDT  
7SJU-VABI-SHK7-YQCV

March 23rd, 2022

Signature of Property Owner

Date

**STAFF USE ONLY:**

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

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

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

<b>Transferred</b> In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.
FEE \$ <u>23.00</u>
Exempt: _____
R.E. TRANSFER \$ <u>69.00</u>
Richard H. Jeffrey Erie County Auditor
Trans. Fees: \$ <u>.50</u>
Date: <u>10/30/18</u>

Per RR 319.203  
[Signature]  
Erie County Auditor/Engineer  
Date 10/30/18

[Signature]

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

REX L. KING and AMY S. KING, husband and wife, who claim title by or through instrument recorded in RN 201510161, Erie County Recorder's Office, having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **FATHER'S HEART MINISTRIES OF SANDUSKY INC.**, its successors and assigns, the following described property:

*Situated in City of Sandusky, County of Erie, State of Ohio.*

Being that part of O.L. 15, Darling's Survey, East of Sycamore Line, Sandusky, Erie County, Ohio, as follows:

Beginning at a point in the Northeasterly line of Milan Road, South 38°18'20" east, 232.89 feet from its intersection with the easterly line of Sycamore Line; thence north 51°41'20" east, 165.00 feet to a point, thence south 38°18'20" east 100.00 feet to a point; thence south 51°41'20" west, along the northwesterly line of lands conveyed to District Petroleum Products, Inc. by deed recorded in Volume 239, page 159 of the Erie County Deed Records, 165.00 feet to the northeasterly line of Milan Road; thence north 38°18'20" west, along the northeasterly line of Milan Road, 100.00 feet to the place of beginning and containing 0.379 acre, more or less.


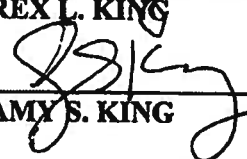
Parcel No.: 57-04174.000

This deed is given and accepted in full compliance and satisfaction of all the terms and conditions of that certain land contract, dated October 11, 2016, and being recorded in RN 201609360 on October 26, 2016, Erie County Recorder's office converting the sale and purchase of the above described premises.

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

And **REX L. KING and AMY S. KING**, the Grantors, does for themselves and their heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, they are well seized of the above described premises, has 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, and that the same are free from all encumbrances whatsoever except taxes and assessments, both general and special which are hereby assumed and paid for by the Grantee, and subject to easements, restrictions, reservations, conditions of record and zoning regulations and any liens or encumbrances due to Grantee's actions, and that they will warrant and defend said premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever, except as above stated.

IN WITNESS WHEREOF, we have hereunto set our hand this 30 day of October, 2018.

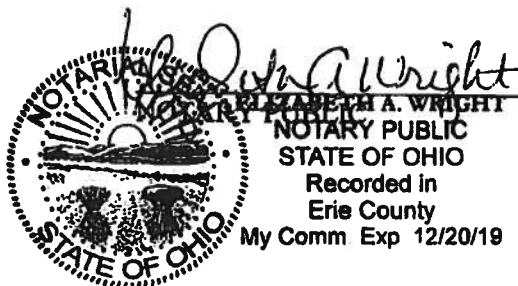
  
 \_\_\_\_\_  
 REX L. KING  
  
 \_\_\_\_\_  
 AMY S. KING

STATE OF OHIO, COUNTY OF Erie SS:

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named **REX L. KING and AMY S. KING**, husband and wife, who acknowledge that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 30<sup>th</sup> day of October, 2018.

THIS INSTRUMENT PREPARED BY:  
 ATTORNEY W. ZACK DOLYK #0007560  
 1513 STATE ROUTE 60, VERMILION, OHIO 44089  
 440-967-6136





<b>Transferred</b>	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	275.00
Exempt:	
R.E. TRANSFER:	
\$	825.00
Richard H. Jeffrey	
Erie County Auditor	
Trans. Fees: \$	500.00
Date: 11/11/12	By: [Signature]

APPROVED as per Erie County Auditor's Office  
And Sections 4733-37 thru 4735-37-07 of the  
Ohio Administrative Code only. No Field  
Verifications for Accuracy made.  
[Signature]  
Erie County Engineer

### GENERAL WARRANTY DEED

RFP Properties, Inc., an Ohio corporation, the GRANTOR, for valuable consideration paid, grants with general warranty covenants to Father's Heart Ministries of Sandusky, Inc., an Ohio not for profit Corporation, the GRANTEE whose tax mailing address will be 1814 Milan Road, Sandusky, OH 44870, the following real property situated in the City of Sandusky, County of Erie and State of Ohio and bounded and described as set forth on the attached Exhibit A.

Subject to easements, restrictions, conditions of record, real estate taxes, assessments and zoning.

Prior Instrument Reference: RN201100597 Erie County Ohio Records

IN WITNESS WHEREOF the said GRANTOR, RFP Properties, Inc., an Ohio corporation, has hereunto caused the execution thereof this 21<sup>st</sup> day of October, 2012.

RFP Properties, Inc., an Ohio corporation

By: Ruth F. Parker  
Ruth F. Parker  
Its: President

STATE OF OHIO     )  
                                  ) ss:  
COUNTY OF ERIE    )

BE IT REMEMBERED, that on this 21<sup>st</sup> day of October, 2012, before me, the subscriber, a Notary Public in and for said state, personally came RFP Properties, Inc., an Ohio corporation, the GRANTOR in the foregoing General Warranty Deed, by Ruth F. Parker, its President, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



[Signature]  
Notary Public  
Commission Expires: Lifetime

This instrument was prepared by [Signature] H.A. Flynn, Py & Kruse, L.P.A., 165 East Washington Row, Sandusky, Ohio 44870.

### EXHIBIT A

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

Being a parcel of land located in part of Original Lot 15, Darlings Survey East of Sycamore Line, and being more particularly described as follows: Beginning at an iron pin found in a monument box on the centerline of Sycamore Line where the same intersects the centerline of Milan Road; thence south 38 degrees 18' 20" east, along the centerline of Milan Road, a distance of 191.85 feet to a point; thence north 51 degrees 41' 40" east, a distance of 41.25 feet to a 1/2" iron pin found on the northeasterly right of way line of Milan Road at the most southerly corner of lands now or formerly owned by O. E. Meyer Co. as recorded in Volume 564, page 468 of the Erie County Deed records, said point being the principal place of beginning for this description;

- 1) thence north 51 degrees 41' 40" east along the southeasterly line of said Meyer's land, a distance of 373.47 feet to a 1/2" iron pin previously set;
- 2) thence north 26 degrees 00' 00" east, continuing along the northeasterly line of said Meyer's land, a distance of 241.86 feet to a 1/2" iron pin set;
- 3) thence south 64 degrees 00' 00" east, a distance of 263.84 feet to a 1/2" iron pin set on the northwesterly line of lands now or formerly owned by District Petroleum Products, Inc. as recorded in Volume 239, page 159 of the Erie County Deed records;
- 4) thence south 51 degrees 41' 40" west, along the northwesterly line of said District Petroleum Products, Inc. lands, a distance of 540.81 feet to a 1/2" iron pin previously set on the northeasterly line of lands now or formerly owned by Sandusky Brokerage Co. as recorded in Volume 406, page 147 of the Erie County deed records;
- 5) thence north 38 degrees 18' 20" west, along the northeasterly line of said Sandusky Brokerage Co. lands, a distance of 100.00 feet to a 1/2" iron pin previously set at the most northerly corner of said Sandusky Brokerage Co. lands;
- 6) thence south 51 degrees 41' 40" west, along the northwesterly line of said Sandusky Brokerage Co. lands, a distance of 165.00 feet to a PK nail found on the northeasterly right of way line of Milan Road at the most westerly corner of said Sandusky Brokerage Co. lands;
- 7) thence north 38 degrees 18' 20" west, along the northeasterly right of way line of Milan Road, a distance of 32.89 feet to the principal place of beginning and containing 2.0000 acres of land, but subject to all legal highways.

57-04384.001  
1814 Milan Road, Sandusky, OH 44870