



Planning Commission

240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973

www.cityofsandusky.com

Agenda

May 25, 2022

5:00 pm

City Commission Chamber

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

1. **Meeting called to order – Roll Call**
2. **Approval of minutes from March 23, 2022**
3. **Approval of minutes from April 27, 2022 meeting**
4. **Public Hearing**

Sandusky Holdings LLC has submitted an application for an amendment to the zoning map for the following parcels along Milan Road: parcel 57-03541.000, parcel 57-03542.000, parcel 57-03374.000, and parcel 57-00159.000. The application is to rezone the parcels from “R1-40” Single-Family Residential to “GB” General Business.

Ronda Jacksich has submitted an application for an amendment to the zoning map for 702 and 706 Perry St (parcels 57-03889.000 and 57-04347.000). The application is to rezone the parcels from “R1-40” Single-Family Residential to “RRB” Residential Business.
5. **New Business**

Hoty Marine Group has submitted a site plan application for demolishing and replacing the current restroom and community building at 2035 First Street (parcel 57-02639.000).

MRK Real Estate LLC has submitted a site plan application for expanding the current manufacturing, storage, and warehousing operations at 2901 West Monroe Street (parcel 59-00360.001).
6. **Old 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 (tabled at last meeting).

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 (tabled at last meeting).

7. **Other Business**

8. **Adjournment**

NEXT MEETING: June 22, 2022 at 5:00pm

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



DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973
www.cityofsandusky.com

PLANNING COMMISSION NOTICE OF HEARING

The City of Sandusky, Planning Commission will conduct a public hearing on Wednesday May 25, 2022 at 5:00 p.m. to consider the following applications:

Sandusky Holdings, LLC has submitted an application for an amendment to the zoning map for the following parcels along Milan Road: parcel 57-03541.000, parcel 57-03542.000, parcel 57-03374.000, and parcel 57-00159.000. The application is to rezone the parcels from "R1-40" Single-Family Residential to "GB" General Business.

Ronda Jacksich has submitted an application for an amendment to the zoning map for 706 Perry St (parcel 57-04347.000). The application is to rezone the parcel from "R1-40" Single-Family Residential to "RRB" Residential Business.

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. The agenda will be posted online the week before the meeting at www.ci.sandusky.oh.us/residents/planning_commission.php. 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 or call 419-627-5973 with any questions.

Alec Ochs
Assistant Planner

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:

Kristen Barone, Clerk

Pete McGory, Chairman

Planning Commission
April 27, 2022
Meeting Minutes

Meeting called to order:

Chairman Pete McGory called the meeting to order at 5:00 pm. The following members were present: Pete McGory, David Miller, Jade Castile, Jim Jackson, Steve Poggiali, Conor Whelan and Mike Zuilhof. Alex Ochs and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and interim clerk Tom Horsman was also present.

Approval of minutes from March 23, 2022:

Mr. Miller moved to approve the minutes as submitted and Mr. Poggiali seconded. Mr. Zuilhof stated that he had questions on the last issue that was discussed. He added that there were some points that were brought up that needed to be included as he felt they were relevant. Ms. Blair informed Mr. McGory that the clerk has been out for the past several days. She asked if it would make sense to table the approval of the minutes until the next meeting. Mr. McGory added that would be his recommendation. **Mr. Miller moved to table the approval of the meeting minutes from March 23, 2022 until the next meeting. Mr. Jackson seconded the motion. All voting members were in favor of the motion.**

Discussion on order of agenda:

Mr. McGory shared that the agenda contains a number of public hearings and a matter of new business. Mr. McGory asked if the commission should consider moving that agenda item ahead of the public hearings. Mr. Miller added that there were numerous people present for the public hearings and they would have to wait. Mr. McGory shared that this was a suggestion of staff. **Mr. Poggiali moved to move agenda item #4 up to agenda item #1. Mr. Miller seconded the motion. All voting members were in favor of the motion.**

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.**

Mr. Ochs shared that Father's Heart Ministries would like to put a funeral home at this site. It is currently zoned commercial service and general manufacturing. To the north of the parcel is general manufacturing and general business. To the east is general manufacturing. To the west is commercial service. To the south is general manufacturing and commercial service. The existing use is vacant. There was at one point a church on the property which is a similar use to what is being proposed. The site sits on about 2.37 acres and has a total building coverage of 6.9%, well under the 50% threshold. The building is approximately 7,200 square feet. The property contains two parcels. One parcel has a commercial structure. The other parcel has a parking lot that is shared with an adjacent business. They are zoned separately. The proposal contains over 150 plus approximate paved parking spaces from the previous existing use with the parking area covering 61,000 square feet. The applicant wishes to make this a funeral home and 100% of the gross floor will be used for funeral services. The hours of operation will be on an as needed basis including weekdays and weekends, with an option for daytime and evening

services. They buyer only intends to make cosmetic changes to the building. No structural changes will be needed or expected to be done. Based on the services the applicant provided, they plan on doing the traditional funeral services which includes removal, transferring of the decedent and embalming, direct burials, memorial services, gathering visitations, luncheons, tribute videos, online obituary postings. There is no plan for cremation on site. Based on 1109.11 determination of similar main uses, staff recommends a funeral home be considered a similar main use based on the following: based on understanding of intent, customers will only be there for processions and following normal business hours of other businesses in the area. Staff believe this will have less activity than commercial manufactured uses around the site. There is a cement operation two parcels down and staff believes this use has less intensity and be similar to the previous use as a church and is appropriate for the general manufacturing district. Staff believe the funeral home will not create traffic greater to the extent of retail businesses, stores and services allowed in general manufacturing and commercial service districts. Staff has determined this proposed use would not exceed traffic generated from this use as well. The only part of zoning code called out for funeral homes as a direct use is Residential Business which is the most restrictive. Regarding parking requirements, staff did an evaluation and to meet the 150 parking requirement, 6,000 square feet of the building would need to be used as assembly space. Staff feel that 6,000 square feet would not be used as assembly space so they would meet the parking requirement with 82% of the building. This also does not trigger any additional landscaping requirements. Staff recommends the proposed similar main use at 1814 Milan with the following conditions: all applicable permits are obtained from the building, engineering and planning departments. Mr. McGory opened up questions from the Commission. Mr. Miller asked staff if this property was once the former Oriels Club. He added there is plenty of parking and a beneficial reuse of the building. He doesn't see how this would have a negative impact on the neighborhood. Mr. McGory wanted clarification that the commission is not being asked to approve any rezoning. Mr. Ochs replied that was correct. Ms. Blair added that there are a number of points the commission is determining, whether it will cause more or less traffic than the existing uses allow, or be a nuisance, than another allowed use. Is it similar in the intensity in the allowed use. Since a church is allowed, it seems very intuitive to say that a funeral home is a very similar use as a church, so the building in the manufacturing district is appropriate for this use. Mr. McGory asked if this commission's determination is final or if it goes to the city commission for final approval. Ms. Blair answered that this commission's determination would be final for this use. So the parcel would be allowed to be used as a funeral home in this case. Mr. McGory asked if there is some level of control still maintained by the city. Ms. Blair answered that this is a parcel by parcel case so this parcel for this purpose, for a funeral home, is the only thing that will change about this parcel. Mr. McGory asked that once this is done, that once the activities being proposed exceed those comparable limitations if it's already too late at that point. Ms. Blair shared that her understanding is that this can be revoked by the Planning Commission. Mr. Whelan directed the commission's attention to Page 8D of the agenda which stated that the planning commission may revoke similar main use permit if property is not maintained. Mr. McGory added that the commission is extending one as long as they maintain that level. Mr. Heil shared that Mr. Whelan was correct that 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. He added that it is

1109 11D. Mr. McGory said that Mr. Heil's response answered his question. Mr. Poggiali shared that he did not have a problem with the request as they were similar. He did wonder if funeral homes or funeral parlors were regulated by the state in any way. He added that they are allowing this use but asked if there was another layer of regulation for funeral homes. Mr. Mac Lehrer with Hoty Enterprises shared that he represents the seller of the building, Father's Heart Church, and they are the agent for the new owner of the property, Pastor Ray Robinson, Jr. The groups have structured a purchase agreement for the property. Pastor Robinson was introduced by Mr. Lehrer. Pastor Robinson shared that he is the proprietor of Brown Robinson Funeral Home which did the land contract purchase with Father's Heart. Pastor Robinson added that any funeral home has to be licensed through the Ohio Funeral Directors and Embalming Boards, which are the regulating authorities over the business, in conjunction with the laws and regulations in Erie County. With no further questions, **Ms. Castile moved to approve the application contingent on the staff recommendations. Mr. Poggiali seconded the motion.** Mr. McGory opened up questions from the commission. Mr. Zuilhof shared that this was a fitting use for the property. He added that he can see how rezoning would have been fine and he did not know if this is done because it is more expedient or if it's a better way to do it or if it allows more different future uses. He went on to say that he welcomes this use and thinks it will allow the property to be fully used and it is appropriate for the site. Mr. McGory asked for further questions or comments from the commission to which there were none. **Roll call of the vote: Mr. McGory, yes; Mr. Miller, yes; Ms. Castile, yes; Mr. Jackson, yes; Mr. Poggiali, yes; Mr. Whelan, yes; Mr. Zuilhof, yes. The motion passed.**

Public Hearings:

- **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.**

Mr. Ochs shared that the application is looking at a parcel at the end of Church Street on the corner of Church Street and Ward Street. It is a right-of-way and because of that there is no zoning on this parcel. To the north it is zoned R175 single-family residential. To the east is roadside business. To the south is residential multi-family and to the west is R175 single-family residential. Currently right-of-way that's unused by the city. The applicant has filed vacation between 4808 Ward Street and 4904 Ward Street. It is approximately 10,000 square feet of land. It is vacant with no future plans of street extension of Church Street. Staff believes this was the original intention of this right-of-way being in place. The applicant claims to have been maintaining this right-of-way for some time and would like the land for his efforts. The land would be parceled by a licensed surveyor and be split evenly and combined across two directly adjacent properties. A survey map has been included in this application. There is an existing storm water sewer that extends through the right-of-way into the adjoining storm water retention are by the residential multi-family use on adjacent parcel. Division comments include the current infrastructure is in place on the property and this makes the parcel an unlikely option for any buildable structure at least on the southern half of the split. For these reasons, the Planning Division did not oppose the vacation of the right-away as long as those easements are followed in future development. Engineering staff did comment further on that there is a 10 foot on each side of the storm water pipe easement that needs to be followed, which makes

most of the parcel unbuildable. The property to the north would be able to possibly extend on their house or parcel that off and put a residential use there, but it would be very limited. Because of that inclusion, staff has no opposition to the approval and the proposed public right-of-way vacation. Exceptions include that they get all of their permits from the planning, engineering, and building departments prior to construction. Mr. Jackson shared that staff had explained to him why this wasn't going through the land bank. He added that he felt it would be a good idea to explain to the crowd why this isn't going through the land bank. Mr. Blair shared that this parcel is not currently in the city land bank. Normally the way the city obtains parcels in that way is through a foreclosure process. It's a different documented process. This is a piece of right-of-way which means it could be an alley or a roadway in the future if the city maintained it and wanted to create a transportation corridor through there for any purpose. Staff determined it is not necessary to maintain this right-of-way because there is no longer other right-of-way that would allow a future roadway connection, even if that was determined in the future that we would want to. Staff would also argue that a developable parcel remain vacant so someone could build a structure on it like a new house. But because the sewer easement is through here, staff determined that it is not feasible for future development, so they did not oppose the right-of-way vacation. It is different from the land bank process. Ms. Blair articulated that it is her understanding that the engineering department's recommendation was an easement be documented and because it's currently a right-of-way. She is not sure the easement is documented, so she would want to make sure if the vacation passed, that it would be contingent on an easement be documented for the sewer passing through there if it's not currently in place. Mr. McGory asked if a pro for the city is that the city wouldn't have to take care of it. He added he understands the adjoining property owner says they have been mowing it, but they could stop, so the city would have to continue to mow. He added the city would be giving up the ability to run a roadway through there in the future. He asked if it had been considered or would it be logical to extend that road to this point. Ms. Blair answered that if you look at the map, the western property was likely right-of-way as some point that had been vacated previously. There are structures on it so there's no current way for the city to connect Church Street to Providence Drive, which was a factor in the determination that staff believe it's appropriate to vacate the right-of-way. Mr. McGory shared that his recollection of when vacations of right-of-way are requested, adjoining property owners are notified and asked for their input. He asked if that was correct, to which Ms. Blair said it was correct. Ms. Blair added that if it's a petition and all signatures are verified of the surrounding abutting properties, then the notice goes to city commission. If not all abutting property owners' sign, then a notice is placed in the newspaper once a week for six weeks before it goes to city commission. Regardless of the process, this will go to city commission if the planning commission recommends approval and there will be a notification process. Mr. McGory asked if other than the city maintaining it if this were not approved, was there any other benefit to the city that he was missing at this point by letting go of it. He added it is not being sold so there is no sale proceeds gained and it would be subject to a recorded easement to maintain that drainage line. He also asked if it is Commons of Providence at the end of that extension to which staff said it was. Mr. McGory asked if they are aware of this. Mr. Ochs shared that Commons of Providence did sign off on this application. Mr. Miller added that he believes another benefit that accrues to the city once they determine they don't need it and the land is split between the two adjoining property owners that actually

increase the size of those two property owner's holdings and takes it from off the tax roll to on the tax roll. Mr. McGory opened up questions or comments from the floor. Chuck Reisner, 705 Perry Street, shared that the city has a lot of these easements and alleys. He went on that fire safety is important and safety forces use those back alleys. He was not sure if this particular easement would help in fighting a fire by leaving it open or not. He added that he did not see a member of the fire department so he was not sure if they were even aware of this. Mr. McGory said he believe they were aware and were asked for comments. He added that this is a grass yard or field with a 20 foot easement which would prevent anything from being built on it. The only difference, if approved, would be a change of ownership. Emergency vehicles could still access this parcel. Mr. Reisner indicated he thought it was being blocked completely, to which Mr. McGory said it would not be blocked. Mr. Miller added that the report specifically indicated that the fire department did review the request and had no concerns. Mr. Poggiali shared that he did not have any issues with the request. He referenced the Mow to Own program and said it was similar. He also reference the rule of adverse possession and indicated he would be voting yes. Mr. McGory added that it was understanding that the commission was voting on their recommendation to the city commission. Mr. Zuilhof asked for clarification if there was going to be a public hearing on this at a city commission meeting. Mr. McGory said it was going to be presented, he wasn't sure if it was a public hearing, but it would be on the agenda. Mr. Zuilhof asked if people would be able to comment on this during a city commission meeting. Mr. Poggiali added that there is an opportunity for public comment at the beginning of the city commission meeting for agenda items. Mr. Zuilhof was asking if it would specifically be a public meeting. Ms. Blair said she had the print off on her desk, but it was not in front of her. Mr. Ochs added that he suspects that it would be a public hearing based on the newspaper process of six consecutive weeks without valid signatures, which would lead him to believe it would be a public hearing. Mr. Zuilhof added that there have been vacations in the past that did not go to the planning commission. He added that he has been advocating the disposition of any public property being heard at the planning commission level. The city hasn't been consistent on it as they have vacated street right-of-ways without the planning commission, he believed. Mr. McGory shared this is a public hearing. He went on to ask if there was anyone else in the audience who wanted to speak pro or con to the matter. Hearing no comments, Mr. McGory asked if there were any additional comments from the commission. **Mr. Miller moved that the application be approved subject to staff recommendations. Ms. Castile seconded the motion.** Mr. Whelan asked is by staff recommendations they are including on that's not on here that they have a recorded easement. Mr. Miller said yes, that's specifically what he had in mind. Mr. McGory clarified that the motion includes an actual recorded easement. Mr. McGory asked if Ms. Castile seconded the motion that way to which she said yes. **Roll call of the vote: Mr. McGory, yes; Mr. Miller, yes; Ms. Castile, yes; Mr. Jackson, yes; Mr. Poggiali, yes; Mr. Whelan, yes; Mr. Zuilhof, yes. The motion passed.**

- **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**

Mr. Ochs shared the property in discussion is R2F, two-family residential. To the north is a parcel zoned R2F two-family residential. To the east is R140 single-family residential. To the south is

R2F two-family residential. To the west is commercial service. The existing use of the property is residential. They are proposing to rezone it to residential business. It currently has a two family structure on the site. It is roughly 2,400 square feet of living space total. They are looking to rezone to make it marketable for transient occupancy. Mr. Ochs added the Bicentennial Plan a number of points, two of which reflect this application to support the development and rehabilitation a variety of housing types, specifically for short-term transient rental and zoning changes to encourage hospitality, determine appropriate zoning for transient rentals. Based on the comprehensive plan, staff does feel that it meets those two points of the comprehensive plan. RRB, the proposed zoning, is the minimal impact zoning change to this neighborhood to allow transient rental. It is the most restrictive use of the transient rental options other than a proposed overlay. He went on that it is a logical transition as the block to the north is all residential business. There is an adjacent that is zoned commercial that would allow transient, however, staff feels that would open up a lot of intense uses for this neighborhood that is still a residential neighborhood where the residential business would limit the business uses and not alter the character. The two family residential parcel to the north is 22 feet wide. There is an alleyway and an access point to the commercial zoning behind this proposed residence. Staff feels the block zoning is not a negative in this instance because that part of the parcel adjacent is not buildable. The 22 feet is below the building requirements of 33 feet for this zoning. Staff feels this should not deter the planning commission's opinion on the rezoning. Other departments did not have any concerns or comments for this application. Because of that, staff is in support of the approval of the proposed amend zoning map for 709 Perry Street with the following conditions which is they get all of the permits from the planning, engineering and building departments prior to any construction or renovation. Ms. Blair asked if there were any calls or questions about this application. Mr. Ochs shared that they did not receive any negative call. He added that adjacent on the corner of Perry and Monroe, staff had a few more applicants who want to also propose to have a similar rezoning. Ms. Blair added that the applicant had reached out to her initially. She went on to share that if someone wants to do transient rental in there city, there are a couple of different options including where it's currently allowed by zoning in six different zoning districts or in a transient overlay district. If someone is currently not allowed to operate and they would like to, it is feasible. She added they get dozens of calls and most are told that it is not an acceptable option from staff's perspective – to rezone or to create a new district overlay. In this particular case, the applicant approached Ms. Blair, to which she suggested looking at a rezoning option and asked him to rezone the parcel to the north to make the RRB wrap the corner and be a contiguous district. The applicant worked with the property owner who was not interested in that option. She added that this block is historically and currently a mix of residential and commercial uses. For that reason, this would not be more or less intense than the existing uses today by allowing a transient rental on this property. The entire block is centered with commercial service zoning. Based on the aerial maps, there are some fairly intensive commercial activity on this block. Mr. Jackson asked when staff is looking at the properties that want a transient overlay, how is it determined if it is good or bad. He asked if it is how close they are to a transient overlay zone or that doesn't matter how close they are. He asked if that is taken into account. Ms. Blair clarified that this application is for a rezoning of a property, not a transient overlay district. She added that there has been an unclear path forward on how to created new transient overlay districts. There has been numerous

conversations at past planning commission meetings. Currently there is only one existing transient rental overlay district. Last month the commission saw a case where one parcel was added to it because it was contiguous. In this case, the property is not near any new transient rental overlay districts because there is already so much residential business surrounding, Ms. Blair would not have advised the applicant to pursue a transient overlay district. Ms. Blair added she felt the rezoning was more appropriate and less of a zoning intervention than the pursuit of a new district in this location. Mr. McGory asked if the applicant lived in one of the two units that is in the building. Joe Ritorto, 709 Perry Street, shared that he was in the unit. He added that the reason they decided to go with residential business was to be transparent with what they were planning on doing with transient rental. He added that when looking at the block it made sense because behind his property is all commercial and the rest is residential business. He added he is in the unit right now and does photography and video work so he is working out of the home every day. Mr. McGory asked if it was Mr. Ritorto's intention to continue to occupy one of the units. Mr. Ritorto shared that there are a few different ways he could go depending on the outcome of the meeting. He added that they are looking for another property in town. He added that the property could be turnkey for him to walk in and work on the lower unit, which is another reason he was interested in residential business. Mr. Zuilhof asked to clarify staff's position that this was a better way to do this and would not have recommended for a transient overlay district based on the ordinance and that staff could recommend a change in zoning that was appropriate to commercial zoning that would allow this. Ms. Blair confirmed that staff determined that it was appropriate to go to the commercial zoning as it was the minimal intervention. Staff does not have a way of creating or recommending a new transient rental overlay district as it is in the hands of the commission. Mr. Zuilhof added that he does not agree with the assessment that they do not have a clear path for a transient rental. He added they don't as it was not the intent of the legislation to do that. He added the path for planning and zoning legislation is for the planning commission to propose it, for the city commission to propose it, or for a citizen petition initiative. He added he hopes they never have an easy path for asking for transient rental in the middle of a stable neighborhood. He added it was never his intent when he participated in passing the legislation and he thinks it is inadvisable to do so. Ms. Castile shared that she recalled from initial transient occupancy meetings, when defining what calls for these overlay districts, the property needed to be in distress. She asked what about this area, other than it being close to commercial businesses makes it great. She asked if it is in the outreach of downtown that was discussed in a previous meeting. Ms. Blair shared that they are looking at a zoning change on a single parcel. In this case, it is more about is residential business appropriate for the parcel regardless of what it is going to be used for. Mr. Ritorto added that if he was in a sea of single-family homes he would not have considered this unless they were looking at doing an overlay in an area that made sense. Ms. Castile added that she is not a fan of spot zoning or following the investor with overlays and rezoning. She went on to say that she agreed with moving forward with more transient occupancies, but feels it would make more sense if they looked at the city and decided which areas would be best for that investment and try to encourage it. Mr. Poggiali shared that he agreed with Ms. Castile. He is not opposed to transient housing but feels there needs to be some guidelines and regulations to which decisions are based. He added he would be happy to look at it if any of his colleagues would like to join him. He also referenced a paper Ms. Blair wrote on December 7, 2021. He felt the

commission should use it as a guideline moving forward. Mr. McGory reiterated that even though the applicant is being transparent about the possible transient rental usage, it is really about a rezoning that makes sense because of the adjoining zoning. Mr. Ritorto added that they already do operate a business at the location and this is key to getting his business into town. Mr. Poggiali clarified that he is not opposed to this. He feels there should be processes and procedures in place to make considerations. Mr. Poggiali added that his reservation is the commission should be clear on how they proceed with transient rentals. Mr. Whelan shared that he feels this is different from an overlay district and this process is something they have done before. Mr. Zuilhof added that another option could be neighborhood business, but in this particular case residential business is an option too. An issue with neighborhood business is that it would require a conditional use permit. Mr. Ochs added that staff feels that residential business is more fitting because it is contiguous to residential business. Secondly, local business allows more uses so this would accomplish the transient option and his business and not allow more extensive uses.

Timothy A. Schwanger, 362 Sheffield Way, Sandusky, had a few questions regarding the map to which Mr. Ochs answered. Mr. Schwanger asked about the notification process for the public hearing. Mr. Ochs shared that any property within 300 feet of the parcel was notified of the public hearing. Mr. Schwanger asked if there was a numerical value of properties notified, to which Mr. Ochs did not have the information. Mr. Schwanger shared his concern about transient rentals in regards to losing residents and how it affects the Census numbers for the city. He suggested putting a moratorium on transient rentals until rules and regulations are created for transient rentals. Mr. Heil clarified that there are rules and regulations in place for transient rentals in the City of Sandusky. Mr. Poggiali added that he feels the rules and regulations should be reviewed and refined. Mr. Jackson commented about a housing program he watched on television regarding starter homes being bought for transient rentals. If it starts taking place in Sandusky, there won't be starter homes in Sandusky for residents. Mr. Zuilhof added that there are already business in Sandusky doing what Mr. Jackson referenced. Wes Pool, 1939 E. Oldgate, shared he did not have an issue with the application. He went on to add to the general discussion about transient rentals the commission needs to decide where transient rentals would or would not be advantageous. He added the commission should consider adding to the transient rental rules and regulations addressing lead pipes and lead paint. **Mr. Whelan moved to approve the zoning change. Mr. Zuilhof seconded the motion. Roll call of the vote: Mr. McGory, yes; Mr. Miller, yes; Ms. Castile, yes; Mr. Jackson, yes; Mr. Poggiali, no; Mr. Whelan, yes; Mr. Zuilhof, yes. The motion passed.**

- **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.**

Ms. Blair shared that this public hearing was set by the Planning Commission based on an application from a resident. She clarified the process and next steps if Planning Commission makes a recommendation to the City Commission. She went on to share the location of the parcels and the zoning which is currently residential two-family. The transient overlay district as

drawn was drawn by the petitioner who lives on the corner of Hancock and Washington Street. Public notices were sent to parcels that were within 300 feet of the proposed transient overlay district. Ms. Blair talked about the historic character and density of the area. Staff did not prepare a recommendation as the public hearing was set by the Planning Commission. She added that signatures were received from seven out of the 10 parcels within the drawn boundary, which equated to about 90% agreeing with this. There were concerns that staff received and they were encouraged to attend the public hearing. Mr. MrGory asked if the parcels, based on the drawing, some had deeper parcels. Mr. Blair confirmed that was the case and only parcels facing East Washington Street were included. Mr. McGory clarified that if the transient overlay district were approved, it would not require anyone to engage in transient rental. If someone would choose to engage in transient rental, there are additional guidelines and requirements for that. Ms. Castile asked if people specified their concerns to staff when they called in. Mr. Ochs shared that the main consensus of the calls was taking away the historical character of the neighborhood. One of the three concerns received was about the party or the music or people coming and going. Mr. Zuilhof shared he felt this was an appropriate proposal based on the dominant uses across the street.

Chuck Reisner, 705 Perry Street, commented on having lower cost housing that could be promoted for families. He shared that he owns property zoned for transient and does not rent anything he owns. He added if everything becomes a rental, no one will want to build and subject their family to transients.

Terry Brown, 413 E. Washington Street, shared that she is in favor of the proposed transient overlay district. She shared that she and her family like to rent houses when they travel. She also shared that she owns a business and that transient rentals would be good for business. Mr. MrGory asked Ms. Brown if her residence was near but not in the proposed overlay district, to which Ms. Brown said that was correct. Ms. Castile asked Ms. Brown if this was her residence or an investment property. Ms. Brown said it was her residence but would not mind the option to be able to use it in that manner but not all of the time. Mr. McGory asked if Ms. Brown would be fearful if this were approved to which Ms. Brown responded no. Ms. Castile commented she appreciated the differing opinions being heard. She added for every transient overlay district, these are potential losses of regular residents and the city needs to find a happy medium.

Bob Newton, 308 E. Washington Street, shared it is in the middle of the proposed transient overlay district and is opposed. He referenced potential parking issues and concerns with noise from transient rentals. He also talked about safety being an issue. He also talked about Airbnb's affecting local businesses, specifically taking money from hotels and motels. He also talked about urban flight, specifically people who moved to Perkins Township to rent their city residence as an Airbnb. Mr. Newton also talked about long term renters, as he has owned rental properties, and how long-term renters become neighbors, but you do not know the background of transient rentals. Mr. Newton also shared and wanted to submit a petition that included 22 people, which he obtained from going door-to-door. Mr. Newton submitted the petition to be added to the record. Mr. Poggiali asked Mr. Newton if it would be more tolerable if only 20% of

the houses could be Airbnb. Mr. Newton said he feels that transient rentals would tear the neighborhood down.

Andrew Mullery, 302 E. Washington, shared that they outgrew their house and is moving to Perkins Township and would like to do an Airbnb as a way to keep the house. They enjoy utilizing the downtown and plan to utilize the house when it is not being rented.

Dave Bouy, 320 E. Washington Street, talked about the food hall and how the business will eventually generate similar issues Mr. Newton referenced and questioned why he would buy across from a business district if Mr. Newton had those concerns. Mr. Bouy shared that he is in favor of the transient overlay district. Mr. McGory asked if Mr. Bouy lived in the property. Mr. Bouy shared that he owns and is a seasonal resident.

Craig Hect, 222 46th Street, Sandusky, he shared he owns a duplex at 304 E. Washington Street for 24 or more years. He shared he has poured more money into the properties he owns and respects everyone's opinion. He feels there are good rules and controls in place for transient rentals and with local city ordinances in place issues will be taken care of. He mentioned as a landlord he deals with numerous issues with his long-term tenants. He added there will be issues with Airbnb as well, but there are rules in place. He would just like the opportunity for transient rental down the road, especially if he chooses to sell later.

Chris Wiedle, 403 E. Adams Street, shared that he purchase Mrs. Parker's house, which he purchased upon her death and finished the interior renovations. He referenced his house being a national registered house, the historic area, and went through the process to have the house approved as a transient rental and bed and breakfast. He shared he was told by the city that he had to provide off street parking. He reference the map and that only three of the parcels in the proposed overlay district could provide off-street parking via driveways. Mr. McGory asked staff if off-street parking is a requirement for transient rentals. Ms. Blair shared that off-street parking is a consideration in the permit on a case-by-case basis. Ms. Blair also clarified that the proposed boundary is not within a registered historic district in the city, it only has historic character. Mr. McGory asked how off-street parking is determined on a case-by case basis. Mr. Blair shared that it is based on how many units there are and if there is on-street parking offered. Mr. McGory asked if that process would have been applied to Mr. Wiedle's property, to which Ms. Blair said it was her understanding that it would have been. Mr. Zuilhof asked if the application requires a parking plan, which Mr. Heil said it does. Mr. Zuilhof added that when Mr. Wiedle purchased his property, transient rental rules were not in place, so they operated under different rules. Mr. Wiedle asked if a parking plan was submitted. Mr. Zuilhof clarified that a parking plan is submitted when a property applies for a transient rental permit. Mr. Jackson reiterated that if this overlay district was passed, individuals could not automatically turn their properties into an Airbnb.

Craig White, 334 E. Washington Street, shared his experience when he first moved to the city in regards to the city's noise ordinance and violating it. He added he was happy to see the house across the street being renovated by the Zimmerman family. He added he has not seen negative

activity. He referenced all of the commercial properties across the street and how he felt an occasional Airbnb on the south side of the street is not going to dramatically affect the character of the neighborhood. He is in support of the transient overlay district. He added being able to turn his historic property, also on the national register and previously owned by Mrs. Parker, would help him to continue to restore it.

Tim Schwanger, 362 Sheffield Way, Sandusky, shared he felt there were a lot of issues that needed to be resolved. Mr. Schwanger asked out of the other parcels, how many people live in those houses – if they are owner-occupied or if they are rentals. Mr. Schwanger referenced the March 23 planning commission meeting and how the home owners who live there be the ones who sign the petitions. Mr. Schwanger asked if by approving the overlay district tonight, if it opens up the entire block in the future. He went on to ask if a person could come to planning commission to have their property rezoned because they would be contiguous to the overlay district. Mr. Zuilhof shared it would qualify under the ordinance as a contiguous property for expansions, but it doesn't mean it would be approved. Mr. Schwanger added because of that 10 years from now the city could be looking at the entire block being a transient rental area. Mr. Schwanger also asked if a parcel in the overlay district applied to be a transient rental, they couldn't be turned down. Mr. Zuilhof shared that they would have to meet all of the requirements. Mr. Schwanger asked if those requirements were in the regulations or if was up to the planning commission to say yes or no. Mr. Heil shared that people apply for a transient rental license, 1341.32 the transient rental ordinance lists specific requirements, inspection, license fee, parking plan – specific requirements are listed out that they have to meet. If requirements are met and the fees are paid, a license will be issued. Mr. Schwanger talked about having a cap city wide on transient rentals. Mr. Jackson shared that the planning commission has been discussing everything Mr. Schwanger talked about. Mr. Schwanger said the issue of transient rental should be addressed immediately. Mr. Zuilhof shared that he agrees with the cap, but it is not simple as they discussed a cap and what it means and planning commission is working on it. Mr. McGory added if they were to put a cap on right now, inflation would still be going up, supply chain would still be a problem, housing costs would still be going up and the housing stock would still be declining in quality. These are all problems the city needs to face and until the city gets decent paying jobs, he is not sure of the solution, but a cap on transient rentals will not solve all of the problems. Mr. McGory has seen improvements with buildings that have been turned into transient rentals. Mr. Poggiali added that the staff is willing to sit down and talk about transient rentals. He went on that it falls to the planning commission to review and put parameters. Mr. Schwanger suggested that the planning commission review examples from other cities as to what they are doing with transient rentals.

Mr. Bouy asked to clear up some misinformation regarding parking. All of the parcels have off street parking. Six have parking from the front and the three parcels in the middle have parking in the back off of an alleyway. An unidentified member of the audience shared that there is not off-street parking off of the alley because the garages are not usable.

An unidentified member of the audience asked of the 22 signatures on the petition that was submitted, if they are homeowners, who they were, if they are residents and are they given the same weight if they are a renter or a homeowner.

Mr. Zuilhof moved to table this item until the next meeting. Ms. Castile seconded the motion. Roll call of the vote: Mr. McGory, no; Mr. Miller, no; Ms. Castile, yes; Mr. Jackson, yes; Mr. Poggiali, yes; Mr. Whelan, no; Mr. Zuilhof, yes. The motion passed.

- **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**

Ms. Blair shared that this public hearing was set by the Planning Commission to consider a transient overlay district. Ms. Blair shared that there is general manufacturing in the area. Two photos were shared. One was the boundary drawn by the petitioner. The second included the boundary provided by the petitioner and it was expanded to include the district being drawn by the backs of the parcels fronting those roadways roughly bound by Marquette to Seabert along West Monroe across from Lions Park entrance. This was based on previous discussions. The addresses that received notices for the public hearing were also denoted in the photo. Notices were sent to the largest boundary that was discussed at the last meeting. Ms. Blair shared that the area is a residential character, small footprint, single-family homes with quite a bit of vacant parcels. Staff did not prepare a recommendation or report as this was a public hearing set by planning commission to publicly discuss the potential for the transient rental overlay. Mr. McGory added that there is a fairly large marina close to the area. Ms. Blair concurred there is a marina a small RV and several boat launches, a lot of seasonal based amenities. Mr. McGory opened up the floor to members of the public.

Dan O’Laughlin, 3426 W. Monroe Street, Sandusky, shared he is very opposed to this. He went on that this is a thriving family neighborhood. He added that he submitted a petition in the fall with 48 signatures against this. Feels the transient overlay district is not a good fit for the neighborhood. Ms. Castile asked for clarification that Mr. O’Laughlin owns other properties and one that is next door that he rents and that he is still opposed.

Mr. McGory asked for clarification from Mr. Heil that he, Mr. McGory, is not permitted to vote nor participate in the discussion.

Ms. Castile asked staff if they could be included on the emails that are sent out to neighborhoods making them aware of the potential districts. Ms. Blair shared that the public notices are published in the newspaper and paper letters are mailed. Mr. Zuilhof added that they were told planning commission would at least get a .pdf so they knew what was going on.

Jim Maldonado, owner of 3328 W. Monroe Street and 1011 Winnebago, Sandusky. He shared that both properties have large driveways and two parcels. Referring to the gentleman who took the petition, he said he took his petition in the fall. Mr. Maldonado shared that he did a similar petition a few weeks ago that he turned in devoted to the specific area. He said he got 15 homeowner signatures for this, two who were against and four neutrals. He shared that he started this process two years ago. Mr. Maldonado also reached out to business owners who

were in favor of this. He added that he does agree with stricter rules for transient rentals to help put minds at ease. Mr. Poggiali asked if Mr. Maldonado lived in the area in question to which Mr. Maldonado responded he lives in Perkins Township.

Sandra Kennedy, 5516 Deyo Road, Castalia, shared that she owns rentals in Sandusky. She added she knows Mr. Maldonado and he keeps strict control of the properties he owns. Ms. Kennedy asked if transient rentals are allowed on Cedar Point Road. Mr. McGory answered that there are some that were grandfathered. Mr. Zuilhof added that there are none by legislation. Mr. Heil shared that there are a few historically grandfathered in transient rentals on Cedar Point Road. There is no way to do a new transient rental on Cedar Point Road. Ms. Kennedy asked if the city keeps track of crime rates in transient rental areas across the city. Mr. Zuilhof shared that there have been transient rentals in specific zoning districts. Mr. McGory shared that his understanding is the crime rates related to transient rentals is negligible. Ms. Kennedy reiterated the caliber of ownership from Mr. Maldonado.

Emily Vassallo, 1403 Winnebago, Sandusky, shared they do own their home. She shared that unlike Mr. Maldonado, she does live in the neighborhood. She went on that there are plenty of other parts of town that are better policed for people to stay versus their neighborhood. She feels that people would be disappointed to find they are on a quiet street away from activities. She also shared that it is not waterfront, Route 250 or downtown, no nearby beach or pool, with nothing in close walking distance. She feels they are in a forgotten corner of Sandusky surrounded by railroad tracks, which can pose a safety risk, especially if safety personnel need to access the area. She also referenced previous homeless shelters and rehab facilities that have popped up. She feels approving the transient rental overlay may be a reason to move. She also referenced the need for long-term rentals. She went on to add that there are several children in the area. No oversight of who is renting the short term rental creates a safety risk for the children. She urged the Planning Commission to side with the residents and deny the request. Mr. Zuilhof asked Ms. Vassallo if she was offered the petition to sign, to which she responded no as she was not at home.

Tim Schwanger, shared a concern from an audience member related to if the residents will receive another notice if the agenda item is tabled. Mr. Heil shared that there is no requirement to send out a second notice from the tabled agenda item. However, it would be scheduled for another public meeting and notice would go out through typical channels. Tabling it just changes the date of which it is scheduled. Mr. McGory clarified that the planning commission would make a motion to take it off the table, which the agenda item would then be scheduled, a decision would not be made at that moment. Mr. Zuilhof shared that he would like to table it so people would have a chance to speak on this issue. Mr. Schwanger shared another issue of concern was he was at the first meeting when the petition was handed over. He shared that was one meeting on this issue. He went on to ask if this had come before the planning commission before but with a bigger boundary. Mr. McGory shared that this application had not come before the planning commission. Mr. Zuilhof added that there were public meetings on a similar district. Ms. Blair shared that there was not public meeting prior to this one.

Barb Manner, 1317 LaSalle Street, Sandusky. She shared she is a life long resident and feels this is a bad idea. She went on that it is a family area and do not want outside strangers in the neighborhood. She also referenced the issue with trains.

John Taylor, 3408 W. Monroe Street. Lived in the area for 30 years and has seen good and bad. The property in question is next door to him and sat vacant for five years. He wanted to purchase the house, but decided not to purchase the house. The house behind it sat vacant for three years, which was also purchased by Mr. Maldonado. Mr. Taylor shared that if there is an issue he will call Mr. Maldonado first and then the police. He added that if the issue is not resolved he will continue to call the police until Mr. Maldonado's license is revoked. He added that Mr. Maldonado did a fabulous job on the house. He was for approving the application.

Mr. Maldonado added that the petition brought in the fall was for train track to train track, not the proposed area.

Mr. Reisner shared a suggestion that the application should only be taken from people who legally reside in Sandusky.

Mr. Maldonado added that he owns the property behind the property in question and if people felt more comfortable he could make that his permanent residence.

Mr. McGory shared that his understanding is the request is for the smaller area. Planning staff took it upon themselves to say the original area could be approved or denied or tabled, or the commission could chose to expand it to the larger drawn area or between the two. Mr. Zuilhof shared the way he understood it was to open a public hearing and include the residents within 300 feet of the expanded area. He is aware that it started out as an area bounded by the streets, and found out that it would be better, in his opinion, when the character is the same on both sides of the street, to include both sides of the street where it's appropriate. Staff foresaw the possibility to include those possibly affected if both sides of the street would be decided to be included. Mr. Zuilhof shared he feels the commission is free to do nothing, do the original proposal, do something else entirely that is reasonably within the boundary. Mr. Zuilhof added that he is inclined to do nothing as this is substantially similar to what was proposed last year that there were public meetings on that did not proceed, not for lack of interest, but because there was not a consensus in the neighborhood to support it.

Mr. Jackson asked for clarification if a motion is made what they would be making a motion on. Mr. Heil shared that they have options to make a motion. They could move to define an area, a different area or the proposed area. If no motion is made, it would die for lack of a want of a motion, which would be the do nothing option. He added that a motion could be made to reject it, which is not necessary because if there is no motion the agenda items dies for a lack of a motion. Mr. McGory asked if the application is based on the smaller area. Ms. Blair shared that there is no application in this case. The planning commission set the hearing. The petition that was brought to them was the smaller boundary. Staff's understanding of the direction from planning commission was to send public notice to cover the larger boundary. Plenty of notice was sent if the planning commission wanted to change the shape of the boundary if they chose to move a boundary forward. Mr. Zuilhof added that a decision to do nothing is a decision, which they have. Mr. McGory added that it would be helpful to him on the previous agenda

item and on this one to have an idea of who within the boundary is in favor, which is not clear to him. Mr. Blair shared that this item was 27.7% of the signatures attached to an address within the smaller boundary. Mr. Heil clarified that the petitions are presented to the city. They are not city petitions. It is resident gathered information. Mr. Poggiali asked if the commission were to do nothing and essentially reject this, it would not prohibit the person from coming back if the commission were to finalize new regulations. Mr. Heil shared that a rejection would mean the originally proposal is specifically rejected. It does not prohibit the original person or the planning commission from taking different action for a transient overlay district or a person from a changed ordinance to apply for a transient rental. Mr. Zuilhof added that it recently became clear to him that a conditional use permit once heard, if it fails, the same application cannot be made for two years. This keeps enthusiastic persistence from bogging down the system. This is not an application, so do nothing, table it if you want to keep talking about it, even a motion to adjourn. Mr. Poggiali asked if there was going to be a motion. Mr. Zuilhof shared that if he was going to make a motion it would be to adjourn which he was not going to do until they exhausted other options. He feels it went nowhere before and does not have sufficient support and does not sufficiently fit the ordinance to be a clear yes or a clear win. He is not ready to make a motion and does not feel this is a good idea. He added he is a strong proponent of protecting the rights of people that are already there. He believes strongly in personal property rights and doing what you want with your property, but limited by the rights of your neighborhoods. He will never vote for changing zoning on residents who place substantial amounts of their personal wealth in their home. Mr. McGory asked Mr. Zuilhof about his comment of it going nowhere before. Mr. Zuilhof shared that there were public meetings regarding this area, a similar area, in September and October of 2021. It was this rough area and an area on McDonough on the west side of downtown. Neither resulted in action. A decision not to act is a decision not to act. Mr. Whelan shared that he is generally in favor of VRBOs. He understands the discussion tonight has been the opposite and appreciates and considers a lot of the discussion. He agrees in this case it has been one property owner in favor who does not live there versus numerous residents against it.

Mr. Zuilhof made a motion to adjourn. Ms. Blair shared that there is a small item of business should would like to be heard prior to entertaining a motion to adjourn. There was no second to the motion, the motion died. **Mr. Poggiali moved to table this request. Mr. Jackson seconded the motion.** Ms. Castile asked if the commission does not table it, what happens. Mr. Heil shared that it stays open for discussion, unless there is no motion at which point it dies for a lack of a motion. Mr. Zuilhof added that they are not debating the tabling the motion, but asking a point of order. He also added the topic cannot be taking up from the table unless a motion is made to do so. A member of the audience asked if a motion is made to take it up from the table, would the residents be notified. Mr. McGory shared that it was answered previously. Mr. Heil clarified that if the motion to table passes, it is put on the table until the commission makes a motion to remove it from the table. If that motion passes at a subsequent meeting, it then comes back at the next meeting, so two meetings, at which point, there is not a requirement for the city to send letters out again, however, all of the city's public meetings are posted on the city's website. Public notice is provided for all public meetings. The City is not required to send out another round of letters on this topic. **Roll call of the vote: Mr. McGory, abstain; Mr.**

Miller, yes; Ms. Castile, yes; Mr. Jackson, yes; Mr. Poggiali, yes; Mr. Whelan, no; Mr. Zuilhof, yes. The motion passed.

Other Business

Ms. Blair shared that a petition from David Stuck, 418 McDonough Street, for the consideration of a transient rental overlay district on the west side of downtown. She went on that it is similar to the area that was considered at a public meeting last fall. Mr. Stuck drew the boundaries on the back of properties and included the Dog House property which is a city-owned property that would give flexibility to the property. It also includes the row houses on Adams Street. She shared that it is 51 parcels and 16 signatures were submitted which is 31.4% of the parcels. Mr. Whelan clarified that a motion could be made at any point in time after it has been presented.

Mr. Poggiali requested that a committee be put together of himself and Mr. Miller as they are at both ends of the extreme. They would work with staff and fine tune things and bring back a draft for the planning commission to review. Ms. Castile added that she would like to be part of that committee. Mr. Heil reminded the commission that depending on the number of commissioners serving on the committee, it could be a public meeting if four or more would wish to convene. Mr. Zuilhof asked if this would be a good idea to consider at the next meeting. Mr. Poggiali added that if it keeps getting kicked around the wheel keeps turning and they are back at the same thing. Mr. McGory and Mr. Poggiali talked about the topic of caps, which Mr. Poggiali added that these items would all be discussed by the committee. Mr. McGory shared commission members could meet with staff to discuss.

Adjournment

Mr. Zuilhof made a motion to adjourn. Ms. Castile seconded the motion. All members were in favor of adjournment. The meeting was adjourned at 8:21 pm.

Next Meeting:

May 25, 2022

Approved:

Thomas Horsman, Interim Clerk

Pete McGory, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE
ZONING MAP FOR 2609 & 2613 MILAN RD.
(PARCELS 57-03542.000, 57-03541.000,
57-03374.000, 57-00159.000)

Reference Number: PRZ22-0005

Date of Report: May 16, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant / Owner: Sandusky Holdings, LLC
2633 Milan Rd
Sandusky, OH 44870

Authorized Agent: Kula Lynch – Hoty Enterprises
5003 Milan Rd.
Sandusky, OH 44870

Site Location: 2609 Milan Rd.
Sandusky, OH 44870

Current Zoning: “R1-40 Single Family Residential

Surrounding Zoning: North- “R1-40” Single Family Residential
East- “R1-40” Single Family Residential
“R1-60” Single Family Residential
South- “GB” General Business
West- “R1-60” Single Family Residential

Existing Use: Residential / Parking Lot

Proposed Zoning: “GB” General 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 Red



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



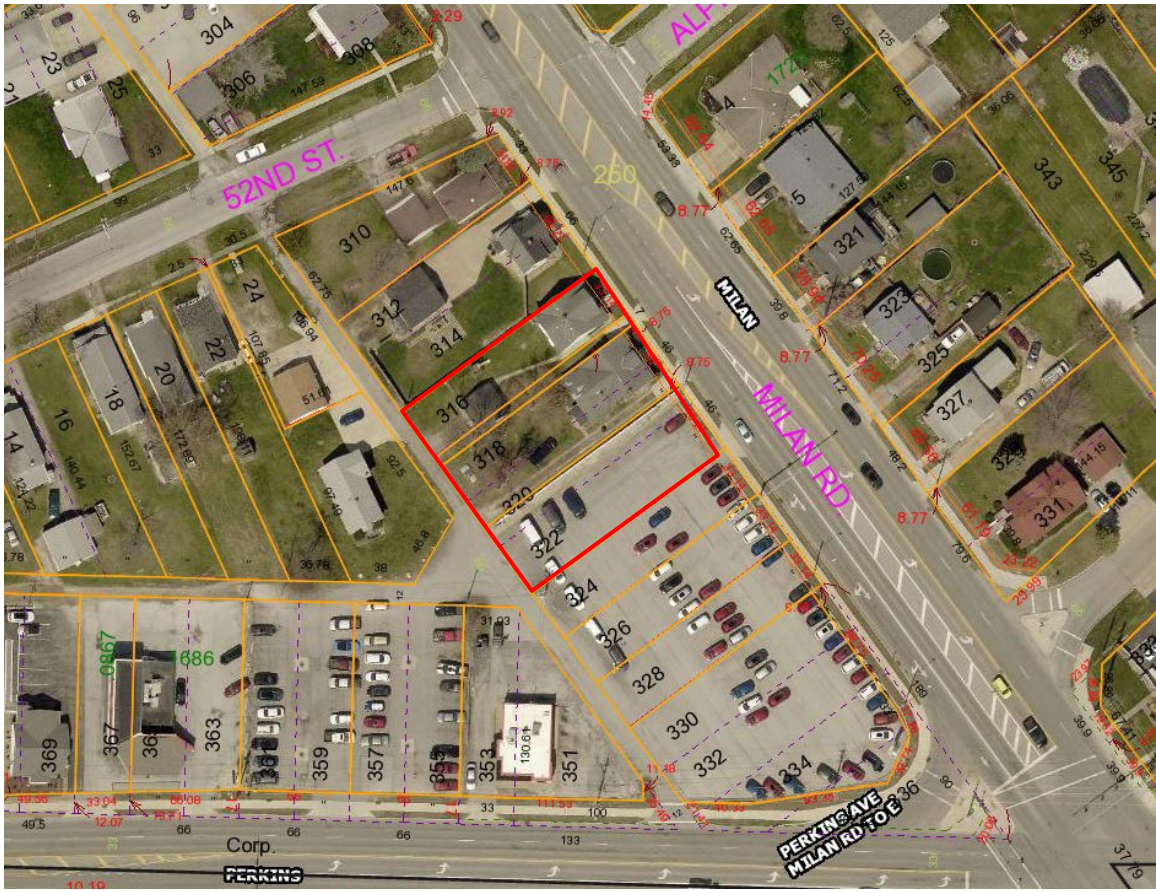
TRO - Transient Rental Overlay



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





PROJECT DESCRIPTION

The parcels of 57-03542.000, 57-03541.000, 57-03374.000, 57-00159.000 currently contain part of a parking lot, a vacant parcel of a recently demolished house, and an existing residential structure. The existing residential structure has 1,260 sq. ft. The land area of all 4 lots is 0.39 acres. The four parcels in this application along with the four parcels contingent to the south along Milan Rd. are owned by the applicant.

The applicant is proposing the rezoning of this land as they look to add these parcels in the sale of the lower four parcels on the corner of Milan Rd. and Perkins Ave. The larger area will make the property more marketable for larger developments.

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.

DEPARTMENT OF PLANNING COMMENTS

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

- 1) Vibrant City
 - Reclaim and repurpose blighted land/sites for industrial development/commercial development.
- 2) Connected City
 - Corridor Improvements

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 "GB" General Business would open the door for high intensity business uses, but not allow for low intensity commercial / manufacturing zoning uses.

This parcels currently abuts a General Business zoned parcel. Staff has determined from a site visit that this zoning change is appropriate. The single-family homes on this stretch of Milan Rd. lack a strong neighborhood connection due to commercial development and high traffic counts on Milan Rd. From a long-term planning perspective, business uses and other larger development such as multifamily structures are a more logical land use than single family homes on Milan Rd. between Perkins Ave. and Sycamore Line. Re-zoning these parcels supports this perspective and the long-term growth potential of the corridor.

OTHER DEPARTMENT COMMENTS

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

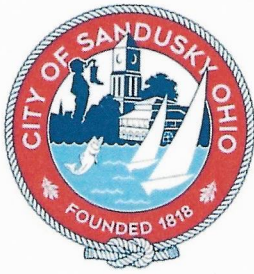
Fire Department:

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

CONCLUSION/RECOMMENDATION

In conclusion, staff is supports the approval of the proposed amendment to the Zoning Map for 2609 & 2613 Milan Rd. (parcels 57-03542.000, 57-03541.000, 57-03374.000, 57-00159.000) with the following conditions:

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



PLANNING COMMISSION

Application for Zoning Map Amendment

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

APPLICANT/AGENT INFORMATION:

Property Owner Name: Sandusky Holdings, LLC

Property Owner Address: 2633 Milan Road, Sandusky OH 44870

Property Owner Telephone: (419) 626-4721

Email: mathews@mathewsford.com

Authorized Agent Name: Kula Hoty Lynch

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

Authorized Agent Telephone: (419) 609-7000

Email: kula@hoty.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2609 Milan, 2613 Milan, Vacant Lot

Legal Description of Property (check property deed for description):
See attached legal description.

57-03542.000;
Parcel Number: 57-03374.000; 57-00159.000 **Zoning District:** R140; R140; R140

DETAILED SITE INFORMATION:

Land Area of Property: 0.39 acres total (sq. ft. or acres)

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

Building #1: 1,000 (in sq. ft.)

Building #2: 1,260

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 13%

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:

2613 Milan - 1,000 sf residential

2609 Milan - 1,260 sf residential

Proposed Building Height (for any new construction): Unknown

Number of Dwelling Units (if applicable): None

Number of Off-Street Parking Spaces Provided: _____

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

Landscaped Area: _____ (in sq. ft.)

Requested Zoning District Classification: GB (General Business)

APPLICATION AUTHORIZATION:

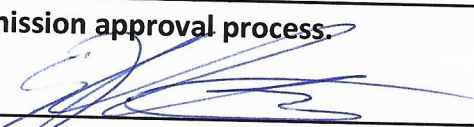
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

2609 Milan, 2613 Milan &
As owner of Vacant Land (municipal street address of property), I hereby
authorize Kula Hoty Lynch to act on my behalf during the Planning
Commission approval process.



Signature of Property Owner

4/6/22
Date

REQUIRED SUBMITTALS:

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

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
TEE \$	60.00
EXEMPT:	
R.E. TRANSFER:	
\$	180.00
Thomas J. Paul Erie County Auditor	
Trans. Fees: \$	1.00
Date: 12/31/10	By: Thomas J. Paul

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-57-07 of the
Ohio Administrative Code only. No Field
Verifications for Accuracy made.

Erie County Engineer 12/3/10

GENERAL WARRANTY DEED

CHARLIE B. WADDINGTON AND TAMARA S. WADDINGTON,
HUSBAND AND WIFE; AND KENNETH A. SUMSER AND JACALYN L. SUMSER,
HUSBAND AND WIFE, GRANTORS, for valuable consideration paid, grant to
SANDUSKY HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY, GRANTEE,
whose tax mailing address is 610 E. Perkins Ave., Sandusky, Ohio 44870, the following
real property:

Situated in the City of Sandusky, County of Erie and State of Ohio: Being the
whole of Lot Number 316 and the north 7 feet of Lot Number 318 Milan Road in
DeWitt, Gilcher and Flynn's Subdivision of Sublot Number 1 of Original Lot 16,
East of Sycamore Line in said City, be the same, more or less, but subject to all
legal highways.

Prior Deed Reference:

Book 267, Page 389; Book 280, Page 343
Erie County, Ohio Official Records

These premises are transferred with general warranty covenants, free and
clear of all liens and encumbrances, except a) those arising from the terms of the
Purchase Contract; b) those incurred by Buyer; c) zoning ordinances; d) legal highways;
and e) such other easements, conditions and restrictions which do not interfere with the
present lawful use of the real estate.

EXECUTED this 2ND day of December, 2010.

Charlie B. Waddington
Charlie B. Waddington

Kenneth A. Sumser
Kenneth A. Sumser

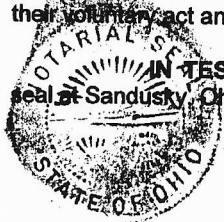
Tamara S. Waddington
Tamara S. Waddington

Jacalyn L. Sumser
Jacalyn L. Sumser

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State,
personally appeared the above-named **CHARLIE B. WADDINGTON AND TAMARA S.
WADDINGTON, HUSBAND AND WIFE, GRANTORS**, 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 2ND day of December, 2010.



Sally A. Crow
Notary Public

SALLY A. CROW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JANUARY 25, 2014

HARTUNG TITLE ORDER # EA239082

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **KENNETH A. SUMSER AND JACALYN L. SUMSER, HUSBAND AND WIFE, GRANTORS**, 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 2nd day of December, 2010.



Sally A. Crow
Notary Public

SALLY A. CROW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JANUARY 25, 2014

Transferred	
in Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	40.00
EXEMPT:	
R.E. TRANSFER:	
\$	120.00
Thomas J. Paul Erie County Auditor	
Trans. Fees: \$	1.00
Date: 6/4/10 By:	Thomas J. Paul

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.

Erie County Engineer 6/4/10

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Teresa I. Nims, nka Teresa I. West, unmarried, the Grantor, claiming title by or through instrument recorded in Volume 519, Page 475 and Volume 540 at page 10, Erie County, Ohio Deed Records, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to her full satisfaction of **Sandusky Holdings LLC, an Ohio Limited Liability Company,** the Grantee, whose tax mailing address will be 610 W. Perkins Avenue, Sandusky, Ohio 44870 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, its heirs and assigns, the following described premises, situated in the City of Sandusky, County of Erie, and State of Ohio: Legal description attached as Exhibit 'A'.

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and its separate heirs and assigns forever.

AND THE SAID Grantor, for herself and her heirs, executors and administrators, hereby covenants with the said Grantee, its heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

Exhibit 'A'

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

Being the south twenty six (26) feet of Lot No. 318 Milan Road, and the north twenty (20) feet of Lot No. 320 Milan Road, marking a parcel of land forty six (46) feet wide, front and rear, fronting on said Milan Road, in DeWitt-Gilcher and Flynn's Subdivision of Sub Lot No. 1 of Original Lot No. 16, east of Sycamore Line, in the Second Ward of said City of Sandusky, Ohio.

4/21/08

HARTUNG TITLE ORDER # EA22833

Executed before me this 3 day of June, 2010.

Grantor:

Teresa I Nims West
TERESA I. NIMS,
NKA TERESA I. WEST

STATE OF OHIO)
) ss.
ERIE COUNTY)

The foregoing was acknowledged before me this 3 day of June, 2010, by
Teresa I. Nims, nka Teresa I. West.

(SEAL)

Sally A. Crow
NOTARY PUBLIC

This Instrument Prepared By:

Robert M. Reno (0006183)
RENO, BOGDEN & FERBER CO., L.P.A.
725 Sycamore Line
Sandusky, OH 44870
419-626-3800

SALLY A. CROW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JANUARY 25, 2014

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that T. Robert Mathews, a/k/a T. Robert Mathews, Jr., married, for valuable consideration paid, grants with general warranty covenants to Sandusky Holdings, LLC, an Ohio limited liability company, whose tax mailing address is 610 E. Perkins Ave, Sandusky, the following described real property:

An undivided one-half (1/2) interest in each of the parcels described on the attached Exhibit A

Subject to: zoning ordinances, easements and restrictions of record and taxes and assessments due and payable after delivery of this deed.

Prior Instrument Reference: See attached Exhibit A

Beth A. Mathews, spouse of the grantor, releases all rights of dower therein.

Executed this 8th day of January 2004.



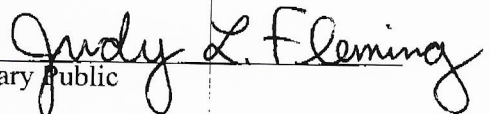
T. Robert Mathews a/k/a T. Robert Mathews, Jr.



Beth A. Mathews

STATE OF OHIO)
) ss:
COUNTY OF ERIE)

The foregoing instrument was acknowledged before me this 8th day of January, 2004, by T. Robert Mathews, a/k/a T. Robert Mathews, Jr. and Beth A. Mathews, husband and wife.


Notary Public

This Instrument Prepared By:

Thomas P. Killam, Esq.
Marshall & Melhorn, LLC
Four Seagate, Eighth Floor
Toledo, Ohio 43604

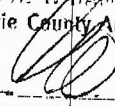


JUDY L. FLEMING
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 2-7-06

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.

Erie County Engineer
Date: 2/24/03

Transferred
February 24, 2004
Jane T. Harmon
ERIE COUNTY AUDITOR
Fee \$3.50

This conveyance has been examined and the grantor has complied with sections 310.202 and 322.02 of the Revised Code	
FTE: \$	
EXEMPT: \$	
R. F. TRANSFER: \$	
JUDE T. HARMON Erie County Auditor	
by: 	

MICROFILMED
SCANNED

Q1 F1 D5 DE 80 M
00 PR B2 SC

Exhibit A

ERIE COUNTY OHIO RECORDER
RN 200402338 Page 2 of 3

PARCEL NO 1:

Situated in the City of Sandusky, County of Erie and State of Ohio:
Being Lot Number Three Hundred Twenty (320) on Milan Road, except the northerly twenty (20) feet thereof and Lots Numbers Three Hundred Twenty-Two (322) and Three Hundred Twenty-Four (324) on Milan Road, all in Flynn Gilcher, and DeWitt's Subdivision, in the City of Sandusky, Erie County, Ohio, as per plat Recorded in Volume 3 of Plats, Page 15, Erie County, Ohio Records.

Prior Instrument Reference: RN 200205111, 200205112, 200205113, 200205114

PARCEL NO 2:

Situated in the City of Sandusky, County of Erie and State of Ohio:
Lot Number Three Hundred Twenty-Six (326) Milan Road, in DeWitt, Gilcher and Flynn's Subdivision of Lot Number One (1) of Original Lot Number Sixteen (16) East of Sycamore Line, in said city.

Prior Instrument Reference: RN 200205111, 200205112, 200205113, 200205114

PARCEL NO 3:

Situated in the City of Sandusky, County of Erie and State of Ohio:
Lot Number Three Hundred Twenty-Eight (328) on Milan Road, in Flynn, Gilcher, and DeWitt's Subdivision in the City of Sandusky, Erie County, Ohio, as per plat Recorded in Volume 3 of Plats, Page 15, Erie County, Ohio Records.

Prior Instrument Reference: RN 200205111, 200205112, 200205113, 200205114

PARCEL NO 4:

Situated in the County of Erie in the State of Ohio and in the Township of Perkins:
Situated in the Township of Perkins, County of Erie and State of Ohio: and being Lots Numbers 8, 9, and 10 in the Oakland Park Subdivision as recorded in Vol. 13, Page 44, Erie County, Ohio Records.

EXCEPTING THEREFROM however a certain parcel of real estate recorded in Volume 401, Page 178 et seq. Erie County Ohio Deed Records and described as follows: Situated in the Second Section of Perkins Township, Erie County Ohio and being more fully described as follows: The Northerly three (3) feet of Lot Numbers Eight (8) and Nine (9) in Oakland Park Subdivision of part of the Beatty 500 acre tract, which plat of subdivision is recorded in Erie County Ohio Plat Records, Volume 13, Page 44.

Prior Instrument Reference: Book 216 and Page 313, File No. RN 68328

PARCEL NO 5:

Situated in the Township of Perkins, County of Erie and State of Ohio:

Being that part of Beatty 500 Acre Tract, Section 2, as follows:
Beginning at a point in the west line of Milan Road South 37° 27' East, 200.00 feet from the South line of Perkins Avenue, thence due West, along the Southerly line of lands reserved by the Standard Oil Company and described in Volume 243, Page 598 to 601, Erie County, Deeds Records, 200.00 feet to the Southwest corner thereof; thence North 37° 27' West, along the Westerly line of said parcel of land, 33.71 feet to a point; thence South 69° 37' 30" West, along the Northerly line of Sublot 61, The Oakland Park Subdivision, as recorded in Volume 13, Page 44, Erie County, Plat Records, 150.34 Feet to the Northeast corner of Sublot 30; thence South 29° 59' East, along the Easterly line of Sublot 30, a distance of 25.09 feet to the Southeast corner thereof; thence South 60° 01' West, along the South line of said Sublot 30, a distance of 188.26 feet to the Easterly line of Marisee Drive; thence South 3° 36' East, along the last mentioned line, 42.79 feet to a point of curve; thence along a curve to the left, having a radius of 341.30 feet, a distance of 66.09 feet to a point; thence North 60° 01' East, along the Northerly line of Sublots 33 through 39, inclusive, of Oakland Park Subdivision, 458.66 feet to a point; thence due East, along the Northerly line of Sublot 40, and 20 feet distant, measured at right angles from the aforesaid Standard Oil Company lands, a distance of 116.77 feet to the West line of Milan Road; thence North 37° 27' West, along last mentioned line, 25.19 feet to the place of beginning and containing 1.007 acres, more or less, but subject to all legal highways.

In this description the Westerly line of Milan Road is taken to be 41.25' Westerly from the centerline thereof and the South line of Perkins Avenue is taken to be 25 feet Southerly from the North Line of Perkins Township.

Prior Instrument Reference: Book 94 and Page 359, File No. RN 30183

PARCEL NO 6:

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

Being Lots Number Three Hundred Fifty-Nine (359) and Three Hundred Sixty-One (361) on Perkins Avenue in Gilcher, DeWitt, and Flynn's Subdivision of Sublot One (1) Outlot 16 East of Sycamore Line as per plat recorded in Volume 3 of Plats, page 15, Erie County, Ohio Records.

Prior Instrument Reference: Book 94 and Page 359, File No. RN 30183

PARCEL NO 7:

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

And being Lots Numbers Three Hundred Fifty-Five (355) and Three Hundred Fifty-Seven (357) on Perkins Avenue in Gilcher, DeWitt, and Flynn's Subdivision as recorded in Volume 3 of Plats, page 15, Erie County, Ohio Records.

Prior Instrument Reference: Book 94 and Page 359, File No. RN 30183

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE
ZONING MAP FOR 706 & 702 PERRY ST. (PARCELS
57-03889.000, 57-04347.000)

Reference Number: PRZ22-0006

Date of Report: May 16, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant / Owner: Ronda Jacksich
706 Perry St.
Sandusky, OH 44870

Site Location: 706 & 702 Perry St.
Sandusky, OH 44870

Current Zoning: "R1-40" Single Family Residential

Surrounding Zoning: North- "LB" Local Business
"R2F" – Two Family Residential
East- "R1-40" Single Family Residential
South- "R1-40" Single Family Residential
West- "RRB" Residential Business
"R2F" – Two Family Residential

Existing Use: Residential

Proposed Zoning: "RRB" Residential Business

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

Note: Black outline is property currently in the rezoning process to become RRB. Red outline is subject properties.



Photo of site



(Looking south bound on Perry St.)



(Looking north bound on Perry St.)



PROJECT DESCRIPTION

The sites at 706 & 702 Perry St. currently both have single family structures. Each house has roughly 1,200 sq. ft. of living space. Both homes have off street parking.

The applicant is proposing the rezoning of this land as they look to use the home at 706 Perry St. for transient occupancy. Staff recommended that the corner parcel at 702 Perry St. be included in this application to create a more cohesive district with the properties along Monroe St. west of Perry St. The resident at 702 Perry St. stated he is not interested in transient occupancy but has given a signed letter of consent to planning staff in favor of re-zoning his property to RRB – Residential Business.

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 1 |
|-----|---------------------|----------------------------|

Required Parking Spaces: 2 at each property

Existing Parking Spaces at Each Property: 3 - 6

DEPARTMENT OF PLANNING COMMENTS

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 parcels of 706 & 702 Perry St. are both currently adjacent to at least one business-zoned parcel. Across the right of way from the parcel of 706 Perry is an RRB-zoned parcel. Across the right of way to the west of 702 Perry St. is an RRB-zoned parcel, and across to the north is an LB-zoned parcel.

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 west is already zoned RRB, and is also used as residential homes. The property at 702 Perry St. is also contiguous to a Local Business zoned parcel to the north, which would allow transient occupancy with a conditional use permit. The RRB zoning allows the most restricted business uses and the existing residential use.

Planning staff notes the potential redevelopment feasibility of these sites in the long term. The Monroe Street to First Street corridor is a high visibility corridor. The current residential properties are small, built very closely placed to each other, and are not historically significant. From a long term planning perspective, a larger land use (such as a multifamily or mixed use building) that combines both parcels to site a new building facing Monroe Street would be a beneficial addition to this neighborhood. The re-zoning of these two parcels to RRB would help facilitate the feasibility of these future land use opportunities that align with the vision of our bicentennial plan and compliment the business corridor of Monroe St. into First St.

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.

OTHER DEPARTMENT COMMENTS

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

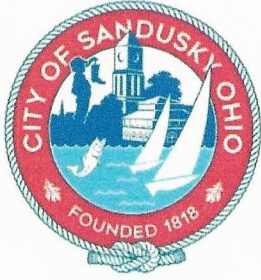
Fire Department:

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

CONCLUSION/RECOMMENDATION

In conclusion, staff is supports the approval of the proposed amendment to the Zoning Map for 706 & 702 Perry St. (parcels 57-03889.000, 57-04347.000) with the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to transient occupancy.



PLANNING COMMISSION

Application for Zoning Map Amendment

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Ronda Jacksich

Property Owner Address:

706 Perry

Sandusky Ohio 44870

Property Owner Telephone:

419-366-2393

Email

Jacksich4@aol.com

Authorized Agent Name:

Authorized Agent Address:

Authorized Agent Telephone:

Email

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

706 Perry

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

58 Perry St. 14 of W 1/2 60 N 24 1/2 of W 1/2

Parcel Number:

57-04347.000

Zoning District:

R1-40

DETAILED SITE INFORMATION:

Land Area of Property: Backyard front
20x28 lot 1/2 (sq. ft. or acres)

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

Building #1: 1263 (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): 1

Number of Off-Street Parking Spaces Provided: 3

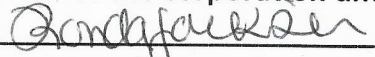
Parking Area Coverage (including driveways): 60 (in sq. ft.)

Landscaped Area: 12x6 (in sq. ft.)

Requested Zoning District Classification: single family

APPLICATION AUTHORIZATION:

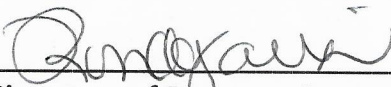
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

3/18/2022
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 706 Perry (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.


Signature of Property Owner

3/18/2022
Date

REQUIRED SUBMITTALS:

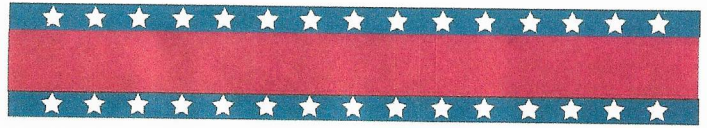
15 copies of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



I STEVEN RUFF REPRESENTING
3PR RENTALS LLC OWNER
OF 702 PERRY ST.

I GIVE my CONSENT to the
CITY OF SANMISKY to CHANGE the
ZONING OF my PROPERTY providing
THERE IS absolutely NO FEES
OR ADDITIONAL TAXES.
ACCESSED to ME

Steven P. Ruff.
419 656-0535

Provided For Rhonda JACKSON



Richard H. Jeffrey

ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO

Summary

Parcel Number 57-04347.000
Map Number 57094283012
Location Address 706 PERRY
 SANDUSKY OH 44870
Acres 0.0932
Legal Description 58 PERRY ST 14 OF W 1/2 60 N 24 1/2 OF W 1/2
 (Note: Not to be used on legal documents.)
Neighborhood 5755751 - Wside Sycamore Line-Monroe
City SANDUSKY CITY
Township
School District SANDUSKY CSD
Homestead Reduction: No
Owner Occupancy Credit: Yes
Foreclosure No
Board of Revision No
Land Use 510 - Single family residence
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use..)

[Download Land Use descriptions](#)

Notes

Map Number: 005
Personal Property District: 22-0320

Owners

Owner Address	Tax Payer Address
JACKSICH RHONDA J ETAL	JACKSICH RHONDA J ETAL
706 PERRY ST	706 PERRY ST
SANDUSKY OH 44870	SANDUSKY OH 44870

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
F - FRONT LOT [DEPTHA]	0.0932	41	41	99	81%	250	250	202.5	\$8,300
Total	0.0932								\$8,300

Dwellings

Card	1	Exterior Wall	Alum/Vinyl
Number of Stories	1	Heating	HW/Steam
Style	Single Family	Cooling	None
Year Built	1920	Basement	Pt Crawl
Year Remodeled	0	Attic	None
Rooms	6	Finished Living Area	1263
Bedrooms	3	First Floor Area	1263
Full Baths	1	Upper Floor Area	0
Half Baths	0	Half Floor Area	0
Family Rooms	0	Finished Basement Area	0
Dining Rooms	0	Total Basement Area	0
Basement Garages	0	Fireplace Openings	0
Grade	C-	FireplaceStackCount	0
Grade Adjustment	90%	Value	
Condition	Average		

Additions

Card 1

Addition Code	Description	Base Area	Year Built
OFF	Open Fr Porch	75	0
OFF	Open Fr Porch	60	0

Improvements

Card 1

Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
PATIO	Patio/Concrete Slab (Detach)	19	12	228	1980	\$1,350
Total						\$1,350

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2021	2020	2019	2018	2017
Land Value	\$8,300	\$8,300	\$8,300	\$8,300	\$8,630
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$42,260	\$40,120	\$40,120	\$40,120	\$41,910
Total Value (Appraised 100%)	\$50,560	\$48,420	\$48,420	\$48,420	\$50,540

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2021	2020	2019	2018	2017
Land Value	\$2,910	\$2,910	\$2,910	\$2,910	\$3,020
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$14,790	\$14,040	\$14,040	\$14,040	\$14,670
Total Value (Assessed 35%)	\$17,700	\$16,950	\$16,950	\$16,950	\$17,690

Tax History

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due
2021 Pay 2022	\$0.00	\$442.14	\$442.14	\$442.14
2020 Pay 2021	\$0.00	\$460.54	\$460.54	\$0.00
2019 Pay 2020	\$0.00	\$473.77	\$473.77	\$0.00
2018 Pay 2019	\$0.00	\$474.28	\$474.28	\$0.00
2017 Pay 2018	\$0.00	\$496.34	\$496.34	\$0.00
2016 Pay 2017	\$0.00	\$496.11	\$496.11	\$0.00

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2021 Pay 2022	2/1/2022	CoreLogic	\$442.14
2020 Pay 2021	7/1/2021	07/01/21 CoreLogic FMS XXAPFMSINV ACH Credit Entry Memo	\$460.54
2020 Pay 2021	2/12/2021	02/12/21 CoreLogic FMS XXAPFMSINV ACH Credit Entry Memo	\$460.54
2019 Pay 2020	7/2/2020	7/02/20 CoreLogic FMS XXAPFMSINV ACH Credit Entry Memo	\$473.77
2019 Pay 2020	2/11/2020	2/10/20 CoreLogic FMS XXAPFMSINV ACH Credit Entry	\$473.77
2018 Pay 2019	6/26/2019	6/26/19 CoreLogic FMS XXAPFMSINV ACH Credit Entry	\$474.28
2018 Pay 2019	2/8/2019	2/8/19 CoreLogic FMS XXAPFMSINV ACH Credit Entry	\$474.28
2017 Pay 2018	7/10/2018	CoreLogic (7/10/18 FMS XXAPFMSINV ACH Credit Entry Memo)	\$496.34
2017 Pay 2018	2/15/2018	CoreLogic (2/8/2018 EDI PYMNTS FMS ACH Credit Entry Memo)	\$496.34
2016 Pay 2017	6/29/2017	CoreLogic (6/29/17 FMS EDI PYMNTS ACH Credit Entry Memo)	\$496.11
2016 Pay 2017	2/8/2017	CoreLogic - (2/08/07 FMS XXAPFMSINV ACH Credit Entry Memo)	\$496.11

Total:

Tax Year	Amount
2021 Pay 2022	\$442.14
2020 Pay 2021	\$921.08
2019 Pay 2020	\$947.54
2018 Pay 2019	\$948.56
2017 Pay 2018	\$992.68
2016 Pay 2017	\$992.22

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
7/18/1997	\$56,000	GOSSER DAVID A & JUDITH L	JACKSICH RHONDA J ETAL	1
1/1/1950	\$0	unknown	GOSSER DAVID A & JUDITH L	0

Recent Sales In Area

Sale date range:

From:

04/20/2019

To:

04/20/2022

Sales by Neighborhood

1500

Feet

Sales by Distance

Historical Grand List

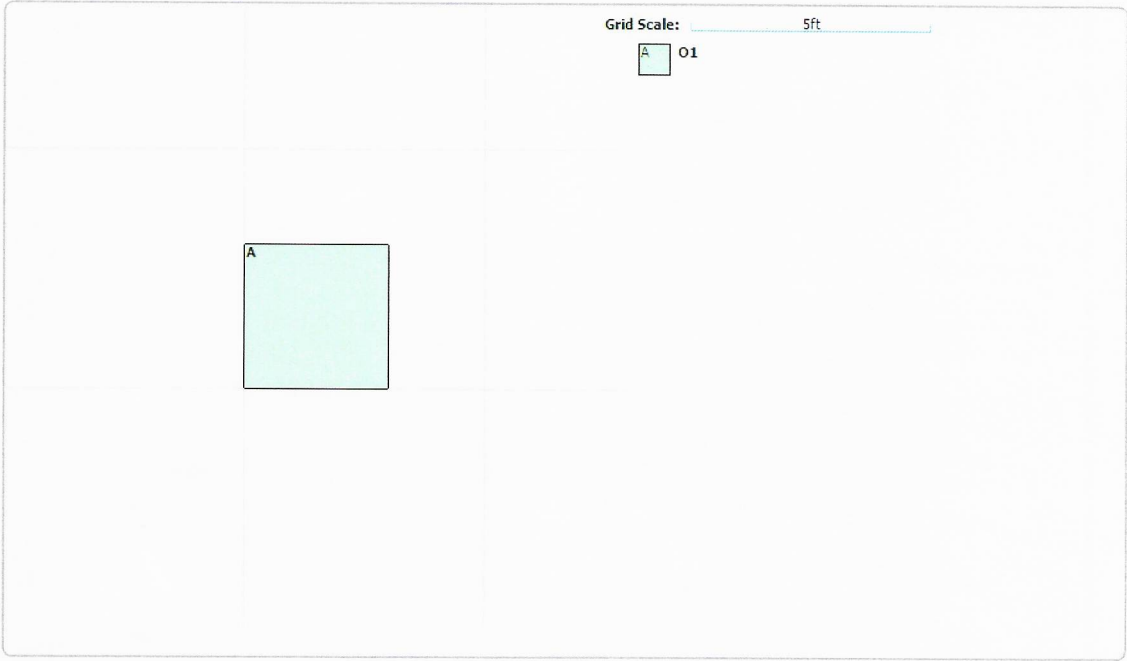
[Browse all Erie County Historical Grand List Documents](#)

57-04347.000 (PDF)

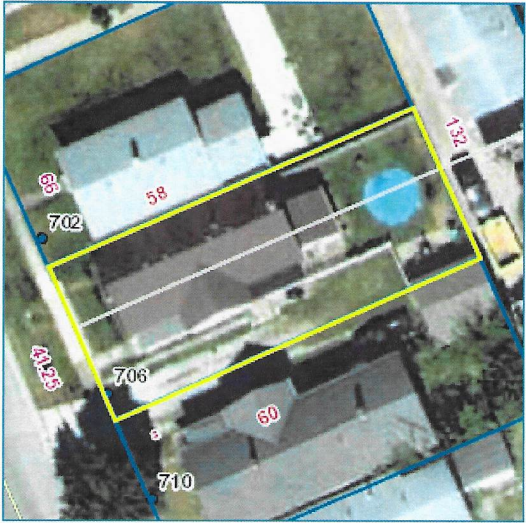
Sketches

Note: Sketch items labeled O1 through O9 are Other Improvements and more detail about these items can be found under the Improvements tab. Click [HERE](#) for Sketch Codes and Descriptions

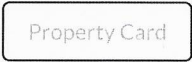




Map



Property Card



No data available for the following modules: Buildings, Ag Soil, Special Assessments, Photos.

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Version 2.3 189

SURVIVORSHIP GENERAL WARRANTY DEED

David A. Gosser and Judith L. Gosser, Husband and Wife, of Erie County, Ohio, for valuable consideration paid, grant to Ronda J. ^{Jacksich} ~~Jackson~~ and Patricia A. ^{Pat/A} ~~Pat/A~~ Gibson, for their joint lives, remainder to the survivor of them, whose tax mailing address is c/o 706 Perry Street, Sandusky, Ohio 44870, the following real property:

Situated in the City of Sandusky, County of Erie and State of Ohio, and being the South one-four (1/4) of the West one-half (1/2) of Lot Number Fifty-eight (58) Perry Street and the North twenty-four and three-fourths (24 & 3/4) feet of the West one-half (1/2) of Lot Number Sixty (60) Perry Street, subject to a right of way over a strip of land five feet wide off the south side of the last named parcel and together with a right of way over a strip of land five feet wide off the north side of the south 41-1/4 feet of the west one-half of Lot Number Sixty (60) Perry Street, subject to all legal highways.

Prior Deed Reference: Volume 534, Page 1041
Erie County Deed Records

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

WITNESS our hands this 8 day of July, 1997.

SIGNED IN THE PRESENCE OF:

Ray Haydon
William A. Lewis
(as to both)

David A. Gosser
Judith L. Gosser
David A. Gosser
Judith L. Gosser

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named David A. Gosser and Judith L. Gosser, Husband and Wife, who acknowledged that they did sign the foregoing instrument and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 8 day of July, 1997.

WILLIAM A. LEWIS, Notary Public,
My commission expires on December 3, 1998.

William A. Lewis
Notary Public

Prepared by ATTORNEY TYGH M. TONE of the Law Firm of TONE, MADDRELL, and the grantor has complied with sections 310-202 and 322.02 of the revised code.

FEE \$ 52.10
EXEMPT
R.E. TRANSFER \$ 768.20
COUNTY AUDITOR

855652
LAWYERS TITLE INS. CORP
POB 1280 SANDUSKY, OHIO 44870

106625

JOHN W. SCHAEFFER
RECORDER
ERIE COUNTY, OHIO

'97 JUL 18 PM 3 21

FILED FOR RECORD

O.S. BOOK 344 PAGE 54

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-47 of the Ohio
Administrative Code 9815, No Field Verifications
for Accuracy made

[Signature]
Eric County Engineer
Date: 7/18/97

Transferred July 18, 1997
Paul D. Strickland
7/100

George D.
14.00

MICROFILMED

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
2035 FIRST ST. (PARCEL 57-02639.000)

Reference Number: PSPOS22-0007

Date of Report: May 16, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: Hoty Marine Group
5003 Milan Rd.
Sandusky, OH 44870

Authorized Agent: Hoty Enterprises - Todd Hart
5003 Milan Rd.
Sandusky, OH 44870

Site Location: 2035 First St.
Sandusky, OH 44870

Zoning: CR – Commercial Recreation

Surrounding Zoning:

North: CR – Commercial Recreation

East: CR – Commercial Recreation

South: CR – Commercial Recreation

West: CR – Commercial Recreation

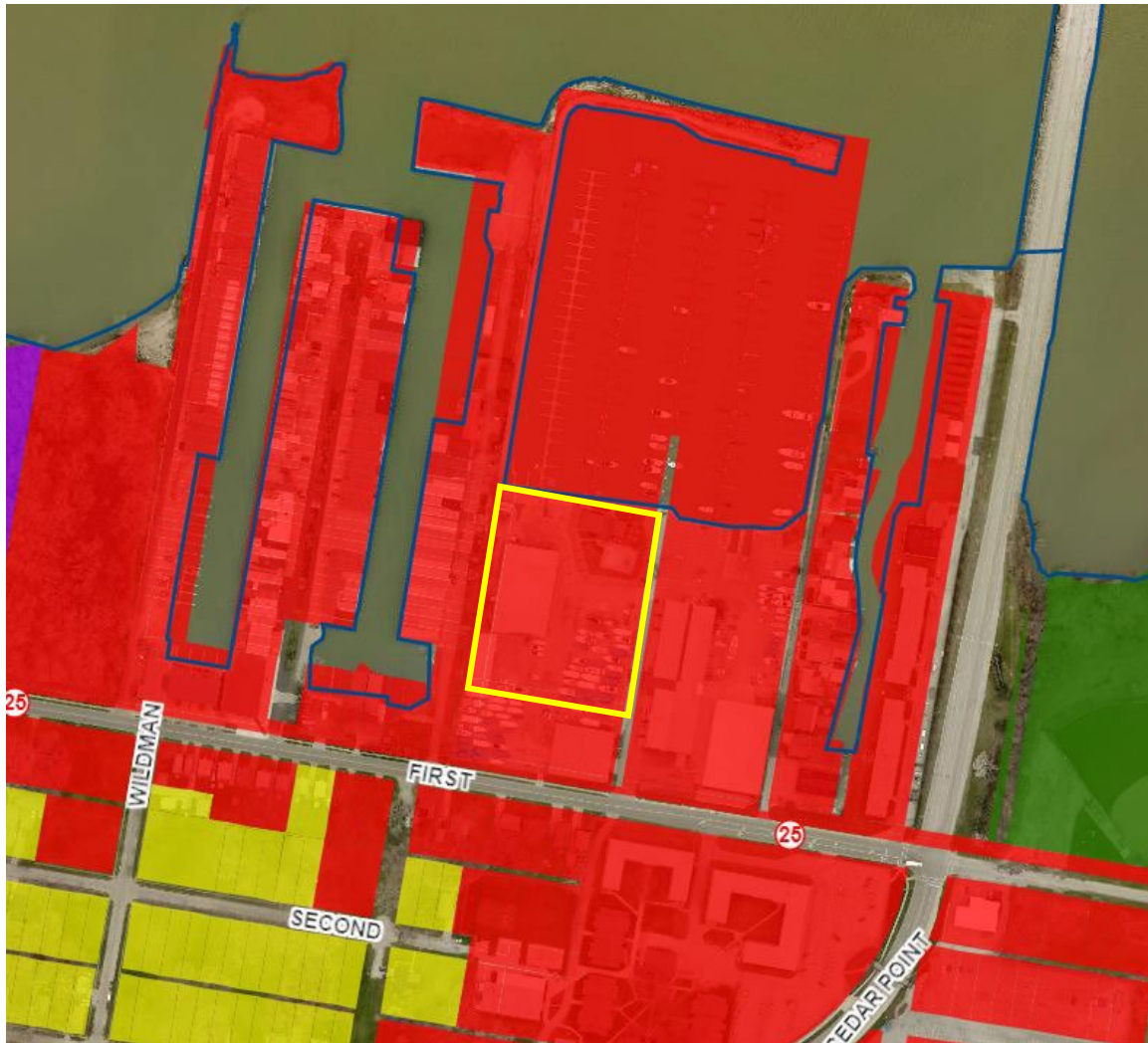
Surrounding Uses: Residential

Existing Use: Commercial / Marina

Proposed Use: Commercial / Marina

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

Subject property outlined in yellow



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

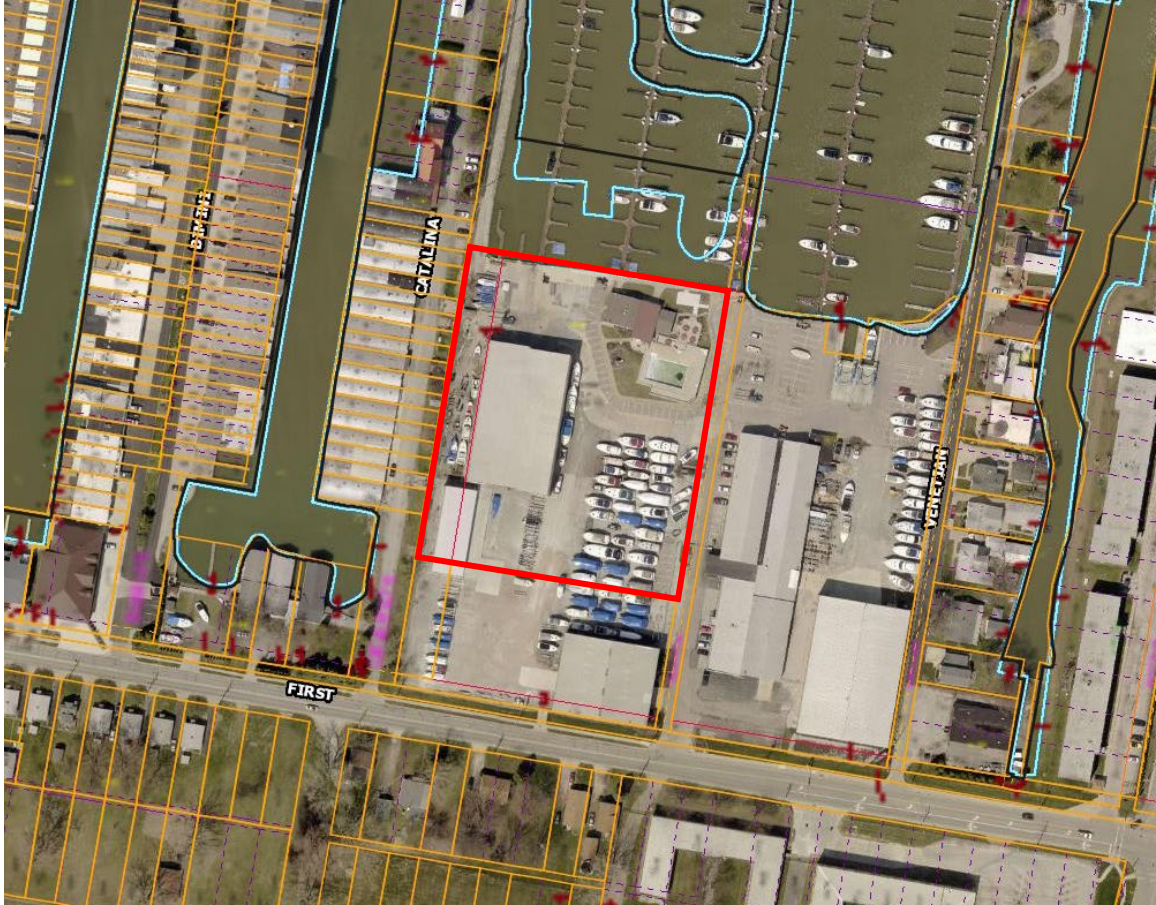
RB - Roadside Business

RMF - Multi-Family Residential

RRB - Residential/Business

RS - Residential Suburban

County Auditor Property Map (subject property outlined in red)



Aerial Photo (taken March 2021)



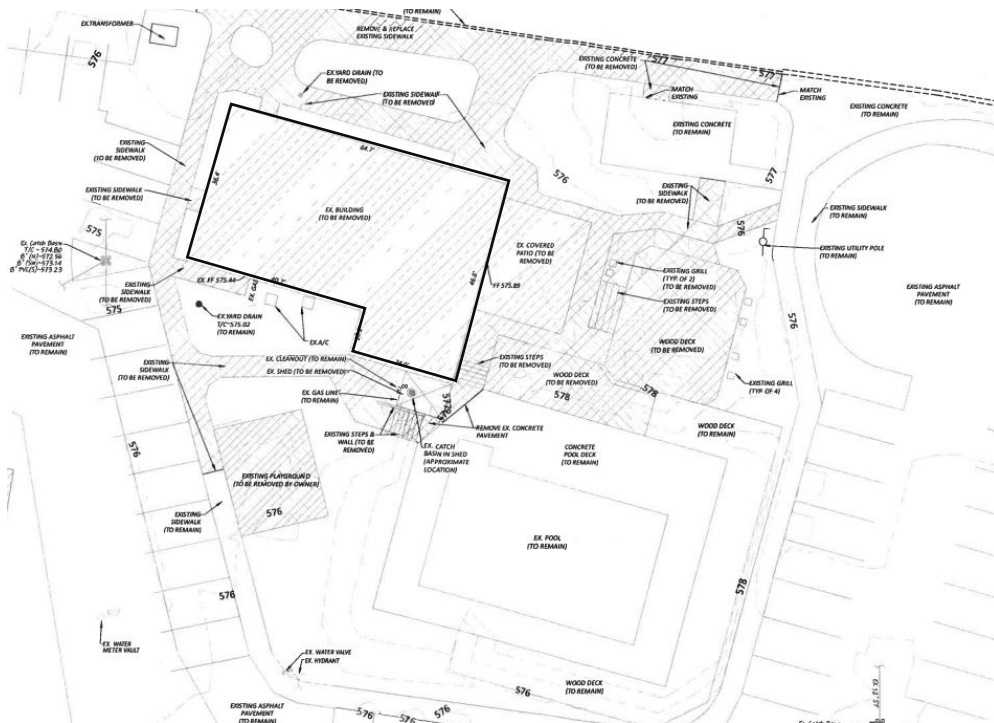
South Facade



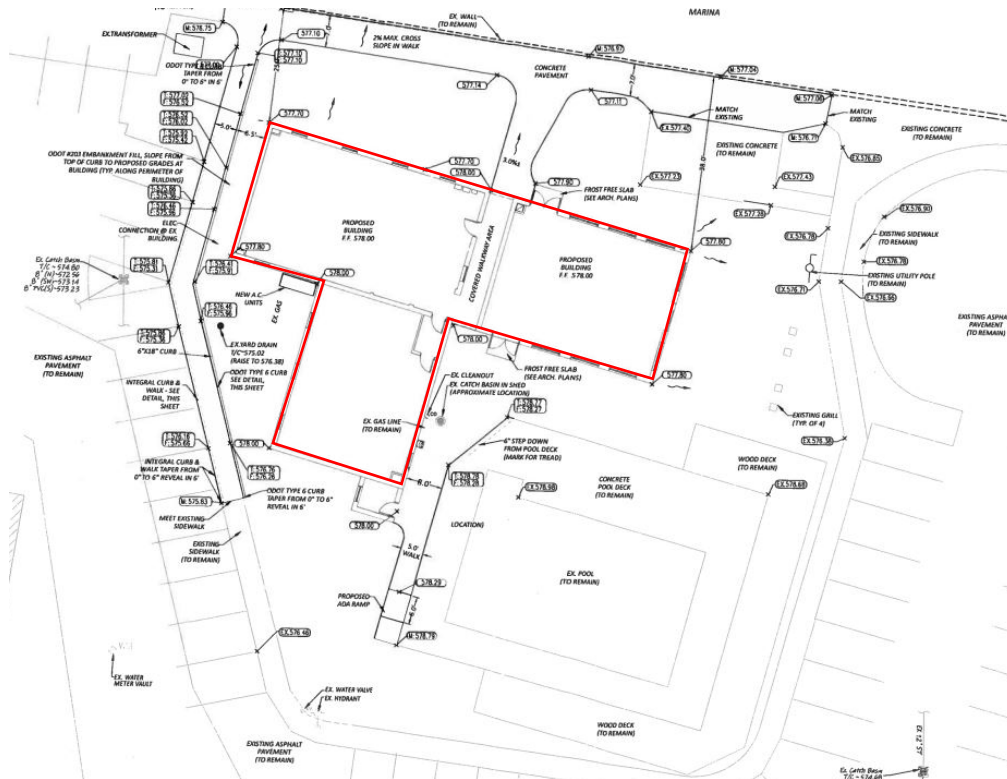
PROJECT DESCRIPTION

The applicant proposes to demolish and replace the current community building / restroom building at Venetian Marina. The building footprint will expand to a total of 3,659 sq. ft. and will have the same community space / restroom use as the existing structure (see picture below). This new structure will put the total site coverage at 26%. The existing playground, parts of the wood deck and parts of the existing sidewalk are to be removed. A new concrete entranceway and walkway configuration is proposed. The existing pool and part of the existing wood deck is to remain.

The proposed maximum height of the expansion for the new building is 20'.



Old building footprint
 New building footprint



APPLICABLE CODE SECTIONS

1137.03 PERMITTED BUILDINGS AND USES, COMMERCIAL RECREATION DISTRICTS.

(a) Main Buildings and Uses.

- (1) One- and two-family dwellings, boathouses, motels;
- (2) The following amusement establishments, whether open or enclosed:
 - A. Beaches and swimming pools, with accessory bath houses and locker rooms;
 - B. Manufacturing, rental, repair, and storage of boats, **marinas**; sale of live bait for fishing;

1137.07 AREA REGULATIONS.

(a) Every main business, or commercial or manufacturing building in a commercial district shall be located on a lot not less than 66 feet wide, of sufficient area to provide the required yards and off-street parking, **and not more than 50% of the lot area shall be covered with buildings.**

(b) Provided, however, for a main business, or commercial or manufacturing building in a commercial district of which at least 75% was constructed prior to October 15, 1956, the Commission may by a conditional use permit allow the lot area covered by buildings to be increased to 65% if it determines that:

- (1) No additional land can be readily acquired to maintain a 50% yard area after the construction of additional buildings, and
- (2) The construction of additional buildings will not create additional fire, explosion, or other hazards, and
- (3) Every reasonable effort has been made by the applicant to create sufficient off-street parking, and loading and unloading facilities, or
- (4) The nature of the business conducted is such that coverage of area by buildings is great in comparison to the needed employee or customer parking or loading and unloading facilities, or
- (5) The nature of the business conducted is such that much of the storage of goods or vehicles is in buildings.

1137.08 YARD REGULATIONS.

For every main or accessory building in a commercial district, the following minimum yard shall be provided:

- (a) Front Yards. There shall be a setback of not less than 30 feet in depth, and on corner lots, the setback shall be not less than 10 feet on a secondary street, unless shown otherwise on the Zone Map.
- (b) Side and Rear Yards. Where side yards are provided, the total width of the 2 side yards on a lot or between buildings on adjacent lots shall be not less than 15

feet. Where a building in this district is located on a lot adjoining a side or rear lot line of a residential district, the yard shall be not less than 40 feet in width.

(c) All Required Yards. The above required front, side, and rear yards may be used for off-street parking facilities, but not within 10 feet of a residential district line or street line, and a fence or landscaping may be required by the Commission.

(1980 Code 151.68)

1137.09 HEIGHT REGULATIONS.

The height of any main or accessory building in a commercial district shall not exceed 2 stories or 40 feet in height, except that chimneys, flagpoles, towers, water tanks, and other mechanical appurtenances located upon or constructed in connection with a building may be erected above maximum height specified.

(1980 Code 151.69)

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 |

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(...)

(d) Where private or public parking lots, or on-street parking are available and adequate within the walking distances, as limited herein, the Commission may modify the requirements set forth in Section [1149.05](#).

Total proposed: 0 parking spaces

Staff has determined that no additional parking is necessary.

With no additional parking requirements, no additional landscaping is required.

All area standards are satisfied.

All yard regulations are satisfied.

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

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan at 2035 First St. (parcel 57-02639.000)

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



PLANNING COMMISSION

Application for Site Plan Approval

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

APPLICANT/AGENT INFORMATION:

Property Owner Name: Hoty Marine Group

Property Owner Address: 5003 Milan Road
Sandusky OH 44870

Property Owner Telephone: 419.609.7000

Property Owner Email: jrn@hoty.com

Authorized Agent Name: Todd Hart

Authorized Agent Address: 5003 Milan Road
Sandusky OH 44870

Authorized Agent Telephone: 419.626.9696

Authorized Agent Email: hb@hoty.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2035 First Street

Legal Description of Property (check property deed for description):
Attached as Exhibit - Parcel #1

Parcel Number: 51-02639.000 Zoning District: _____

DETAILED SITE INFORMATION:

Land Area of Property: 2.03 Acres (sq. ft. or acres)

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

Building #1: 19,570 (in sq. ft.)

Building #2: 3,400

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 26 %

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:

19,570 sq. ft. storage
3,400 community building / restrooms

Proposed Building Height (for any new construction): 20'

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

Number of Off-Street Parking Spaces Provided: Unchanged

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

Landscaped Area: N/A (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.):

Demolition of existing community/restroom building.

Construction of new bathrooms and community building, 3,659 sq. ft.

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property

Application Fee:

Similar Main Use: \$100.00

Front Yard Fence: no charge

Conditional Use Permit: \$100.00

Flood Plan Variance: \$100.00

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

4/26/22

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of Hoty Marine Group (municipal street address of property), I hereby authorize Todd Hart to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

4.26.22

Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

EXHIBIT

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

PARCEL 1: Being those parts of Outlots Numbers 27 and 28, in Darling's Survey East of Sycamore Line, as recorded in Supreme Court Chancery Road Volume 2, Page 158, Erie County Common Pleas Court, bounded and described as follows: Commencing in the north line of First Street at a point 608.54' easterly from its intersection with the centerline of Wildman Street as shown on the plat of The Sandusky Business Men's Association Subdivision recorded in Volume 6 of Plats, Pages 37 and 38, Erie County Records, running thence North 8 deg. 34' east along the east line of the land conveyed to A.G. Cuthbert by deed dated February 18, 1916 and recorded in Volume 108 of Deeds, Page 119, a distance of 180' to a point and the principal place of beginning of the parcel of land herein intended to be conveyed; thence continuing along said east line of land of A.G. Cuthbert, as aforementioned, North 8 deg. 34' east to the low water mark of Sandusky Bay; thence easterly following the meanderings of the low water mark of Sandusky Bay to the west line of the premises conveyed to Leonard E. Billman by deed dated July 7, 1947 and recorded in Volume 193 of Deeds, Page 308, Erie County Ohio Records; thence southerly along the last mentioned line to a point; said point being 180' northerly from the northerly side line of First Street; thence in a westerly direction on a line parallel with the northerly side line of First Street approximately 336.94 feet to the place of beginning.

PARCEL 2: Being that part of Outlot Number 27 in Darling's Survey, East of Sycamore Line, bounded and described as follows: Beginning at a point in the northerly line of a right of way 30.00' in width conveyed to The New York Railroad Company, by deed dated October 9, 1918 and recorded in Volume 108 of Deeds, Page 554, Erie County Ohio Records, said point being at the southwest corner of the plat of Billman Acres as recorded in Volume 13 of Plats, Page 3, Erie County Ohio Records; thence North 4 deg. 00' east along the westerly line of said Billman Acres, same being the easterly line of premises now or formerly owned by Eric J. Aho and Elnie H. Aho, a distance of 700.00' more or less to the low water mark of Sandusky Bay; thence easterly following the low water mark of Sandusky Bay to the westerly line of Venetian Drive, as shown on the plat of Billman Acres, as recorded in Volume 13 of Plats, Page 3, Erie County Ohio Records; thence South 4 deg. 00' west along the westerly line of Venetian Drive, 700.00' more or less to the northerly line of the aforementioned right of way; thence North 86 deg. 04' west, along the northerly line of said right of way, a distance of 299.50' to the place of beginning, containing 4.812 acres, more or less, subject to legal highways.

PARCEL 3: Beginning at a point marking the southeast corner of a 4.812 acre parcel conveyed to Archie Kelso Lang by Erie County Deed Records Volume 275, Page 299, the same being the southwest corner of Venetian Drive in Billman Acres Subdivision, as per Erie County Plat Volume 13, Page 3; said point being located in the north line of a 30 foot strip of land laying adjacent to the north line of First Street; thence North 86 deg. 03'20" west along the north line of said 30 foot strip, the same being the south line of aforesaid Lang lands, a distance of 279.50 feet to a point; thence South 4 deg. 00' west, a distance of 15.00' to a point; thence South 85 deg. 03'20" east, a distance of 279.50' to a point; thence North 4 deg. 00' east, a distance of 15.00' to the point of beginning, containing .0962 acres, more or less, subject to legal highways.

PARCEL 4: Being those parts of Outlots 27 and 28, Darling's Survey, East of Sycamore Line as recorded in Supreme Chancery Record Volume 2, Page 158, Erie County Common Pleas Court, as follows: Beginning at a point in the northerly line of First Street, South 81 deg. 30' east, 658.54 feet from its intersection with the centerline of Wildman Street, as shown on the plat of The Sandusky Business Men's Association Subdivision, recorded in Volume 6, Pages 37 and 38 Plat Records; thence North 8 deg. 34' east parallel with and 50 feet distant

875226A
Lauyrs TH/c

WARRANTY DEED.—No. 104 D. (To a Corporation.)

THE OHIO LEGAL BLANK CO., CLEVELAND

Know all Men by these Presents, That MARINA BAY LTD., an Ohio limited partnership

RN 123932 OR 404/ 176
ERIE COUNTY OHIO RECORDER
JOHN W. SCHAEFFER 4P
RECORDING FEE: 22.00
CTR Rec. Date 07/01/98 Time 11:45

_____ the Grantor
for the consideration of Ten and 00/100-----Dollars

(\$ 10.00) received to its full satisfaction of

HOTY MARINE GROUP LLC, an Ohio limited liability company, the Grantee

whose TAX MAILING ADDRESS will be 26443 Center Ridge Road, Westlake, OH 44145

do give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following
described premises situated in the City of Sandusky

County of Erie and State of Ohio:

"SEE LEGAL DESCRIPTION ATTACHED"

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.


Erie County Engineer
Date: 10-20-98

Transferred June 30, 1998
Paul A. Strickland
See 2.56

This conveyance has been examined
and the grantor has complied with
sections 310.02 and 322.02 of the
revised code.

FEE \$
EXEMPT. ☒
R.E. TRANSFER \$

COUNTY AUDITOR

MICROFILMED

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

Parcel 1: Being those parts of Outlots Numbers 27 and 28, in Darling's Survey, East of Sycamore Line, as recorded in Supreme Court Chancery Road Volume 2, page 158, Erie County Common Pleas Court, bounded and described as follows: Commencing in the north line of First Street at a point 608.54' easterly from its intersection with the centerline of Wildman Street, as shown on the plat of The Sandusky Business Men's Association Subdivision, recorded in Volume 6 of Plats, pages 37 and 38, Erie County Records, running thence north $8^{\circ}34'$ east, along the east line of the land conveyed to A.G. Cuthbert, by deed dated February 18, 1916 and recorded in Volume 108 of Deeds, page 119, a distance of 180' to a point and the principal place of beginning of the parcel of land herein intended to be conveyed; thence continuing along said east line of land of A.G. Cuthbert, as aforementioned, north $8^{\circ}34'$ east to the low water mark of Sandusky Bay; thence easterly, following the meanderings of the low water mark of Sandusky Bay to the west line of the premises conveyed to Leonard E. Billman, by deed dated July 7, 1947 and recorded in Volume 193 of Deeds, page 308, Erie County Ohio records; thence southerly, along the last mentioned line to a point; said point being 180' northerly from the northerly side line of First Street; thence in a westerly direction on a line parallel with the northerly side line of First Street, approximately 336.94 feet to the place of beginning.

Parcel 2: Being that part of Outlot Number 27 in Darling's Survey, East of Sycamore Line, bounded and described as follows: Beginning at a point in the northerly line of a right of way 30.00' in width conveyed to The New York Railroad Company, by deed dated October 9, 1918 and recorded in Volume 108 of Deeds, page 554, Erie County Ohio Records, said point being at the southwest corner of the plat of Billman Acres, as recorded in Volume 13 of Plats, page 3, Erie County Ohio records; thence north $4^{\circ}00'$ east, along the westerly line of said Billman Acres, same being the easterly line of premises now or formerly owned by Eric J. Aho and Elsie H. Aho, a distance of 700.00', more or less, to the low water mark of Sandusky Bay; thence easterly, following the low water mark of Sandusky Bay to the westerly line of Venetian Drive, as shown on the plat of Billman Acres, as recorded in Volume 13 of Plats, page 3, Erie County Ohio records; thence south $4^{\circ}00'$ west, along the westerly line of Venetian Drive, 700.00', more or less, to the northerly line of the aforementioned right of way; thence north $86^{\circ}04'$ west, along the northerly line of said right of way; a distance of 299.50' to the place of beginning, containing 4.812 acres, more or less, subject to legal highways.

Parcel 3: Beginning at a point marking the southeast corner of a 4.812 acre parcel conveyed to Archie Kalso Lung by Erie County Deed records Volume 275, page 299, the same being the southwest corner of Venetian Drive in Billman Acres Subdivision, as per Erie County Plat Volume 13, page 3; said point being located in the north line of a 30 foot strip of land laying adjacent to the north line of said 30 foot strip, the same being west along the north line of said 30 foot strip, thence north $86^{\circ}03'20''$ the south line of aforesaid Lung lands, a distance of 279.50 feet to a point; thence south $4^{\circ}00'$ west, a distance of 15.00' to a point; thence south $86^{\circ}03'20''$ east, a distance of 15.00' to a point; thence north $4^{\circ}00'$ east, a distance of 15.00' to the point of beginning, containing .0962 acre, more or less, subject to legal highways.

Parcel 4: Being those parts of Outlots 27 and 28, Darling's Survey, East of Sycamore Line, as recorded in Supreme Chancery Record Volume 2, page 158, Erie County Common Pleas Court, as follows:

Beginning at a point in the northerly line of First Street, south $81^{\circ}30'$ east, 658.54 feet from its intersection with the centerline of Wildman Street, as shown on the plat of The Sandusky Business Men's Association Subdivision, recorded in Volume 6, pages 37 and 38, Plat Records; thence north $8^{\circ}34'$ east, parallel with and 50 feet distant easterly from the easterly line of lands conveyed to A.G. Cuthbert, by deed dated February 18, 1916 and recorded in Volume 108, page 119, Erie County Deed Records, 180.00' to the southerly line of lands now or formerly owned by Andre E. Dietrich, et al; thence south $81^{\circ}30'$ east, along last mentioned line, 286.94 feet to the west line of lands conveyed to Leonard E. Billman, by deed dated July 7, 1947 and recorded in Volume 193, page 302, Erie County Deed Records; thence south $8^{\circ}34'$ west, along last mentioned line, 180.00' to the north line of First Street; thence north $81^{\circ}30'$ west, along the north line of First Street, 286.94' to the place of beginning, excepting therefrom the south one-half (15') of a strip of land 30' in width north of and adjoining the north line of First Street conveyed to the New York Central Company by deed dated October 9, 1918 and recorded in Volume 108, page 554, Erie County Deed Records.

Parcel 5: Being part of Outlot Number 28, in Darling's Survey, East of Sycamore Line, as recorded in Supreme Court Chancery Record Volume 2, page 158, Erie County Common Pleas Court, bounded and described as follows: Beginning at a point in the northerly line of First Street, at a point 608.54 feet easterly from its intersection with the center line of Wildman Street, as shown on the plat of The Sandusky Business Men's Association Subdivision, recorded in Volume 6 of Plats, pages 37 and 38, Erie County Ohio Records, running thence north $08^{\circ}34'$ east, along the east line of the land conveyed to A.G. Cuthbert, by deed dated February 18, 1916 and recorded in Volume 108 of Deeds, page 119, Erie County Ohio Records, a distance of 180.0 feet to a point in the southwest corner of a parcel of land conveyed to Andre E. Dietrich, Shirley S. Dietrich and Anna V. Dietrich, by deed dated March 25, 1963 and recorded in Volume 334 of Deeds, page 478; thence easterly along the southerly line of said parcel of land conveyed to Andre E. Dietrich, et al, by Deed Volume 334, page 478, a distance of approximately 50.0 feet to a point in the northwesterly corner of a parcel of land conveyed to Archie K. Lang and Arline M. Lang, by deed recorded in Volume 431, pages 323 and 325, Erie County Ohio Records; thence south $08^{\circ}34'$ west, along the westerly line of the aforesaid Archie K. Lang and Arline M. Lang parcel of land, a distance of 180.0 feet to the north line of First Street; thence westerly, along the north line of First Street, approximately 50.0 feet to the place of beginning, excepting therefrom the south one-half (15') of a strip of land 30 feet in width north of and adjoining the north line of First Street conveyed to the New York Central Railroad Company, by deed dated October 9, 1918 and recorded in Volume 108, page 554, Erie County Deed Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever. And _____, the said Grantor, ^{does} ~~for~~ ~~itself~~ and its ~~successors and assigns~~ ~~his, executors and administrators~~, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, it is _____ well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except easements, restrictions of record, rights of way, taxes and assessments to be prorated as of the date of recording of this deed

and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except as stated above.

RM ERIE COUNTY OHIO RECORDER
123932 OR 404/ 177

~~And for valuable consideration~~

~~do hereby grant, release and forever quitclaim unto the said Grantee, its successors and assigns, all right and expectancy of title in the above described premises~~

In Witness Whereof, I have hereunto set my hand, the 30 day of June, in the year of our Lord one thousand nine hundred and ninety-eight

Signed and acknowledged in the presence of

Leon J. Wiefzen
LEON J. WIEFZEN

MARINA BAY LTD.

By Nicholas J. Hoty
Nicholas J. Hoty, General Partner

Deanna L. Allensworth

STATE OF OHIO }
Erie County } ss. Before me, a _____ Notary Public
in and for said County and State, personally
appeared the above named Marina Bay Ltd., by Nicholas J. Hoty, General Partner

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, and the free act and deed of said partnership.

In testimony whereof, I have hereunto set my hand and official seal, at Sandusky, Ohio, this 30 day of June, A. D. 19 98

Deanna L. Allensworth
NOTARY PUBLIC

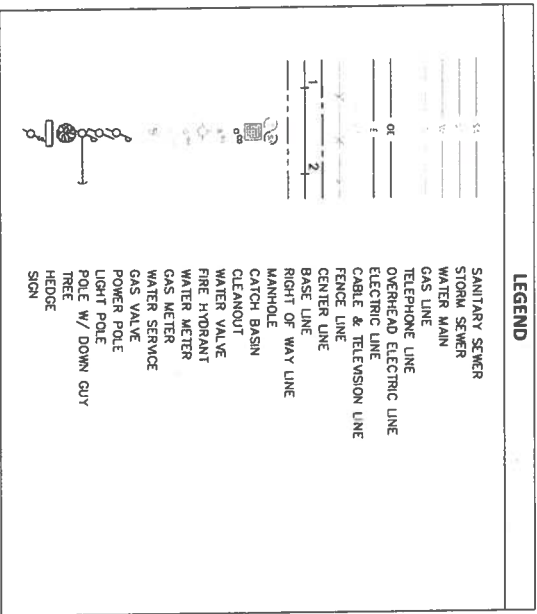
This instrument prepared by:

WAGNER & WAGNER
118 E. Adams Street
Sandusky Ohio 44870



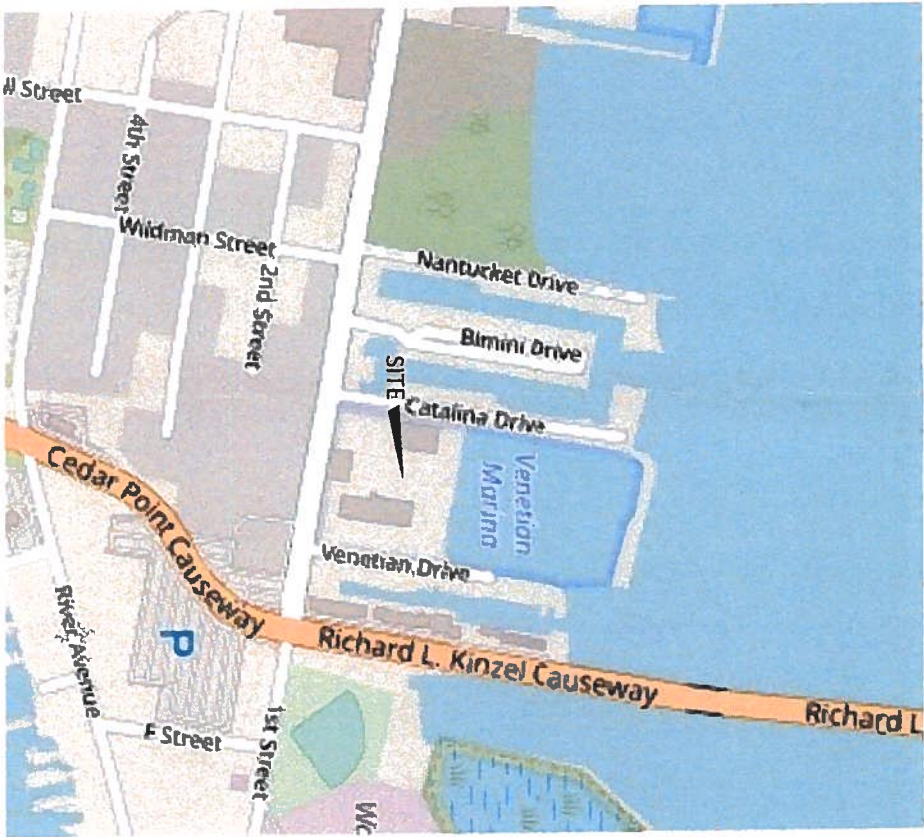
DEANNA L. ALLENSWORTH
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES 4-11-01

IMPROVEMENT PLANS FOR
VENETIAN MARINA
WARD 2, CITY OF SANDUSKY, ERIE COUNTY, OHIO



GENERAL CONSTRUCTION NOTES

- Utility companies shall be notified prior to the start of construction so that they can locate and/or protect their utilities.
- The contractor shall perform the work in such manner as to not reduce the any street, road, parking lot or highway to traffic at any time without prior written permission to do so from the owner. All signs, detouring and barricading must be pre-approved by the owner and shall be in accordance with the Ohio Manual of Uniform Traffic Control Devices for Streets and Highways.
- All existing underground utilities (water, gas, electric, sewer, etc.) are to be maintained by the contractor unless otherwise shown on the plans.
- Where it is necessary to disturb signs, trees, driveways, landscaping, fences, shrubs, mounds, etc., it shall be the contractor's responsibility to restore the area to a condition at least as good as it was prior to the onset of construction.
- Wherever in the contract documents reference is made to the construction and materials specifications of the Ohio Department of Transportation (ODOT) current edition, the provisions of the referenced item shall have the full force and effect as if reproduced herein in their entirety. However, the method of measurements, tests of material and pay items shall be as specified in the material specifications or bid proposal forms. The contractor shall be responsible for providing his own copy of the ODOT Construction and Material Specifications.
- All existing trees or mounds which are required to be disturbed during construction shall be protected in the same manner as they would prior to construction. This work shall be completed by a professional surveyor registered in the state of Ohio.
- The contractor shall be responsible for securing jobs, dirt and mud due to construction in the project area during the life of the project. Dust control operations shall be performed by the contractor at the time, location and in the amount ordered by the owner and shall be in accordance with item 616 of the Ohio Department of Transportation Construction and Material Specifications. The cost for these operations shall be considered as general overhead costs and no separate compensation will be made.
- The contractor shall be responsible for temporary water pollution and erosion and sediment control due to construction within the project area and during the life of the project. These temporary operations shall be performed in accordance with ODOT #201, which revision and as directed by the engineer. Cost for such controls shall be considered as general overhead costs and no separate compensation will be made.
- All trees, shrubs, and landscape services have been noted in the drawings based on the ODOT's and a construction of field sketches and maps provided by utility companies. The contractor accepts full responsibility for any services damaged during the construction of the project. Whether shown or not on the drawings, the contractor shall be responsible for restoring the service as soon as possible at the contractor's own expense.



SITE MAP
N.T.S.

INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	EXISTING SITE & REGULATION PLAN
3	SITE LAYOUT, GRADING & DETAILS
4	MODIFIED STORM WATER POLLUTION PREVENTION PLAN

PROJECT LOCATION
2005 Erie Street
Sandusky, Ohio 44870
Latitude: 41.2707
Longitude: -82.4038

PROJECT CONTACTS
Owner: Venetian Marina Group, LLC
4818 Milan Rd.
Sandusky, Ohio 44870
Contact: Todd Hart
Phone: (419) 828-8896
Email: tht@vny.com

Engineer: Contractor Design Engineering
1823 Old State Road
Norwalk, Ohio 44857
Contact: Alex Etchill
Phone: (419) 663-0885
Email: aee@contractordesigneng.com

GENERAL NOTES

SPECIFICATIONS:
The current Construction and Material Specifications (CMS) of the State of Ohio Department of Transportation, including any changes and supplemental specifications listed herein, shall govern this project.
Item numbers referred to herein conform to the State of Ohio Department of Transportation Construction and Material Specifications, Current Edition.

ELEVATION DATUM:
All elevations are based on WAD 88 (2011) datum and verified by a Surveyor.

PERMITS:
The contractor shall be responsible for obtaining all necessary permits.

UNDERGROUND UTILITIES:
The locations of the underground utilities shown on the plans have been obtained by flag or field notes and surveys of available records. It is believed that they are essentially correct, but Contractor Design Engineering, nor permits Township guarantee their accuracy or completeness. The client warrants and protects the underground utilities are the responsibility of the landowner.

OHIO UTILITY PROTECTION SERVICE:
The contractor shall notify the Ohio Utility Protection Service (800-362-3764) forty-eight (48) hours before his work is in progress and shall make such arrangements as are necessary in the event emergency repairs should become necessary.

LIST OF UTILITIES:

Utilities	Company	Address	Phone
Sanitary Sewer	City of Sandusky	1800 Broad Ave.	240 Cambus Avenue Sandusky, Ohio 44870 Phone: 419-621-9844
Storm Sewer	City of Sandusky	1800 Broad Ave.	240 Cambus Avenue Sandusky, Ohio 44870 Phone: 419-621-9844
Water Main	City of Sandusky	1800 Broad Ave.	240 Cambus Avenue Sandusky, Ohio 44870 Phone: 419-621-9844
Gas	City of Sandusky	1800 Broad Ave.	240 Cambus Avenue Sandusky, Ohio 44870 Phone: 419-621-9844
Telephone	AT&T	1800 Broad Ave.	240 Cambus Avenue Sandusky, Ohio 44870 Phone: 419-621-9844
Cable TV	BellSouth	1800 Broad Ave.	240 Cambus Avenue Sandusky, Ohio 44870 Phone: 419-621-9844

EXISTING TREES:
Existing trees not indicated for removal shall not be disturbed during construction operations. All trees or mounds measuring one or more inches in diameter at breast height and all exposed roots or stumps resulting from this construction shall be protected with an approved prior or steel shield during.

ITEM 616, MAINTAINING TRAFFIC:
Traffic shall be maintained on all roads of this project at all times.
Length and duration of the lane closures and restrictions shall be by the City of Sandusky. It is the intent to minimize the impact to the traveling public.

UTILITIES SERVICES:
All utility jobs within this project that require relocation shall be moved by their respective owners so as to interface with the progress of the work.
The contractor shall coordinate with the respective utility owners to provide adequate temporary support while traveling with the remaining utility poles and open wires.

CONSTRUCTION LAYOUT:
All construction work shall be the responsibility of the contractor and shall be provided by a licensed professional Surveyor.

PLANS PREPARED BY

Engineer & Surveyor
Contractor Design Engineering, Ltd.
1633 Old State Road
Norwalk, Ohio 44857
Phone: (419) 663-0885
Fax: (419) 663-2805
E-Mail: aee@contractordesigneng.com

Alexander B. Etchill, P.E., P.S.
the 21st day of April, 2022



4.21.22

VENETIAN MARINA IMPROVEMENTS
WARD 2, CITY OF SANDUSKY, ERIE COUNTY, OHIO
COVER SHEET

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
LORVALE, OHIO




SCALE	DATE	BY	CHKD	APP	PROJECT NO
	APRIL 2022	KMR			22-201

Ohio Utilities Protection Service
Call 811
before you dig

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-368-3764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON MEMBERS

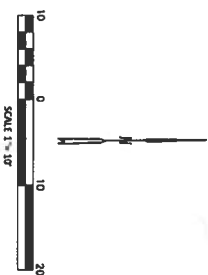


- LEGEND**

 -  BUILDING TO BE REMOVED
 -  ODOT ITEM #202 - SAWCUT & REMOVE
 -  TO BE REMOVED BY OWNER

NOTES:

 - 1 UTILITY CONNECTIONS AT THE EXISTING BUILDING TO REMAIN





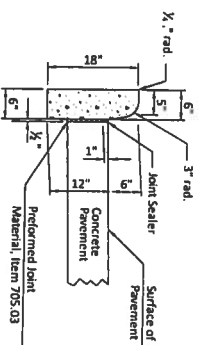
596 EXISTING CONTOUR

- | | |
|-------|--------------------------------|
| 57.20 | SPOT ELEVATION, MATCH EX GRADE |
| 57.20 | SPOT ELEVATION, PROPOSED GRADE |
| 57.85 | T+TOP OF CURB |
| 57.85 | F+FACE OF CURB |
| 57.20 | EXISTING ELEVATION |

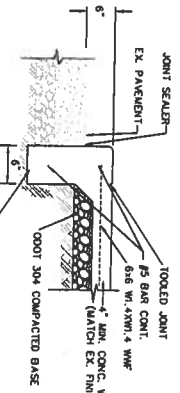
DIRECTION OF SURFACE FLOW

1. CONTRACTOR TO CONNECT UTILITIES TO EXISTING GAS, WATER & SANITARY STUBS.
2. ODOT #659 TOPSOIL, SEED & MULCH ALL DISTURBED OR NEW LAWN AREAS.
3. ELEVATION DATUM = MAND 88

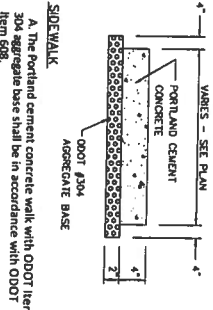
ODOT TYPE 6 CURB



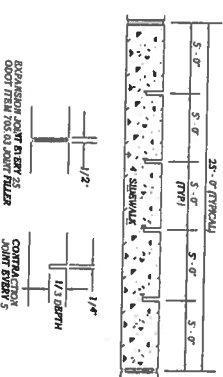
INTEGRAL CURB & WALK DETAIL



CONCRETE PAVEMENT



CONCRETE JOINT DETAIL



VENETIAN MARINA IMPROVEMENTS
WARD 2, CITY OF SANDUSKY, ERIE COUNTY, OHIO
SITE LAYOUT, GRADING & DETAILS



DESIGN CONTRACTORS
ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
 NORWALK, OHIO

SCALE: 1" = 10'

DATE: APRIL, 2022

BY: [Signature] ABE

PROJECT NO.

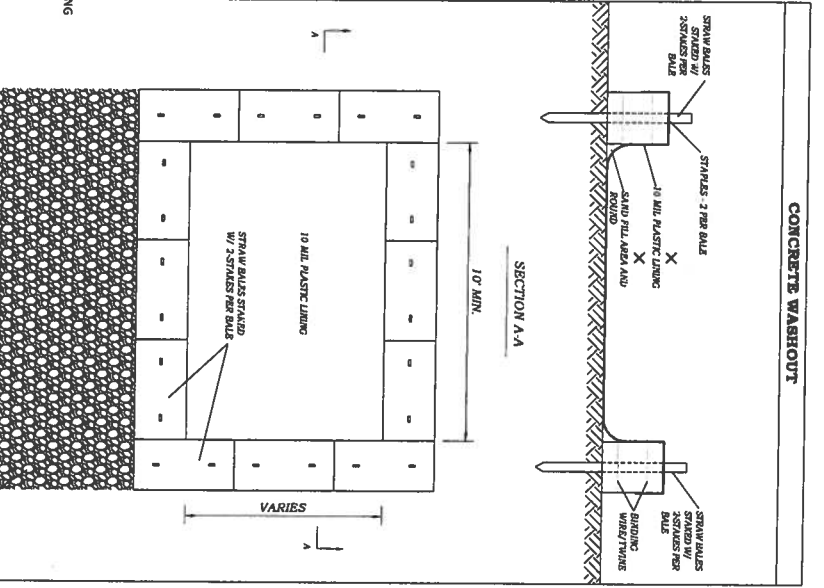
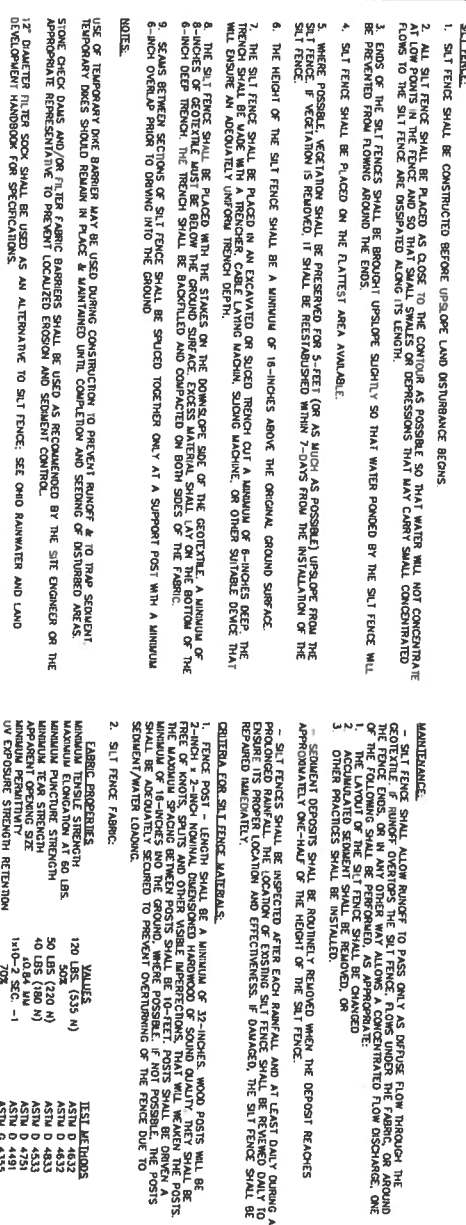
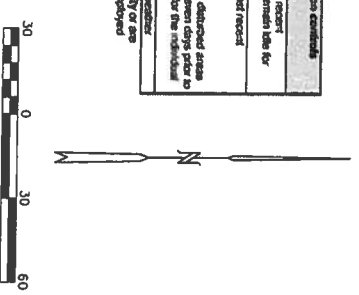


Table 1: Permanent Sanitization	
Areas requiring permanent sanitization	Time frame to apply evidence contents
Any areas that will be dormant for one year or more	Within seven days of the most recent disinfection
Any areas within 50 feet of a surface water or other water body	Within two days of reaching final grade
Other areas at final grade	Within seven days of reaching final grade
	Within final area

Table 2. Temporary Stabilization	
Does requiring temporary stabilization	Time frames to apply erosion controls
Any disturbed areas within 50 feet of a surface water or wetland and not at the same time as the permanent stabilization.	Within two days of the most severe disturbance if the area will remain stable for more than 14 days.
Any disturbed areas that will be removed for more than 14 days and then more than one year, and wetlands 50 feet of a surface water of the stream.	Disturbance within days of the most severe disturbance within the area.
	For immediate stabilization, disturbed areas must be stabilized at least seven days prior to the removal of forest cover for the stabilization.
	Prior to the onset of winter weather.



books are submitted to the EHA for review. In the event of a review, the EHA may request information or other assistance and the Contributor must notify the EHA promptly. The EHA approved model waste management facility or treatment facility must be used for the waste. If the Contributor uses an unapproved model, the Contributor must use one of the following methods to prevent contamination from being used:

- (1) Signs, fences, and plug used to collect contaminated model and prevent access.
- (2) Material is placed in a container with a warning label for unapproved waste management facility.
- (3) A waste management facility is used as a container for transport to an appropriate waste management facility.

Each waste management facility is labeled for covering with tarp or other methods that prevent contamination from being used.

Small Quantity Requirements

Contributors are limited to a maximum of less than 25 gallons. Contributors must follow the guidelines listed in the EHA approved model waste management facility. In the event of a review, the EHA may request information or other assistance and the Contributor must notify the EHA promptly. The EHA approved model waste management facility or treatment facility must be used for the waste. If the Contributor uses an unapproved model, the Contributor must use one of the following methods to prevent contamination from being used:

- (1) Signs, fences, and plug used to collect contaminated model and prevent access.
- (2) Material is placed in a container with a warning label for unapproved waste management facility.
- (3) A waste management facility is used as a container for transport to an appropriate waste management facility.

Each waste management facility is labeled for covering with tarp or other methods that prevent contamination from being used.

2. SPLIT FENCE FABRIC:

CRITICAL FOR SPLIT FENCE MATERIALS:

1. FENCE POST - LENGTH SHALL BE A MINIMUM OF 12-INCHES. WOOD POSTS WILL BE 2-INCH, 2-1/2-INCH NOMINAL, DISENTERGISED HARDWOOD OF SOUND QUALITY. THEY SHALL BE SET IN A MINIMUM OF 12-INCHES OF GRAVEL OR OTHER VISIBLE INFILTRATIONS, THAT WILL WEAKEN THE POSTS. MINIMUM OF 16-INCHES AND THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE MECHANICALLY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEVERAL WINDIER LOADING.

3. SPLIT FENCE FABRIC:

FABRIC PROPERTIES:

VALUES	TEST METHODS
MINIMUM TENSILE STRENGTH	ASTM D 4632
MINIMUM TENSILE STRENGTH @ 100 LBS	ASTM D 4632
MINIMUM PUNCHING STRENGTH	ASTM D 4633
MINIMUM TACK STRENGTH	ASTM D 4731
APPROXIMATE OPENING SIZE	ASTM D 4481
UV EXPOSURE STRENGTH RETENTION	ASTM D 4481

1410-2-SEC. -1

STORM WATER POLLUTION PREVENTION NOTES

CONTROLS

Business and Settlement Limited	Local Council
Stabilisation Practices Long-term Stabilisation <p>Disturbed portions of the site within 50 feet of a stream where vegetation may be 1/2 day or more will be stabilised with 1/2 temporary seeding and mulching no later than 2 days after the last construction activity in that area</p>	Soil/Water Erosion <p>Stagnant water will be collected from puddles with a vacuum by a licensed sanitary waste management company, or required by local regulations</p>
Temporary Stabilisation <p>Disturbed portions of the site within 50 feet of a stream where construction occurs for 14 days or more will be stabilised with temporary seeding and mulching no later than 2 days after the last construction activity in that area</p>	Oil/Grease/Water Treatment <p>Standard retention entrance is required to reduce the off-site loading of sediment. An oil and grease separator at the site will be cleaned as required to remove sludge and dirt or rock</p>
Permanently Stabilisation <p>Disturbed portions of the site within 50 feet of a stream where construction has been completed</p>	Construction Fencing and Maintenance <p>Re-planting and maintenance practices will be more within the project area than the work area. The contractor shall be responsible for the maintenance of the site for 120 days after completion of the project. The contractor shall be responsible for the maintenance of the site for 120 days after completion of the project. The contractor shall be responsible for the maintenance of the site for 120 days after completion of the project.</p>
Storm Water Management <p>Other disturbed portions of the site where construction has been completed will be stabilized with permanent seeding no longer than 7 days after construction has been completed</p>	
Storm Water Management <p>Storm water drainage will be provided by the drainage provisions given in the plans for the site.</p>	

TIMING OF CONTROLS/OPERATIONS

Journal of Loss and Trauma 19(4)
 344-356
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 10.1177/1542754214528214
 http://jlt.sagepub.com
 DOI: 10.1177/1542754214528214

Clear Well #2

If disposal of barrels, baled material, and/or soil is planned, these materials are required to be disposed of in a licensed waste disposal facility. Contractors to follow all local laws and ordinances.

Contaminated Rocks

Secure damaged items in a banded solid waste management container. All hazardous waste products must be properly labeled and secured. Contaminated rocks and debris must be properly disposed and not be transported and/or disposed of in the dumpsites. The dumpsites will be posted with all authorities as to the proper storage and disposal of waste materials. The contractor must be responsible for the proper disposal of all waste materials. The contractor must practice waste soil comply with applicable state or local waste disposal requirements. Open burning is not permitted with this project.

- (1) *Stem, twigs, and leaf litter* are collected contaminated material and prevent the spread of the disease.
- (2) *Stakeholders* are identified to be trained and to act as a network (require good approval of the authority, severe operation).
- (3) *Visual aids* (posters, leaflets) are designed for conveying with simple and appropriate that prevent stem waters from coming into contact with the material.

Skill Reporting Requirements

In the event of a small release of less than 25 gallons, Contractor must follow the guidelines listed previously in Environmental Study section.

In the event of a release of 25 gallons or more, Ohio EPA (1-800-382-9378), the local fire department, and the local emergency planning committee (LEPC) must be contacted within 30 minutes.

TRAINING OF CONTROL OPERATORS

As part of the Sequence of Major Activities, all temporary control measures (with the exception of those involving the use of explosives) must be explained to the control operators, clearing staff and men in the commencement of any Park Building Activities. After this has been done, the control operators must be given a written copy of the measures to be taken and also a verbal explanation of the measures to be taken. After where construction has been completed, the control operators must be given a copy of the last construction activity in that area.

MAINTENANCE AND INSPECTION PROCEDURES

Control operators must be given a written copy of the Maintenance and Inspection Procedures and a verbal explanation of the procedures. The Maintenance and Inspection Procedures must be explained to the control operators, clearing staff and men in the commencement of any Park Building Activities. After this has been done, the control operators must be given a written copy of the procedures to be taken and also a verbal explanation of the procedures to be taken. After where construction has been completed, the control operators must be given a copy of the last construction activity in that area.

CONTROL MEASURES AND MAINTENANCE PROCEDURES

All control measures will be in effect at least one week and follow the same order as the

All measures will be maintained in good working order. If a RNP must be repaired, dismantled or a new functional RNP installed, it will be within 3 days of inspection for non-sediment pool BNPs, and within 10 days of inspection for sedimented pool to be repaired or cleaned out and replacing a RNP not meeting the intended function or resulting from size.

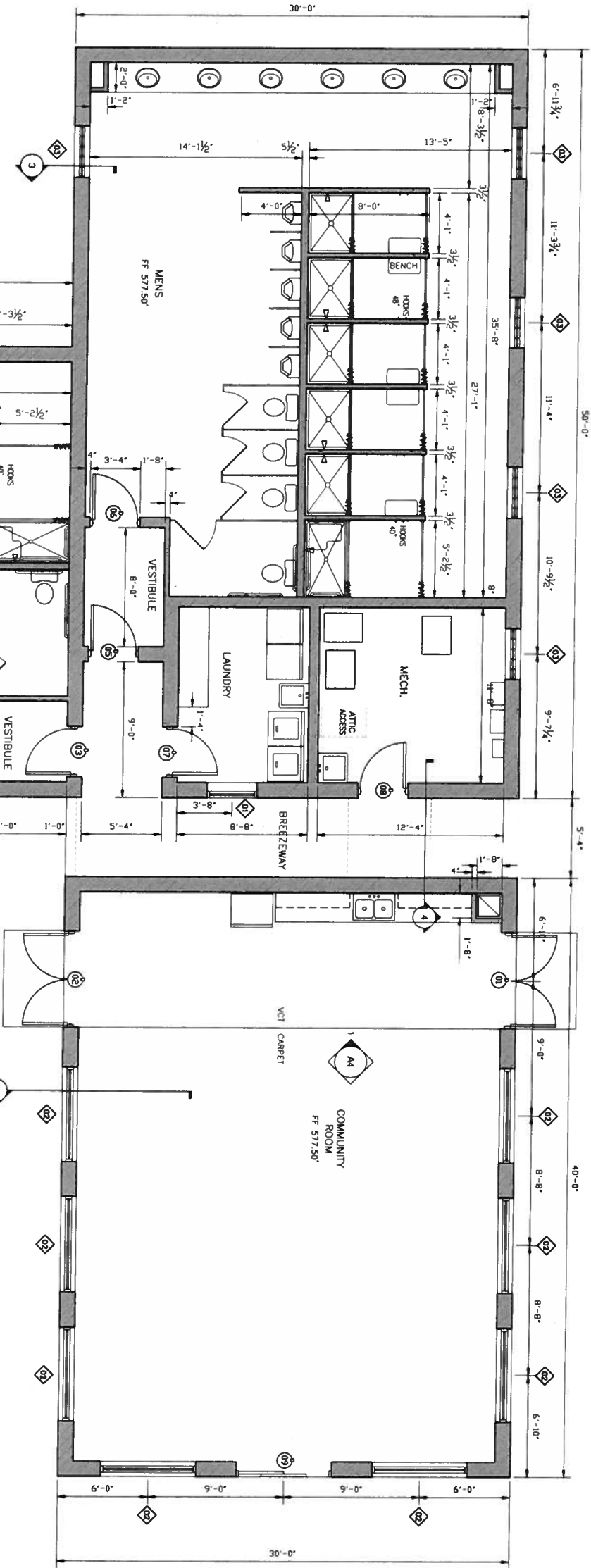
Site fences will be inspected for depth of catchment, height and to ensure the fence is securely fastened to the posts, and the posts are driven into the ground. Sediment traps will be inspected for depth of sediment, and baffle installation will be reviewed when it reaches 40% of the design capacity or at the end of the project construction.

Diversion dikes will be inspected for any breaches and will be properly repaired. Temporary and permanent seeding and planting will be inspected for bare spots, weathered, and healthy growth.

A maintenance inspection report will be made after each inspection.

The contractor will be responsible for all maintenance and repair work.

The contractor will assign an individual to be responsible for completing the inspection and maintenance report.



Floor Plan

SCALE: 1/4"=1'-0"

- 4" CMU, 2" RIGID INSULATION, 2" AIR SPACE, 4" CMU
- 8" CMU PARTITION WALL
- 2x6 PARTITION WALL, 1/2" MOISTURE RESISTANT GYP. BD.
- 2x4 PARTITION WALL, 1/2" MOISTURE RESISTANT GYP. BD.

FLOOR PLAN

Pool Building
Venetian Marina

FIRST STREET SANDUSKY, OHIO

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

DATE	REVISIONS
4/6/22	

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DATE FEBRUARY 10, 2022

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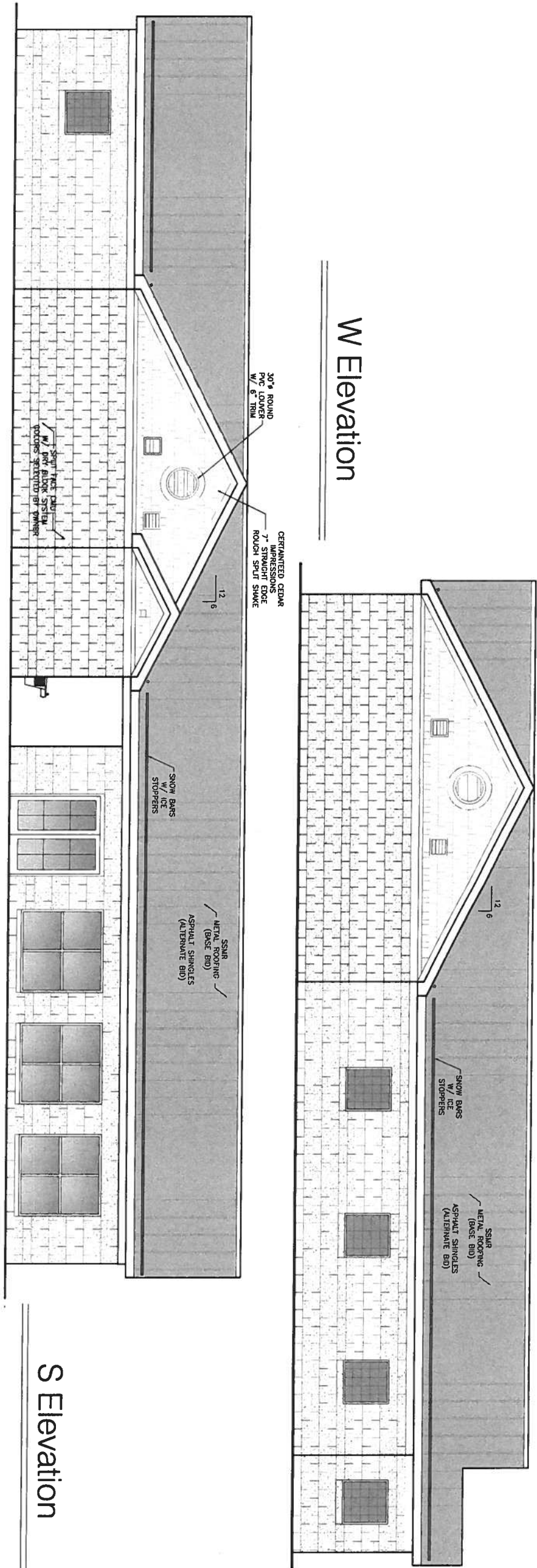
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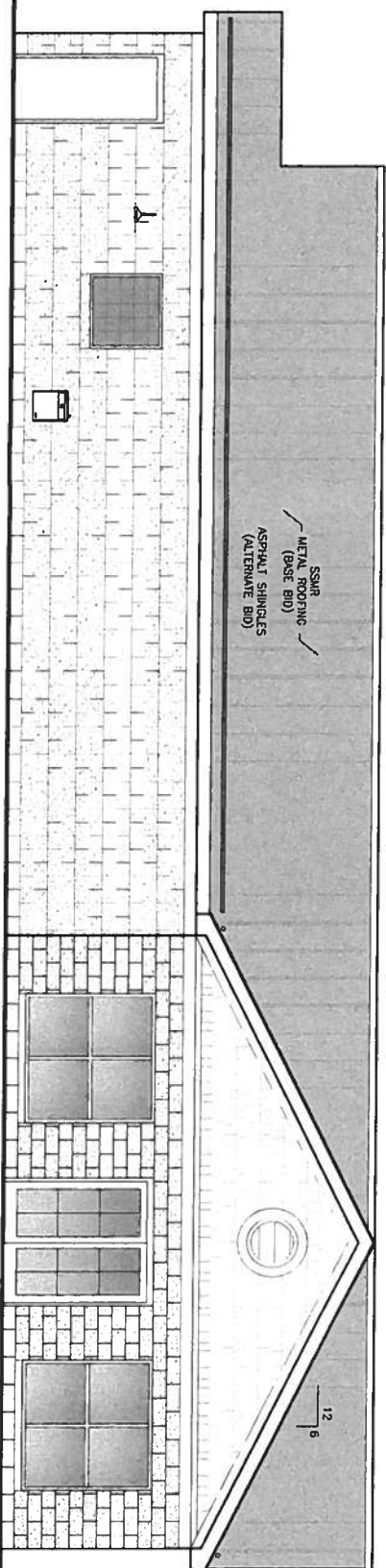
SHEET 1 OF 1

PROJECT NO. C0175

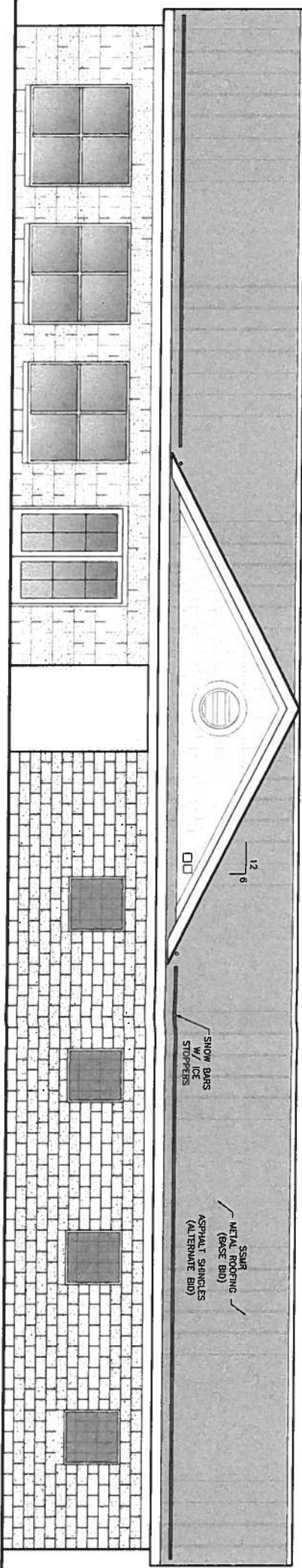
W Elevation



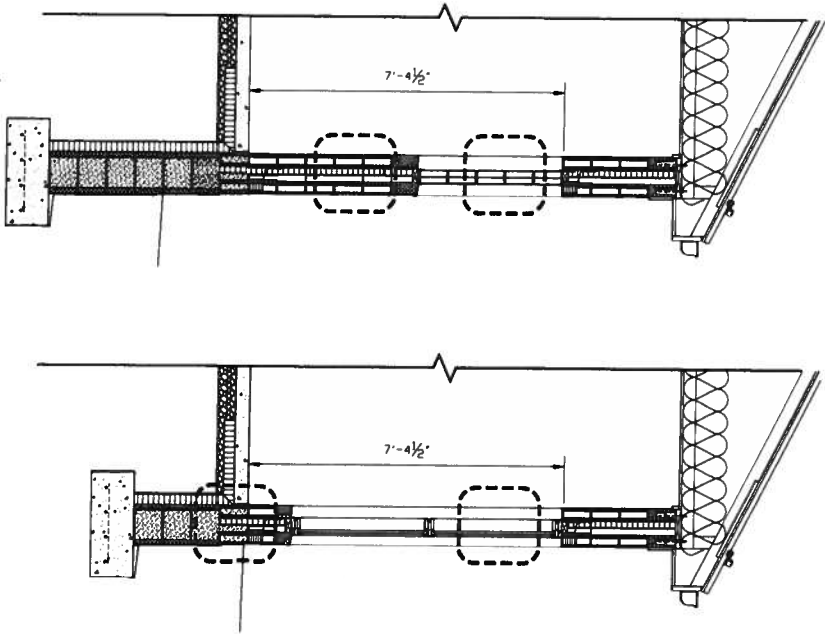
S Elevation



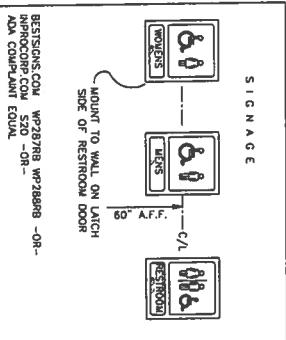
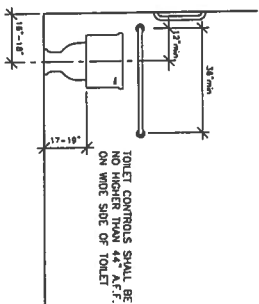
E Elevation



N Elevation



SHEET NO. 01175 PROJECT NO. C1175 SHEET 1 OF 1	CHECKED BY SHEET NUMBER A3	DRAWN BY DATE FEBRUARY 10, 2022	SECTIONS	Pool Building Venetian Marina <hr/> FIRST STREET SANDUSKY, OHIO	ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FEICK DESIGN GROUP, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT PERMISSION IN WRITING FROM FEICK DESIGN GROUP, INC.	DATE 4/6/22 REVISIONS	FEICK DESIGN GROUP, INC. JOHN A. FEICK ARCHITECT 224 EAST WATER STREET SANDUSKY, OHIO (419)-825-2554



FIRST FLOOR											
DOOR						FRAME					
DOOR NO.	TYPE	MAT.	FIN.	WIDTH	HT.	THICK.	FRM MAT.	FIN.	FIRE RATING	HOW GRP	NOTES
1	CL	FG	PNE	PRT-0"	7'-0"	1-3/4"	ALUM 1	PRT		2	B/C
2	CL	FG	PNE	PRT-0"	7'-0"	1-3/4"	ALUM 1	PRT		2	B/C
3	F	HM	PT	3'-0"	7'-0"	1-3/4"	HM 1	PT		1	O.C.D
4	F	HM	PT	3'-0"	7'-0"	1-3/4"	HM 2	PT		3	O.C.D
5	F	HM	PT	3'-0"	7'-0"	1-3/4"	HM 1	PT		1	O.C.D
6	F	HM	PT	3'-0"	7'-0"	1-3/4"	HM 2	PT		3	O.C.D
7	F	HM	PT	3'-0"	7'-0"	1-3/4"	HM 1	PT		1	O.C.D
8	F	HM	PT	3'-0"	7'-0"	1-3/4"	HM 1	PT		1	O.C.D
9	SLDG	WAL	PNE	6'-0"	6'-10"	1-3/4"		PNE			
10	F	HM	PT	3'-0"	7'-0"	1-3/4"	HM 1	PT		1	O.C.D

DOOR SCHEDULE NOTES

GROUP, INC.
ARCHITECT
SANDUSKY, OHIO

HARDWARE SCHEDULE	
SET #	ITEM DESCRIPTION
1	LOCKSET SCHEDULE A&B, LEVER LOWER HANDLE, 630 FINISH HAGER BB1279, 1-1/2" P ^r 4-1/2" x 4-1/2" SATIN CHN F.N. BLUMPER 238w SATIN CHROME FIN. CLOSER LCH 404d SUPER SMOOTHIE, ADJUST TO 5g PULL
2	PANIC BAR LCH404d RND PANIC DEVICE W/ CLIMBERS & LEDER HANDLES HAGER BB1279, 1-1/2" P ^r 4-1/2" x 1/2" SATIN CHN F.N. CLOSER LCH 404d SUPER SMOOTHIE, ADJUST TO 5g PULL
3	LOCKSET PUSH/PULL PLATE 630 FINISH HAGER BB1279, 1-1/2" P ^r 4-1/2" x 4-1/2" SATIN CHN F.N. HAGER BB1279, 1-1/2" P ^r 4-1/2" x 4-1/2" SATIN CHN F.N. LCH 404d SUPER SMOOTHIE, ADJUST TO 5g PULL CLOSER LCH 404d SUPER SMOOTHIE, ADJUST TO 5g PULL

DATE _____
REASON _____

FEICK DESIGN
JOHN A. FEICK
224 EAST WATER STREET
(419)-625-_____

WINDOW SCHEDULE -						
MARK	WINDOW	SIZE	MATERIAL	TYPE	GLASS	REMARKS
1	5" KAWNEER 516	41" x 42"	ALUM.	FIXED	LOW-E4	O.B.C.d.e
2	5" KAWNEER 516	78" x 78"	ALUM.	FIXED	LOW-E4	O.B.C.d.e
3	4" GLASS BLOCK	32" x 40"			GLASS BLOCK	

NOTE:

- INTERIOR FINISH, PRE PA. WHITE, EXTERIOR - WHITE.
- ALL GLASS SHALL BE LOW-E4/LOW-E
- 1" DOUBLE GLAZED

INSTALL ALL WINDOWS PER MANUFACTURERS' INSTALLATION INSTRUCTIONS

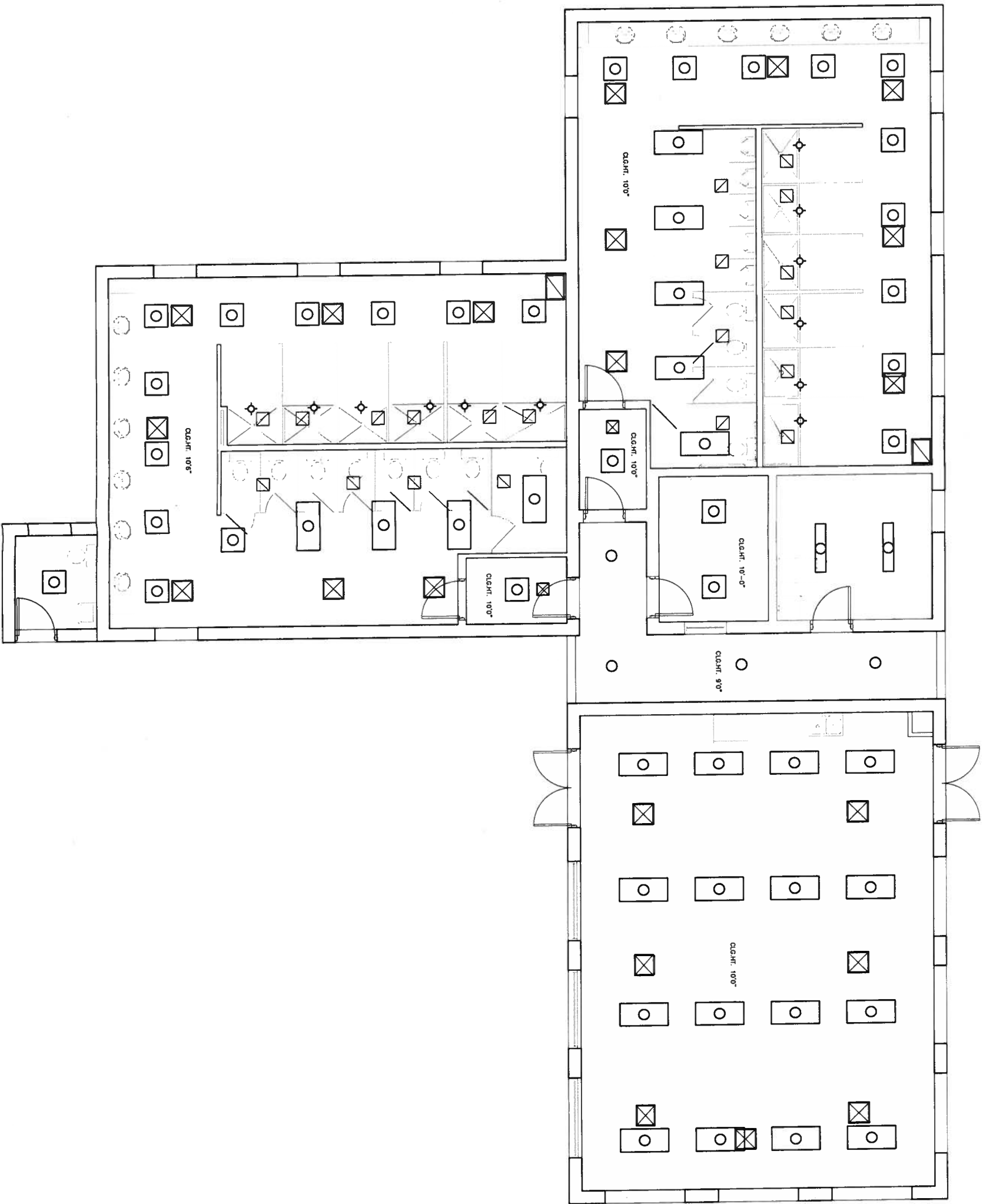
WINDOW SCHEDULE -				
MARK	WINDOW	SIZE	MATERIAL	REMARKS
1	5" KAWNEER 516	41" x 42"	ALUM.	FIXED LOW-E4 0.b.c.d.g
2	5" KAWNEER 516	78" x 78"	ALUM.	FIXED LOW-E4 0.b.c.d.g
3	4" GLASS BLOCK	32" x 40"		GLASS BLOCK
NOTE: a. INTERIOR FINISH: PINE TR. WHITE. b. EXTERIOR - WHITE. c. 1" DOUBLE GLAZED d. LOW-E4/LOW-E				

INSTALL ALL WINDOWS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

SCHEDULES

Pool Building
Venetian Marina

FIRST STREET SANDUSKY, OHIO



Reflected Ceiling Plan



SCALE: 1/4" = 1'-0"

CEILING PLAN

Pool Building
Venetian Marina

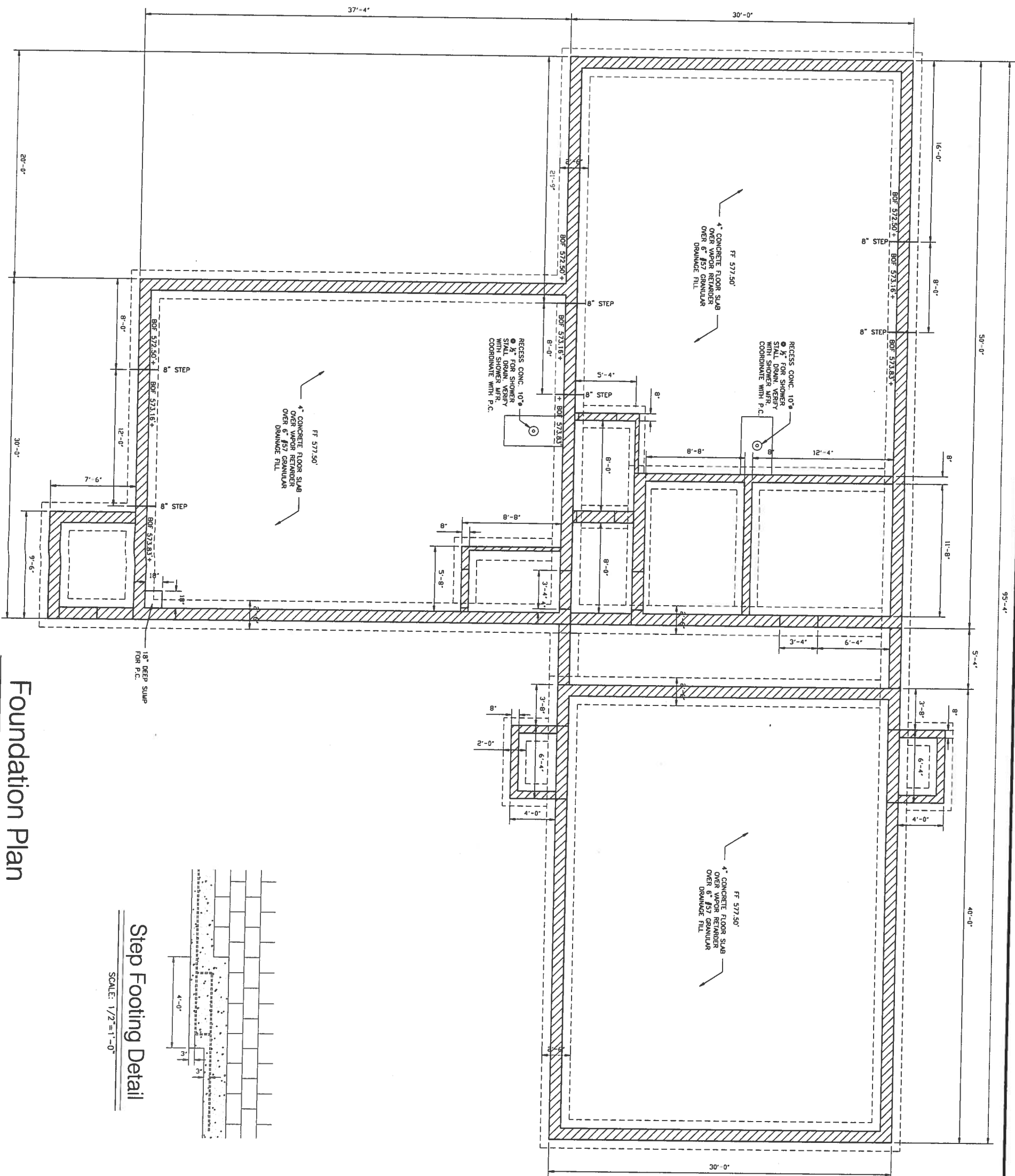
FIRST STREET SANDUSKY, OHIO

ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

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

DATE 4/5/22
REVISIONS

A5
SHEET 1 OF 1
PROJECT NO. C0175



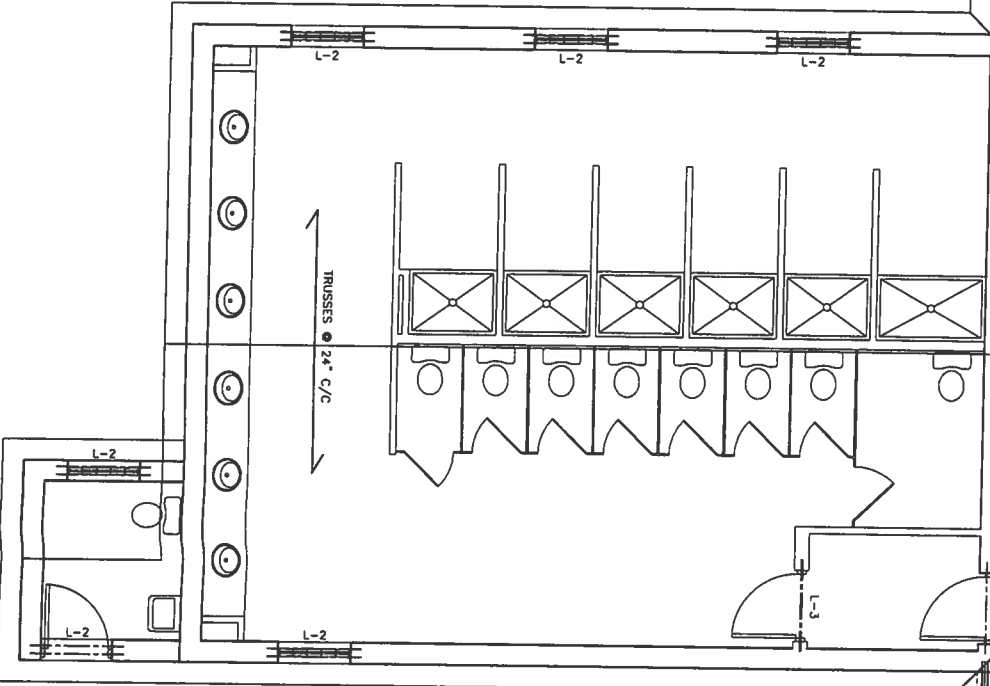
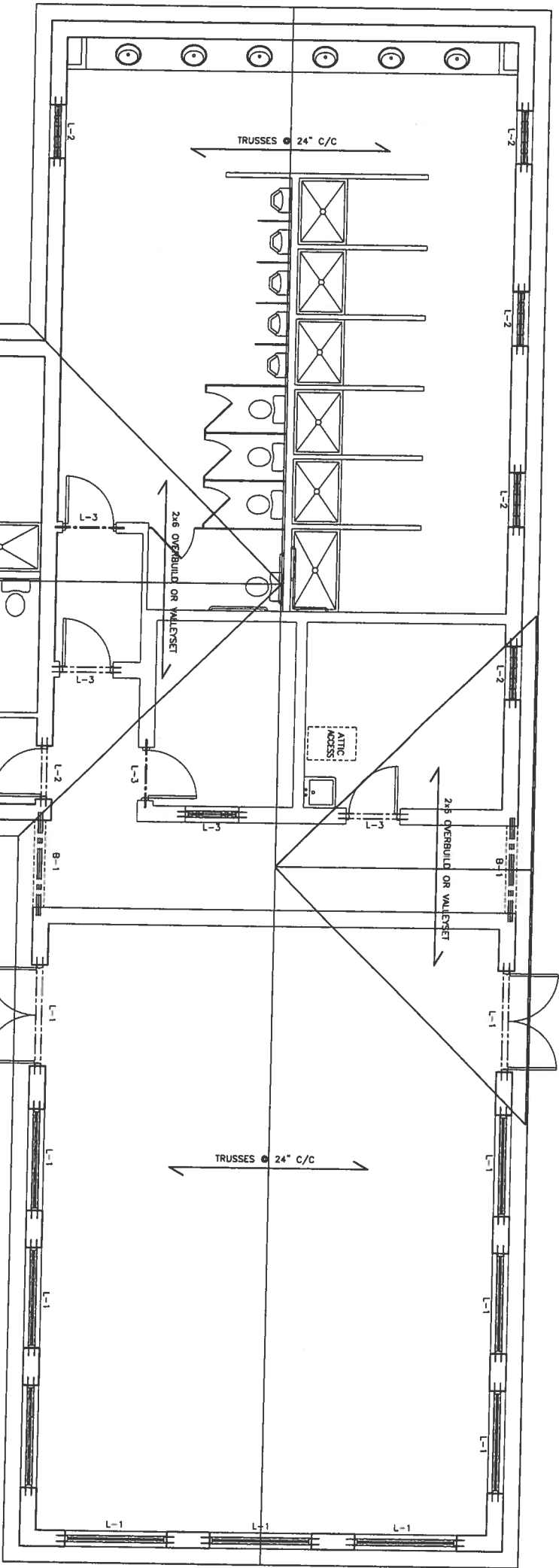
Foundation Plan

SCALE: 1/4" = 1'-0"

Step Footing Detail

SCALE: 1/2" = 1'-0"

FOUNDATION PLAN			FEICK DESIGN GROUP, INC. JOHN A. FEICK ARCHITECT 224 EAST WATER STREET SANDUSKY, OHIO (419)-625-2554	
Pool Building Venetian Marina FIRST STREET SANDUSKY, OHIO			DATE: 4/6/22 REVISIONS:	
DATE: FEBRUARY 10, 2022			DRAWN BY:	
CHECKED BY:			SHEET NUMBER	
S1			SHEET 1 OF 1	



- L-1 4.5 x 3.5 x 3/8"
- L-2 4.4 x 3.5 x 3/8"
- L-3 4.3 x 3.5 x 3/8"
- B-1 (3) 2x8

Roof Framing Plan

SCALE: 1/4" = 1'-0"

ROOF PLAN		Pool Building Venetian Marina FIRST STREET SANDUSKY, OHIO		FEICK DESIGN GROUP, INC. JOHN A. FEICK ARCHITECT 224 EAST WATER STREET SANDUSKY, OHIO (419)-625-2554	
DATE	4/6/22	REVISIONS			
SHEET NUMBER S2		SHEET 1 OF 1			

- [illegible]

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

4/6/22

AL. DAWSON, AND SISTER WILLIAM
 APPEARED WITH COUNSEL, THE
 AND UNCLASSIFIED WORKS OF THE
 ON 04/06/2022. SUBJECT FROM DOWNS
 WITHIN CONSENT.

DOCK GROUP, INC.
 DOCUMENT 2022

STRUCTURAL NOTES

Pool Building
Venetian Marina

FIRST STREET SANDUSKY, OHIO

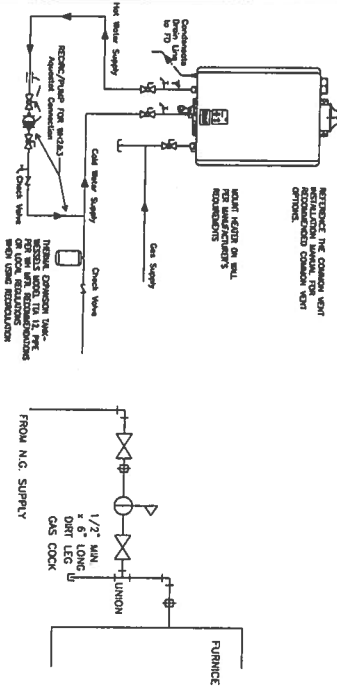
DATE FEBRUARY 10, 2022

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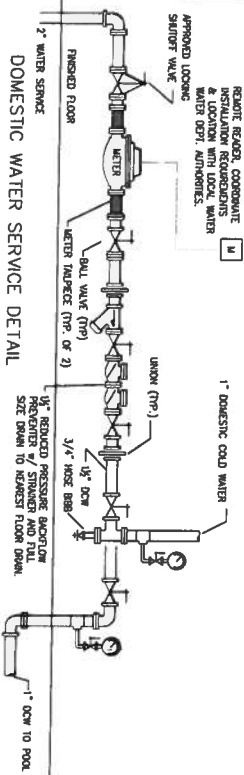
PLUMBING GENERAL NOTES

1. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL WATER AND SEWER MAPS, RECORDS, AND SPECIFICATIONS.
2. CONTRACTOR TO INSTALL WATER SUPPLY SYSTEM AS REQUIRED WITH HOT AND COLD WATER. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE. NO DOWNSIDE PIPING WILL BE ALLOWED. ALLOWANCE AND PROVISIONS SHALL BE MADE FOR EXPANSION AND CONTRACTION OF PIPE.
3. WATER PIPING SHALL BE TYPE 1" HARD TEE-PIPED COPPER TUBING (ASTM B-88) SOLDERED WITH 95/5 SOLDER. UNDERGROUND WATER PIPING SHALL BE TYPE 1" SOLDERED COPPER TUBING. COPPER LINE JOINTS SHALL BE MADE USING 95/5 SOLDER.
4. ALL DOMESTIC HOT AND COLD WATER PIPING IN UNFINISHED AND CONCEALED SPACES SHALL BE INSULATED WITH OPEN CELL FIBERGLASS 24 AS/50L IF 1 INCH THICK.
5. CONTRACTOR SHALL RUN ALL DRAINAGE PIPING AS DIRECT AS POSSIBLE. ACTUAL LOCATION OF DRAINS AND WATER PIPING SHALL BE DETERMINED BY EXISTING CONDITIONS. DO ALL WORK NECESSARY, CUTTING AND PATCHING TO CONCEAL PIPING FROM PLASTER, STUCCO, OR OTHER FINISHES. ALL WATER LINES SHALL BE DRAINAGE OF LINES.
6. RATCH WASTE AND VENT PIPING, SOIL, WASTE AND VENT PIPING AND FITTINGS SHALL BE: A. BELOW FLOOR - PVC PLASTIC DWV PIPE ASTM D2685, SCH 40, PLAN ENDS WITH SOCKET TYPE DWV FITTINGS B. ABOVE FLOOR - 1/2" OR 3/4" GALV. STEEL DWV PIPE WITH 1/2" OR 3/4" GALV. STEEL DWV FITTINGS C. EXPOSED PIPING IN FINISHED AREAS SHALL BE CAST BRASS WITH CHROME FINISH.
7. GAS PIPING - ABOVE GROUND, SCHED 40 BLACK STEEL W/ SCREWED JOINTS, EXPOSED OUTDOORS - SAME W/ FACTORY APPLIED 1" INS COAT OR EO.
8. TRAP EACH RIFTURE DRAIN AND PIECE OF EQUIPMENT THAT CONNECTS TO SOIL AND WASTE STACK.
9. ALL CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS BEFORE & DURING CONSTRUCTION. DISCREPANCIES OR UNKNOWN FOUND WILL BE BROUGHT TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
10. PROVIDE TRAP PRIMER ON TRAP SEALS CONFORMING TO ASSE 1072 FOR FLOOR DRAINS.



WATER HEATER PIPING

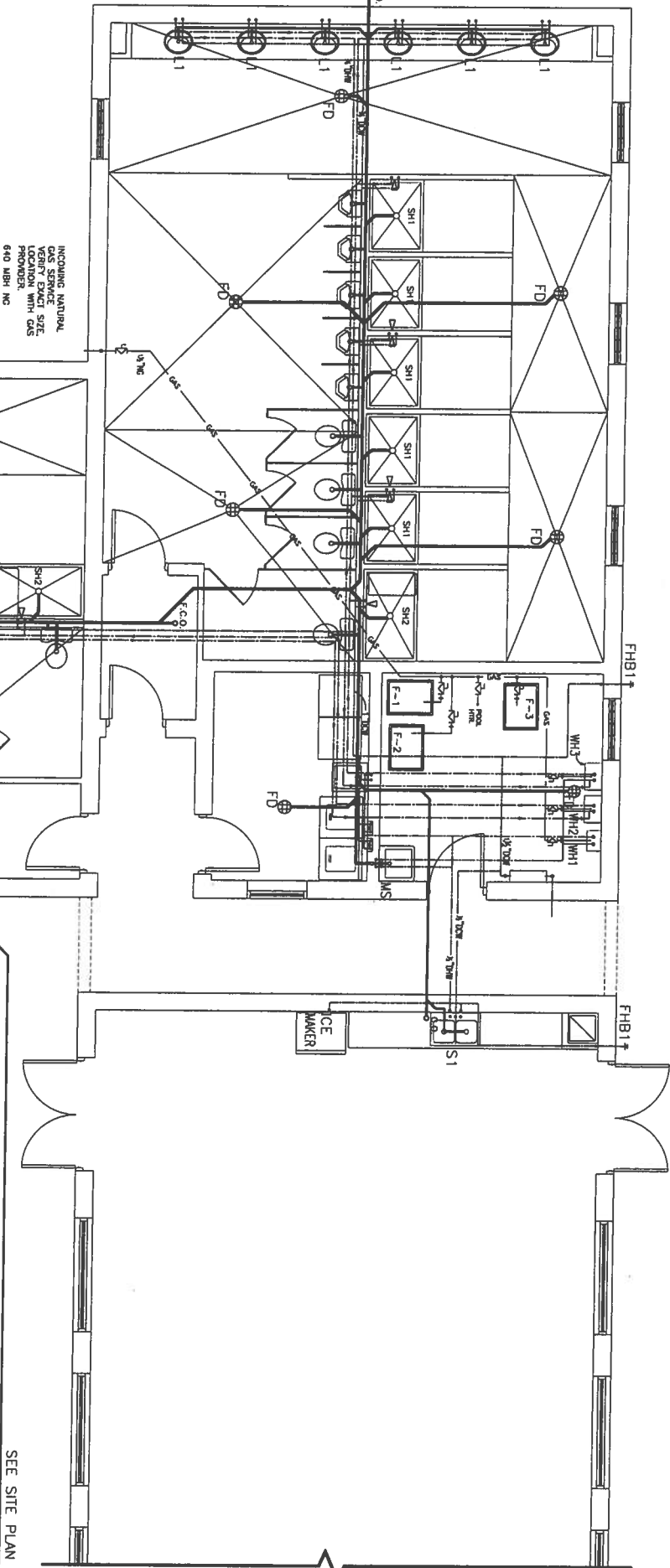
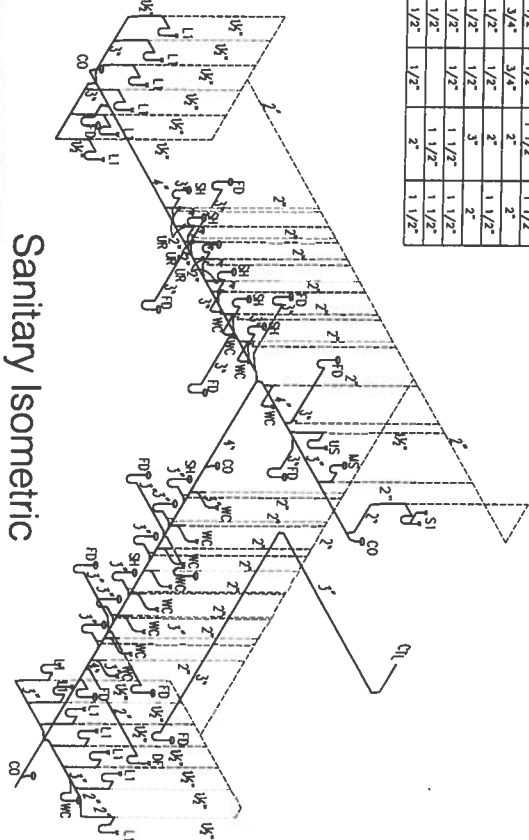
TYPICAL GAS CONNECTION



DOMESTIC WATER SERVICE DETAIL

	FIXTURE	C.W.	H.W.	SLANT	VENT
WC1	WATER CLOSET	1/2"		3"	2"
UR1	URINAL	3/4"			2"
LI	LAUNDRY	1/2"	1/2"	1 1/2"	1 1/2"
SH1	SHOWER	3/4"	3/4"	2"	2"
US	UTILITY SINK	1/2"	1/2"	2"	1 1/2"
MS	MOP SINK	1/2"	1/2"	3"	2"
SI	SINK	1/2"	1/2"	1 1/2"	1 1/2"
DF	DRAIN FOUNTAIN	1/2"		1 1/2"	1 1/2"
LB	WASH MACHINE	1/2"	1/2"	2"	1 1/2"

Sanitary Isometric



SEE SITE PLAN

Plumbing Plan

SCALE: 1/4"=1'-0"

TAG	PLUMBING FIXTURES
SI	2-C SINK EQ. TO WATER CLOSET (80.304 SINK), 3 FAUCET HOLES, 1 LARGE / MEDIUM COMPARTMENT, 1/2" COLD BRASS 1" TRAP, 1/2" SUPPLY W/ STOPS, EQ. TO ELKAY W87396, 8.0 GPM, 57" F. DRINKING WATER, 1340 RETRO, (119/170 370)
DF1	DRINKING FOUNTAIN SUPPLY KIT, PROVIDE EQ. TO ZURN WALL SUPPORT
WC1	TOILET (ADA) AMERICAN STANDARD COMET PRO RIGHT HEIGHT #3517.101.
LI	LAUNDRY (ADA) AMERICAN STANDARD AQUA-LYN #2476.928.
LI	LAUNDRY (ADA) ZURN 282200-X-C-4 SINGLE CONTROL, LEVER HANDLE, WATTS USC-8 MIXING VALVE ASSE 1070 SET TO 105° F
LI	LAUNDRY (ADA) AMERICAN STANDARD LUCERNE #2035.012.
LI	LAUNDRY (ADA) ZURN 282200-X-C-4 SINGLE CONTROL, LEVER HANDLE, WATTS USC-8 MIXING VALVE ASSE 1070 SET TO 105° F
UR1	URINAL (ADA) EQ. TO AMERICAN STANDARD WASHROOM #6590.501 3/4" TOP SPIN, MANUAL FLUSH
WH1	HOT WATER HEATER EQ. TO RUHR VESSEL NO TANKLESS HOT WATER HEATER
WH2	HOT WATER HEATER EQ. TO RUHR VESSEL NO TANKLESS HOT WATER HEATER WITH CIRCULATING PUMP
WH3	HOT WATER HEATER FURNISH COMPLETE WITH EXCONNECT CABLE. INSTALL IN MECH. RM.
FD	FLOOR DRAIN EQ. TO ZURN FLOOR DRAIN, SUBSEAL, WATERLESS PLATE TRAP SEAL, ASSE 1072
US	UTILITY SINK EQ. TO MUSTER 1807 FLOOR MOUNT
MS	MOP SINK EQ. TO ZURN 2196-24-M-BS-HI-MOP HANGER, S/S BUDDER GUARDS
SH1	SHOWER EQ. TO ZURN 2196-24-M-BS-HI-MOP HANGER, S/S BUDDER GUARDS
SH2	SHOWER EQ. TO ZURN 2196-24-M-BS-HI-MOP HANGER, S/S BUDDER GUARDS
SH3	SHOWER EQ. TO ZURN 2196-24-M-BS-HI-MOP HANGER, S/S BUDDER GUARDS
SH4	SHOWER EQ. TO ZURN 2196-24-M-BS-HI-MOP HANGER, S/S BUDDER GUARDS
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SH100	SHOWER EQ. TO ZURN 2196-24-M-BS-HI-MOP HANGER, S/S BUDDER GUARDS

DATE: 4/6/22

REVISIONS:

PLUMBING PLAN

Pool Building
Venetian Marina

FIRST STREET SANDUSKY, OHIO

FEICK DESIGN GROUP, INC.

JOHN A. FEICK ARCHITECT

224 EAST WATER STREET SANDUSKY, OHIO

(419)-625-2554

PROJECT NO. C0175

SHEET 1 OF 1

P1

CHECKED BY: SHEET NUMBER

DATE: FEBRUARY 10, 2022

DRAWN BY:

ALL DIMENSIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

CONTRACT NO. C0175

[illegible]

RESTROOM EXHAUST FANS												
No.	DESCRIPTION	TYPE	CFM		HP	RPM	V. PH.	FLA	DISCON.	MAKE	MODEL	NOTE
			MIN.	MAX.								
EF-1	EXHAUST FAN	CEILING	420		1/645	115V/60/1ø		0.6	YES	EQ. TO DAYTON	1BLH6	3.4
EF-2	EXHAUST FAN	CEILING	630		1/645	115V/60/1ø		0.6	YES	EQ. TO DAYTON	1BLH6	3.4
EF-3	EXHAUST FAN	CEILING	70		N.A.	115V/60/1ø				PLUG TYPE	EQ. TO GREENHECK	SP-A70 1.3,4

No.	DESCRIPTION	TYPE	MAX FAN CAPA	OA	MBH IN	MBH OUT	ACUE	HP	V. PH.	AMPS	MOP	MAKE	MODEL	NOTE
F-1	FURNACE	UPFLOW	1269	240	26/40	25.2/35.8	96%	1/2	120V/60/1 ϕ	7.9	15	TRANE	41XC800J03S1-59V2B04U0JPSB	1,2,3
F-2	FURNACE	UPFLOW	1269	240	26/40	25.2/35.8	96%	1/2	120V/60/1 ϕ	7.9	15	TRANE	41XC800J03S1-59V2B04U0JPSB	1,2,3
F-3	FURNACE	UPFLOW	1269	339	26/40	25.2/35.8	96%	1/2	120V/60/1 ϕ	7.9	15	TRANE	41XC800J03S1-59V2B04U0JPSB	1,2,3

NOTES

1. 2" DIA. SCH 40 FLUEVENT RES/40
2. MFR'S RECD DIA. SCH 40 COMBUSTION AIR
3. PROGRAMMABLE THERMOST.

AIR COOLED CONDENSING EQUIPMENT												
		COOLING										
No.	DESCRIPTION	TONS SEER	V. PH.	RIA	ISA	MCA	MOP	HP	MAKE	MODEL	NOTE	
CU-1	CONDENSING UNIT	2.0	200/19/60	1.0	52.0	1.4	20	1/8	TRANE	4TTR7024AI	1.2	
CU-2	CONDENSING UNIT	2.0	200/19/60	1.0	52.0	1.4	20	1/8	TRANE	4TTR7024AI	1.2	
CU-3	CONDENSING UNIT	3.0	16.5	208/39/60	11.6	73.0	15	25	1/8	TRANE	4TTR7056A300A	1.2



SCALE: 1/4"=1'-0"

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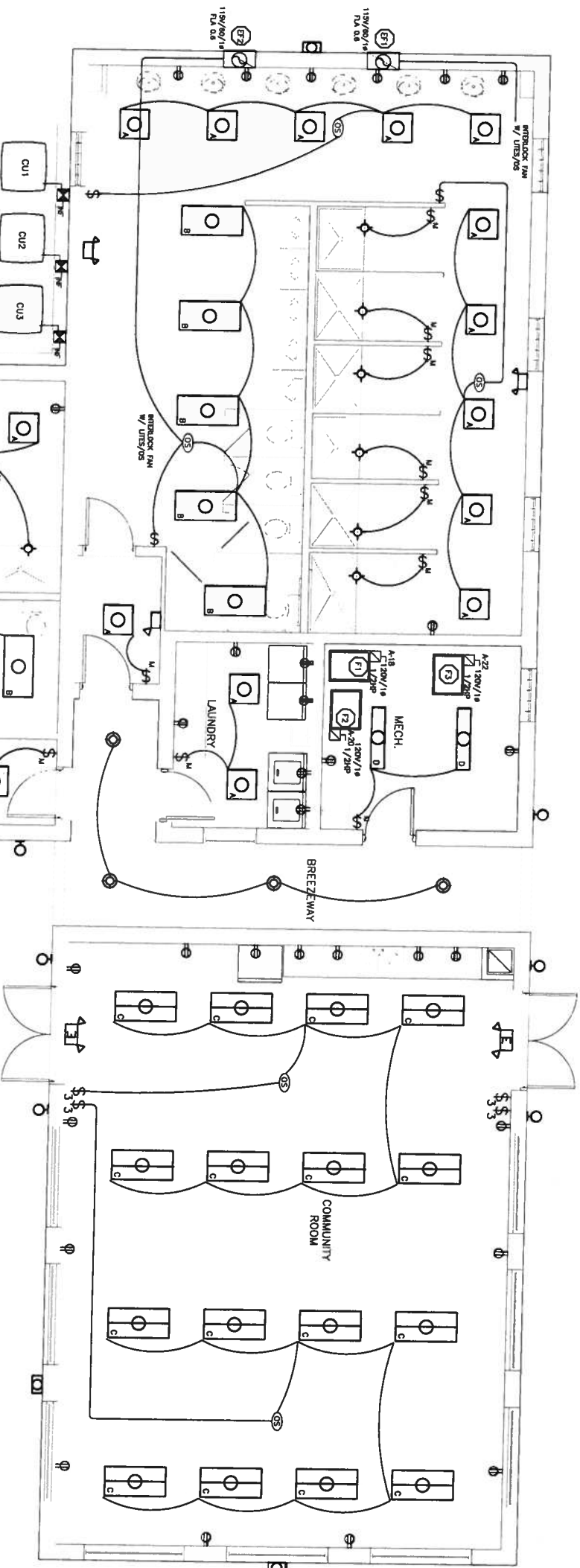
DATE FEBRUARY 10, 2022

ITEM NUMBER

M1

SHEET 1 OF 1

PROJECT NO. C0175



ELECTRIC FIXTURES		VERIFY FINAL FIXTURE SELECTIONS.
HO	SURFACE MOUNTED RECESSED LED SCONCE, SELECTED BY OWNER & SW TO DIMS AND PHOTOCELL	(9)3x3.4W
LO	LED WALLPACK	
EO	TO LINCOLN WFA 27K 6000 MH WET LISTED RECESSED LED FIXTURE 16.7W TO DIMS AND PHOTOCELL	(4)x2.8W
EO	TO LINCOLN SBK2 3000LM WMOCT 35K 6000K LED FIXTURE 16.9W	(24)x1.0W
EO	TO LINCOLN SBK4 3000LM WMOCT 35K 6000K LED FIXTURE 25.5W	(10)x2.5W
EO	TO LINCOLN SBK1X4 3000LM WMOCT 35K 6000K LED FIXTURE 23.2W	(16)x3.7W
EO	TO LINCOLN SBK4 4000LM WMOCT 35K 6000K MH LED FIXTURE 42.5W	(2)x8.1W
EO	TO LINCOLN 42K NO 40K 6000K MH WET LISTED RECESSED LED FIXTURE 8.8W (12)107W 20K-120/277, TIME DELAY SET AT 10 MINUTES	
EO	CEILING MOUNTED OCCUPANCY SENSOR, DUAL TECHNOLOGY, 1500 SF RANGE	
EO	20A 120V SINGLE POLE SWITCH	
EO	20A 120V SINGLE POLE SWITCH, DIMMING	
EO	DECORA WALL SWITCH PIR OCCUPANCY SENSOR MOS-100	
EO	20A 120V DUPLEX RECEPTACLE	
EO	GROUND FAULT CIRCUIT INTERRUPTER OR GFI PROTECTED 20A 120V DUPLEX RECEPTACLE, PROVISIONS TYPE BEMA S-20N	
EO	220V APPLIANCE RECEPTACLE	
EO	HUBBEL LIGHTING MODEL NO. CU2 EMERGENCY LIGHT	
EO	HUBBEL LIGHTING MODEL NO. CORRC EXT/EMERGENCY LIGHT BY LED REMOTE HEAD	
EO	70 CFM EXHAUST FAN, PLUG TYPE DISCONNECT, 115V/60/1ø	
EO	180 CFM EXHAUST FAN, PLUG TYPE DISCONNECT, 115V/60/1ø	

Lighting/Power Plan

SCALE: 1/4"=1'-0"

LIGHTING POWER PLAN

Pool Building
Venetian Marina

FIRST STREET SANDUSKY, OHIO

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JOHN A. FEICK ARCHITECT
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DATE	REVISIONS
4/6/22	

ALL DRAWINGS AND NOTED NOTATIONS
AND DIMENSIONS SHALL BE IN ACCORDANCE
WITH THE LATEST EDITION OF THE
NATIONAL ELECTRICAL CODE (NEC) AND
THE NATIONAL FIRE PROTECTION
ASSOCIATION (NFPA) 70-2017
CODE BOOK, UNLESS OTHERWISE
NOTED.

DATE	FEBRUARY 10, 2022
DRAWN BY	
CHECKED BY	
SHEET NUMBER	E1
SHEET 1 OF 1	

ELECTRICAL NOTES

- [illegible]

- BELOW THE BRANCH CIRCUIT WIRE SIZE TABLE
1. WIRE AND CABLE SHALL BE TYPE THHN OR THW, BOND BY MANCADA, GENERAL ELECTRIC,
TRAVLER, ROHM, OR SOUTHWEST.
GROUND CONDUCTORS AS FOLLOWS
10. PROVIDE A #6 AWG ALUMINUM RACEWAY IN ALL PLANS OF THE BUILDING AND WHERE PRACTICAL,
FITTINGS. RUN EXPOSED CONDUIT AT RIGHT ANGLES TO THE BUILDING FACE. SEE THE BUILDING
FLOOR PLAN FOR LOCATION OF CONDUITS. CONDUIT WITH NEC AND THE AUTHORITY HAVING JURISDICTION
11. INCLUDING GROUNDING AND SUPPORTING ARRANGEMENT.
 12. POWER, GASES AND TELEPHONE SHALL COMBINE AT INCOMING SERVICE REQUIREMENTS WITH THE
13. GROUNDING OF EQUIPMENT AND DEVICES SHALL COMPLY WITH NEC ARTICLES 250 AND 250
AND LISTED AND TEST REPORTS FEEDING THE UNIT EQUIPMENT FOR EMERGENCY MEASURING THE NORMAL
14. THE BRANCH CIRCUITS FEEDING THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL
15. ANY CONDUIT, RACEWAY AND SHALL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES.
16. CONTRACTOR AS FIELD CONDITIONS PERMITTED PROVIDED THE INTENDED PURPOSE OF THE
ASSOCIATED WIRING SHALL BE RETAINED.
 17. RELEASIBLE METAL CONDUIT SHALL BE ELECTRICALLY CONTINUOUS FROM OUTLET OR CONDUIT ENTRY
CONCEALED EQUIPMENT. THE LENGTH SHALL NOT EXCEED SIX FEET EXPOSED OR THREE FEET
FLEXIBLE CONDUIT. THE JUNCTION MAY BE INSTALLED INSIDE OR OUTSIDE OF CONDUIT TO ASSURE
CONTINUITY OF GROUNDING.
 18. COORDINATE WORK WITH OTHER TRADES FOR SPACE REQUIREMENTS, DISCREPANCIES OR
19. ALL TYPES OF WORK.
 20. ALL ELECTRICAL MATERIAL OUTSIDE SHALL BE WEATHERPROOF.
 21. ALL BREAKERS FEEDING FORCE MAIN SHALL BE WEATHERPROOF.
 22. ONLY WIRING METHODS/TYPES AS DESCRIBED IN NEC SHALL BE USED. THIS SHALL BE INSTALLED IN
OUTLETS OR PLUMBING APPLICATIONS TO TRANSMIT ENVIRONMENTAL DATA.
 23. IDENTIFY ELECTRICAL EQUIPMENT WITH PERMANENTLY ATTACHED LABELS.
 24. CURRENT PANELS SHALL BE ELEGANTLY MARKED IN THE FIELD WITH MAXIMUM AVAILABLE FAULT
CALCULATION WAS PERFORMED AND OF SUFFICIENT ROBUSTNESS TO WITHSTAND THE
ENVIRONMENT INVOLVED.
 25. SUFFICIENT ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED ABOUT ALL
26. IDENTIFY EVERYTHING WITH NECA ARTICLE 10.6.
 27. IDENTIFY EVERYTHING WITH NECA ARTICLE 10.6.
 28. IDENTIFY EVERYTHING WITH NECA ARTICLE 10.6.
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FOR BELOW THE BRANCH CIRCUIT WIRE SIZE TABLE

2. COLOR CODE CONDUCTORS AS FOLLOWS

- **GROUND - G**

- [illegible]

SELECTION OF CONDUCTOR AND MAIN BONDING JUMPER SIZING

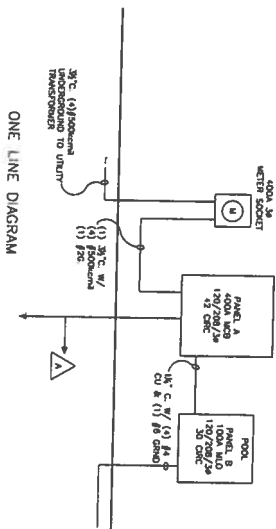
DISCONNECT	O.C.P. D.	MINIMUM SIZE OF COPPER GROUNDING ELECTRODE CONDUCTOR (AWG/CMA)
100AMP AND LESS		#6
200AMP		#2
400AMP		#1/0
600AMP		#2/0
800AMP AND LARGER		#3/0

BRANCH CIRCUIT WIRE SIZING TABLE

<p>6. RADIANCE A+B IN RELATION TO REFLECTANCE (SEE DIAGRAM)</p> <p>0 TO 100% 15% 35% 75% 100% TO 450%</p>	<p>USE COPPER WIRE METALLIC CONDIT. AMG ENTIRE CIRCUIT AND SIZE CONDUIT ACCORDING TO:</p> <p>#12 (MIN.) #10 (MAX.)</p>	<p>ELEC. PANEL</p> <p>A (10')</p> <p>B (15')</p> <p>C (15')</p> <p>LAST RECEPTACLE ON CIRCUIT</p>
---	--	---

1. WIRE AND CABLE SHALL BE TYPE THHN OR THW, 600V BY AMARCONDA,
GENERAL ELECTRIC, TWINNEX, TROUE OR SOUTHWEST.
2. COLOR CODE CONDUCTIONS AS FOLLOWS:
- * PHASE A - BLACK
 - * PHASE B - RED
 - * PHASE C - BLUE
 - * NEUTRAL - WHITE
 - * GROUND - GREEN

MCS PANEL A				MCS PANEL B			
NO.	DESCRIPTION	LOAD VA	LOAD VA	NO.	DESCRIPTION	LOAD VA	LOAD VA
A	B	C		A	B	C	
1	160S R/RN RECP	540		2	REC'D R/RN LITS.	635	
3	160MS R/RN RECP			4	EXTERIOR LITS.	143	
5	160MS R/RN RECP	540		6	COUL. RM. LITS	372	
7	160S R/RN RECP	720		8	LAUNDRY/MECHNICAL LITS	131	
9	KITCHEN RECP			10			
11	COUL. RM RECP	1860		12			
13	SPRKE			14	SPACE		
15				16	SPACE		
17				18	F-1		
19				20	F-2	948	
21				22	F-3		
23	LAUNDRY RECP	540		24	CU-1	1395	948
25	DRYER RECP	2000		26			
27	DRYER RECP	2000		28	CU-2	1395	
29	DRYER RECP			30		1395	
31		2000		32			1395
33	WASHER RECP	2000		34	CU-3	1800	
35	WASHER RECP	750		36		1800	
37	WH. PUMP			38		1800	
39	WH. PUMP	180		40	POOL PAVIL. B		
41	SPRKE	180		42			
		5440	4720			5610	
A 10.186				A 10.141			
		959	5681			915	



ONE LINE DIAGRAM

DATE	REVISIONS
------	-----------

4/6/22

APPROVED MEMBERS CONSTITUTE THE ORIGINAL AND UNPUBLISHED NOTES OF THE ARCHITECT AND THE SAME MAY NOT BE COPIED, USED OR DISCLOSED WITHOUT THEIR EXPRESS WRITTEN CONSENT.

Pool Building Venetian Marina

FIRST STREET SANDUSKY, OHIO

ELECTRICAL

DATE FEBRUARY 10, 2022

DRAWN BY

CHECKED BY

SHEET NUMBER

SHEET 1 OF 1

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
2901 MONROE ST. (PARCEL 59-00360.001)

Reference Number: PSPOS22-0006

Date of Report: May 16, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: MRK Real Estate, LLC – Kevin Flanigan
PO Box 26
Grafton, OH 44044

Authorized Agent: RheTech Colors – Craig Dunaway

Site Location: 2901 W. Monroe St.
Sandusky, OH 44870

Zoning: GM – General Manufacturing

Surrounding Zoning:

North: GM – General Manufacturing
RMF – Residential Multi-Family
East: GM – General Manufacturing
South: GM – General Manufacturing
West: LB – Local Business
R2F – Two Family Residential

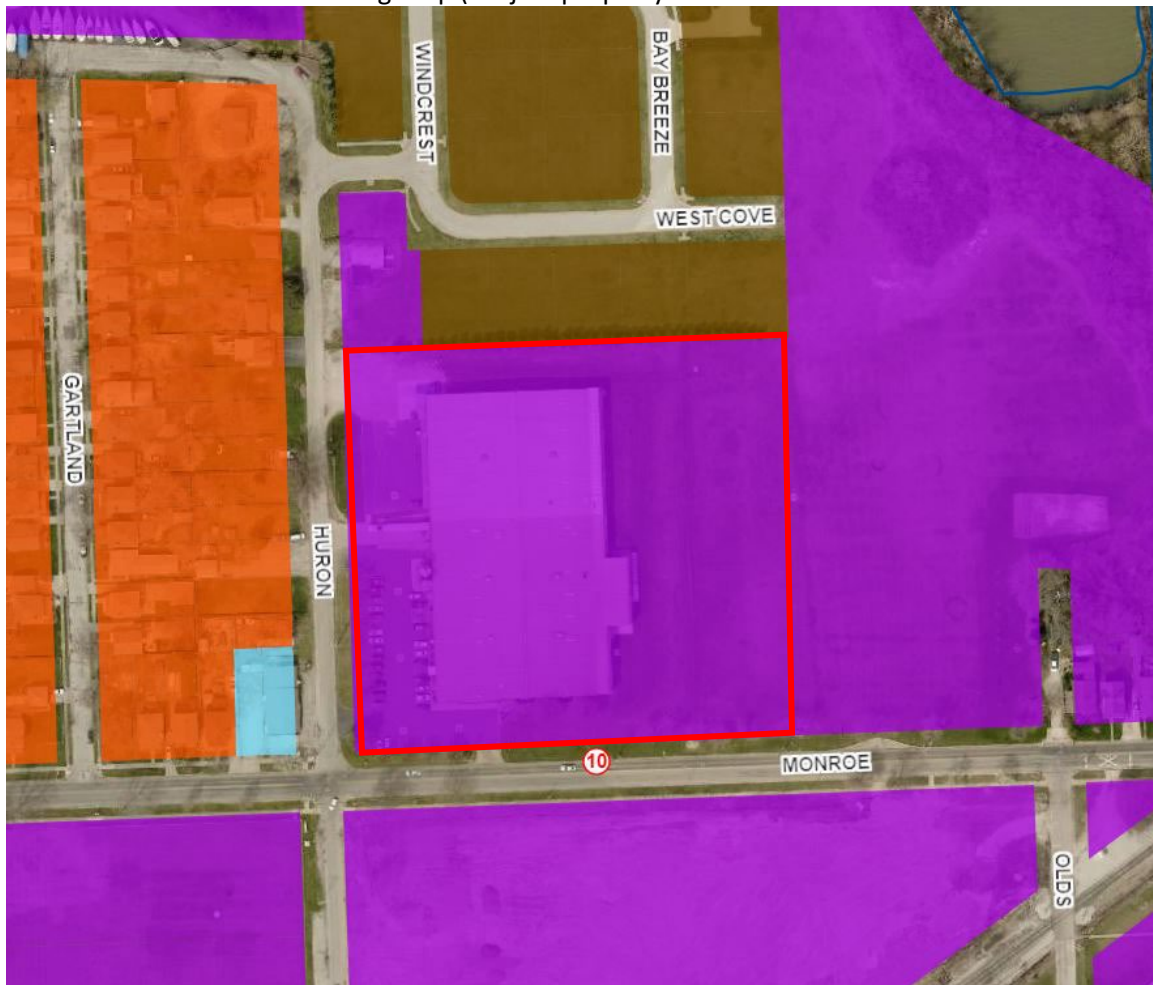
Surrounding Uses: Residential

Existing Use: Manufacturing

Proposed Use: Manufacturing

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

Zoning Map (subject property outlined in Red)



Zone Map Setbacks



PUD - Planned Unit Development













Parcels



TRO - Transient Rental Overlay



Zoning

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

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

County Auditor Property Map (subject property outlined in red)



Aerial Photo (taken March 2021)



South Façade



West Façade



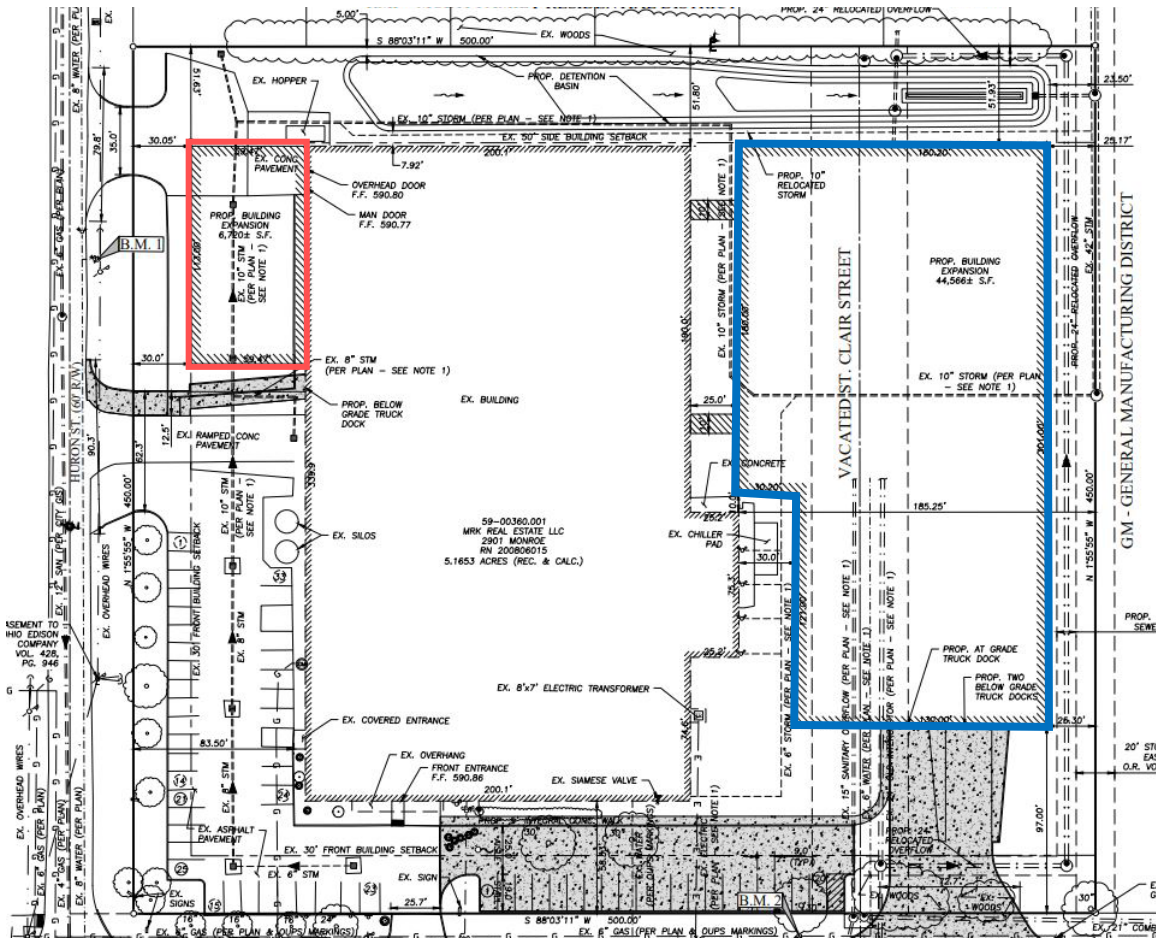
PROJECT DESCRIPTION

The applicant proposes to expand the current manufacturing, storage, and warehousing operations by approximately 51,800 sq. ft. Addition 1 will add 44,566 sq. ft. of warehouse space. And addition 2 will add another 6,720 sq. ft of warehouse space. This addition will put the total site coverage at nearly 53.9%, 3.9% over the maximum requirement of 50%. The applicant is seeking an area coverage variance at the 5/19/22 Board of Zoning Appeals.

The proposed height of the expansion for addition 1 is 40'. The proposed height for building addition 2 is 18' – 20'.

The proposal contains 58 parking spaces. The code calls for 112 spaces (see staff comments). The proposed parking area coverage is 49,000 sq. Ft. The landscaping area is 5,000.

The new warehouse operations will operate 5 days a week, eight hours per day.



Addition 2



Addition 1

APPLICABLE CODE SECTIONS

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:
(...)
- (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;

1139.07 AREA REGULATIONS.

(a) The area for every parcel for a manufacturing operation shall be not less than necessary to provide the required yards and off-street parking, and not more than 50% of the lot area shall be covered with buildings.

1139.08 YARD REGULATIONS.

For every main or accessory building, the following minimum yards shall be provided:

- (a) Front Yard. There shall be a setback of not less than 30 feet in depth, unless shown otherwise on the Zone Map;
- (b) Side and Rear Yards. There shall be a yard not less than 50 feet where a building adjoins a side or rear lot line of a residential district;
- (c) All Required Yards. The above front, side, and rear yards may be used for off-street parking, but not within 15 feet of a residential district line, and a fence or landscaping may be required by the Commission.

(1980 Code 151.78)

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.

(e) Commercial and Manufacturing

<u>(1)</u>	Commercial services, laboratories, storage machine shops and similar establishments	1 space per 650 square feet of gross floor area
<u>(2)</u>	Manufacturing plants as permitted in LM and GM Districts	1 space per 1,300 square feet of gross floor space

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(...)

(d) Where private or public parking lots, or on-street parking are available and adequate within the walking distances, as limited herein, the Commission may modify the requirements set forth in Section 1149.05.

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 / PLANNING DIVISION COMMENTS

Staff has spoken to the applicant and determined 58 spaces will adequately meet the parking need for the site. The applicant stated that 58 spaces will be more than enough for current and future employees. Staff notes that warehousing operations typically produce a minimal amount of jobs – therefore, should not require the amount of parking the code calls for. Staff observed the small size of the parcel and additional parking would not fit on the site based on the proposal. Due to these restraints and the conversation with the applicant, staff recommends waiving any additional parking requirements.

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(..)

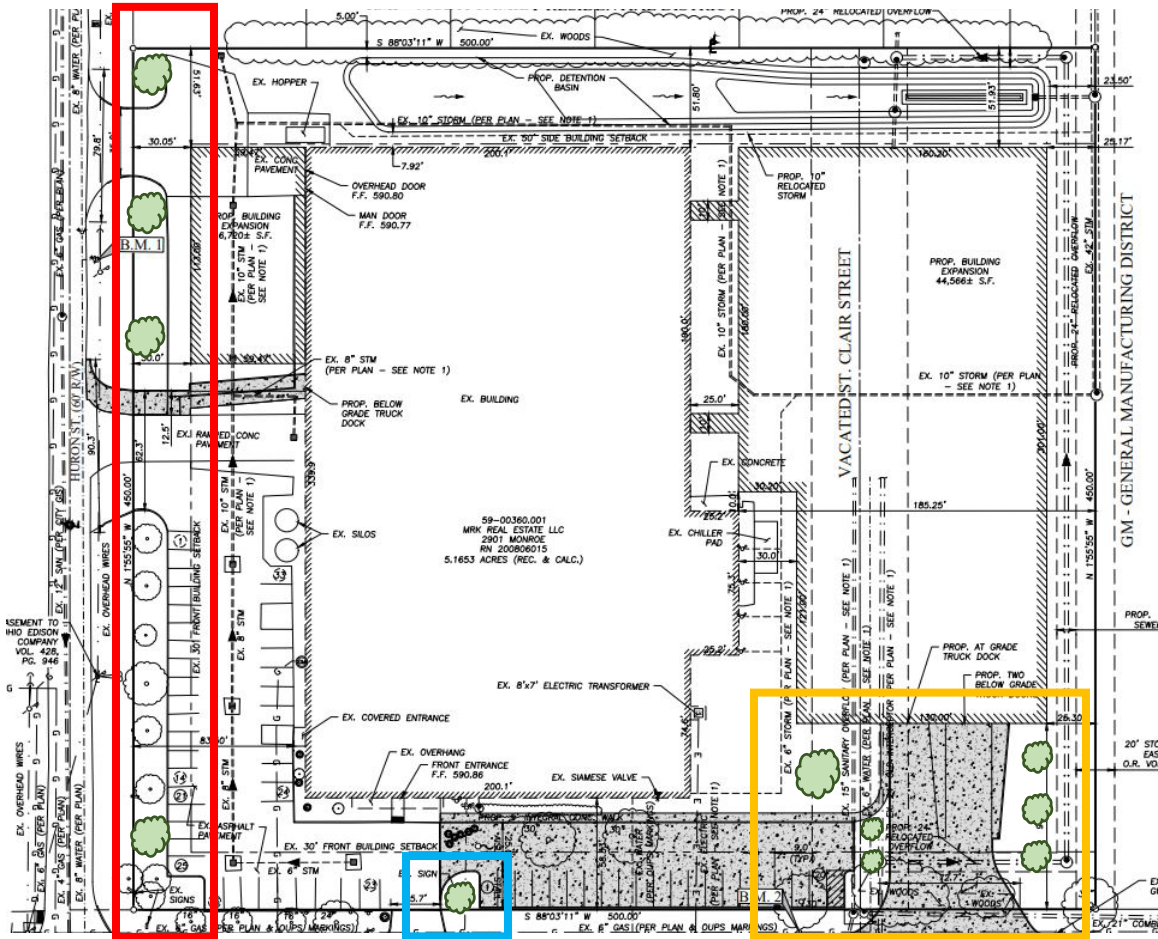
(d) Where private or public parking lots, or on-street parking are available and adequate within the walking distances, as limited herein, the Commission may modify the requirements set forth in Section [1149.05](#).

Office Space: 6,000 sq. ft. / 250 sq. ft. = **24 spaces**

Warehouse Space: 79,286 sq. ft. / 1,300 sq. ft. = **61 spaces**

Manufacturing Space: 35,000 sq. ft. / 1,300 sq. ft. = **27 spaces**

Total proposed: 58 spaces



Recommended landscaping buffer
 Required landscaping
 Additional landscaping

The parking addition requires one additional tree to be planted in a landscaping island. The box highlighted in blue, shows where staff recommends the location of this tree.

The Planning Commission has the authority to require landscaping features if it is in close proximity to residential uses. Staff supports this approach. Staff recommends adding 2 trees along the western edge of the parking areas, shown in red. A tree lawn currently exists, and staff recommends the old entry aisle is replaced with a tree to match the existing trees as best as possible. Staff also recommends adding additional trees on this western edge due to its close proximity to a residential neighborhood. A tree buffer would help minimize the visual impacts for residents and future users of the Sandusky Bay Pathway which is planned in the right-of-way along the southern and western edges of this property. This amount of landscape is sufficient to beautify the site as the code would have guided previous site plan applications for this site.

The additional landscaping highlighted in orange above is not required. However, planning staff recommends additional landscaping at this location to further beautify the site.

DETAILS ADDED SINCE 5/9/22 PRELIMINARY STAFF REVIEW

- Traffic flow and entry sequence
 - Parking adjustments
 - Removal of 1 vehicle entry & apron
 - Building phasing plans & square footage
-

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

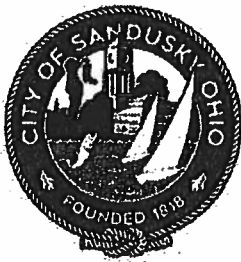
Fire Department:

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

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan at 2901 Monroe St. (parcel 59-00360.001)

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.
2. The landscaping plan is updated according to staff recommendations in this report.



PLANNING COMMISSION
Application for Site Plan Approval

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

APPLICANT/AGENT INFORMATION:

Property Owner Name: MRK REAL ESTATE LLC / KEVIN FLANIGAN

Property Owner Address: PO BOX 26
GRANTON, OH 44044

Property Owner Telephone: 440-596-6009

Property Owner Email: KFLANIGAN@GENERALPLUM.COM

Authorized Agent Name: CRAIG DUNAWAY

Authorized Agent Address: 2901 W. MONROE ST
SANDUSKY, OH 44870

Authorized Agent Telephone: 419-656-2735

Authorized Agent Email: CDUNAWAY@RHSTECH.COM

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2901 W. MONROE STREET

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

OL 26 27 30 31 DAR SURV W OF CITY AND OL 26 27 30 31 DAR SUR STRIPS
1653

Parcel Number: 59-00360.001 Zoning District: GM

DETAILED SITE INFORMATION:

Land Area of Property: 225,000 (sq. ft. or acres)

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

Building #1: 69875 (in sq. ft.) EXISTING BUILT 1996
Building #2: 4451.6 PHASE 1 ON EAST SIDE OF PROPERTY W/H
Building #3: 6720 PHASE 2 ON WEST NORTH CORNER W/H
Additional: _____

Total Building Coverage (as % of lot area): 53.8%

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: PHASE 1 4451.6 SQ FT WAREHOUSE,
PHASE 2 6720 WAREHOUSE, EXISTING (ORIGINAL) 6000 SQ FT OFFICE
EXISTING (ORIGINAL) 35000 SQ FT MANUFACTURING, EXISTING
EXISTING (ORIGINAL) 28000 SQ FT WAREHOUSE

Proposed Building Height (for any new construction): 40 FT

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

Number of Off-Street Parking Spaces Provided: 56

Parking Area Coverage (including driveways): 49000 (in sq. ft.)

Landscaped Area: 5000-6000 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

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

1. PHASE 1
Construction of a new warehouse building on the east side of current building, with three below grade docks, one at-grade garage door with driveway and access off of Monroe Street. Warehouse operations five days per week, eight hours per day. Two covered walkways to connect new warehouse and existing building for back truck access. Twenty-one new parking spaces created. Square footage of building to be 44,911 ± square feet, built with 40-foot ceiling. Building will have shipping and receiving offices, small break room, and bathroom.

2. PHASE 2
Construction of a 6,720 ± square foot expansion on Northwest corner of existing building for storage of materials, skids and empty dunnage containers. A third below grade truck dock is to be added to existing docks on the west side of the building.

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.):

3. Total undercroft expansion of 51,786 \pm square feet. Proposed undercroft
after expansion 121,161 \pm square feet or 53.9% of allowable

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]
Signature of Owner or Agent

4/25/2022
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2901 W. MONROE ST (municipal street address of property), I hereby authorize CRAIL DUNAWAY to act on my behalf during the Planning Commission approval process.

[Signature]
Signature of Property Owner

4/25/22
Date

REQUIRED SUBMITTALS:

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

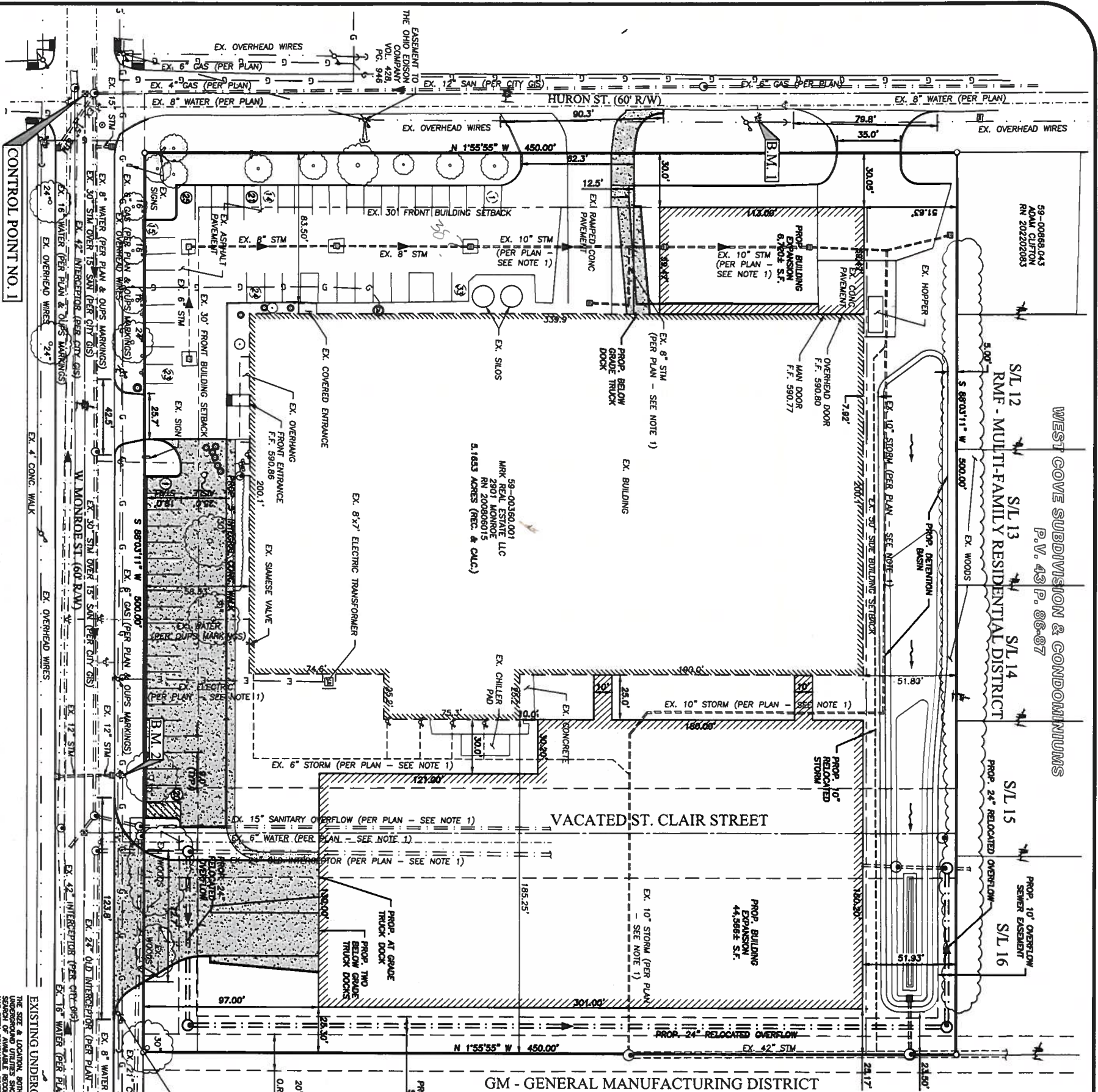
APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



REFERENCE DATUM: STATE PLANE OHIO NORTH 3401 (GRID)
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

VERTICAL DATUM: NAD 1983
VERTICAL DATUM: NAD 1988

NOTE:
1. UTILITIES SHOWN PER PLANS PREPARED BY A.V.
CONSTRUCTION CO. DATED 3/28/1996.

BENCHMARKS

BENCHMARK NO. 1
TOP TURN NUT OF HYDRANT ON
EASTERLY SIDE OF HURON STREET
IN FRONT OF SUBJECT PARCEL
ELEV. 591.80

BENCHMARK NO. 2
TOP TURN NUT OF HYDRANT ON
NORTHERLY SIDE OF WEST MONROE
STREET IN FRONT OF SUBJECT PARCEL
ELEV. 592.72

CONTROL POINTS

CONTROL POINT NO. 1:
1" BAR IN MONUMENT BOX
N: 648396.93
E: 1902478.71

CONTROL POINT NO. 2:
1" BAR IN MONUMENT BOX
N: 648444.49
E: 19032399.80

EXIST. (1988)

EXISTING BUSH
EXISTING GAS VALVE
EXISTING TREE
EXISTING TELEPHONE BOX
EXISTING FIRE HYDRANT
EXISTING SIAWEE VALVE
SPOT GRADE ELEVATION
EXISTING MANHOLE
EXISTING CATCHBASIN
IRON PIN/PIPE FOUND
MONUMENT BOX WITH IRON
PIN/PIPE FOUND
EXISTING CLEANOUT
EXISTING DOWNSPOUT
EXISTING MAILBOX
EXISTING FLAG POLE
EXISTING SIGN

EXISTING GAS METER
EXISTING GUY ANCHOR
EXISTING POWER POLE
EXISTING POWER AND LIGHT POL
CENTRALINE
RIGHT-OF-WAY
PROPERTY LINE
EXISTING WATER VALVE
EXISTING GAS
EXISTING STORM
EXISTING WATER
EXISTING SANITARY
EXISTING OVERHEAD WIRES
CONCRETE PAVEMENT/
CONCRETE WALKS
PROPOSED PARKING SPACES
EXISTING PARKING SPACES

THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "GM GENERAL MANUFACTURING" AS SHOWN ON THE ZONE MAP OF THE CITY OF SANDUSKY. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF THE CITY OF SANDUSKY - PLANNING AND ZONING CODE. OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

(g). FRONT YARD. THERE SHALL BE A SETBACK OF NOT LESS THAN 30 FEET IN DEPTH, UNLESS SHOWN OTHERWISE ON THE ZONE MAP.

- (c). **FRONT YARDS.** THERE SHALL BE A SETBACK OF NOT LESS THAN 30 FEET IN DEPTH, UNLESS SHOWN OTHERWISE ON THE ZONE MAP.
- (d). **SIDE AND REAR YARDS.** THERE SHALL BE A YARD NOT LESS THAN 50 FEET WHERE A BUILDING ADJOINS A SIDE OR REAR LOT LINE OF RESIDENTIAL DISTRICT;
- (e). **ALL REQUIRED YARDS.** THE ABOVE FRONT, SIDE, AND REAR YARDS MAY BE USED FOR OFF-STREET PARKING, BUT NOT WITHIN 15 FEET OF A RESIDENTIAL DISTRICT LINE, AND A FENCE OR LANDSCAPING MAY BE REQUIRED BY THE COMMISSION.

TO ULTIMATE BEFORE YOU ECKHART, DRILL, BLAST OR DEMOLISH
(NON MEMBERS MUST BE CALLED DIRECTLY)
WWW.OJPS.ORG

CALL 1-800-342-2764 OR 8-1-1 (TOLL FREE)
NO LAW REQUIRES 44 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE
TO UTILITIES BEFORE YOU EXCAVATE. DRILL, BLAST OR DEMOLISH
(NON MEMBERS MUST BE CALLED DIRECTLY)
WWW.CURS.ORG

SERVICE
Call Before You Drive

SERVICE
Call Before You Dig

OHIO
Utilities Protection
SERVICE

Call Before You Dig

TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-425-0188 (TOLL FREE)
WWW.OOHPS.COM

SERVICE
Call Before You Dig

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SCALE: 1" = 30'

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SCALE: 1" = 30'