



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

July 27, 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 June 22, 2022

3. **New Business**

Sean Sprouse, on behalf of Views on Venice, LLC, has submitted an application for a substitution of a non-conforming use at 3712 Venice Road. The property was previously used as a motel and the applicant is proposing to use it as apartments for rentals lasting longer than 30 days.

Sandusky Star Lanes Inc. has submitted a site plan application for an expansion of the existing bowling alley at 2097 Cleveland Road.

4. **Old Business**

Withdrawn: Ronda Jacksich has submitted an application for an amendment to the zoning map for 702 and 706 Perry St (parcels 57-03889.000 and 57-04347.000).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. **Other Business**

Updates from Chief Planner

6. **Adjournment**

NEXT MEETING: August 24, 2022 at 5:00pm

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

Planning Commission
June 22, 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, and Mike Zuilhof. Alec Ochs and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, Aaron Kline and Josh Snyder represented the Public Works Department, and clerk Kristen Barone was also present.

Approval of minutes from May 25, 2022:

Mr. Miller moved to approve the minutes as presented and Mr. Poggiali seconded. All voting members were in favor of the motion.

New Business:

S&S Realty Ltd has submitted a site plan application for a building addition at 1935 Cleveland Road (parcel 57-01378.000).

Mr. Ochs stated that the applicant proposes to expand the kitchen by 240 sq. ft. The addition is to accommodate seasonal service to the existing patio during normal restaurant hours and the addition will result in no additional building or patio occupants. The total parking spaces shared between the mixed use development is 352 spaces. The addition will not take away any existing parking. Staff has determined that no additional parking is necessary. With no additional parking requirements, no additional landscaping is required. All area standards are satisfied as well as yard regulations. Staff recommends the approval of the proposed site with the condition that all applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. Mr. Miller motioned to approve the application subject to staff's conditions and Mr. Poggiali seconded. All voting members were in favor of the motion and the application was approved.

The City of Sandusky has submitted a site plan application for renovation of the existing Sandusky Justice Center at 222 Meigs Street (parcel 56-64019.000).

Ms. Blair stated that since there is not an addition being added onto this building, it is unclear in the code on whether this needs to come to Planning Commission for approval, but since it is a high profile project that the City of Sandusky is doing, staff wanted to make sure that members of the Planning Commission are aware of the changes that are taking place. The staff report focuses on changes to the vehicle circulation and public access to the site. Mr. Ochs stated that the building will still house the police and court staff in their day-to-day operations. The court section of the building will operate during business hours, while the police will have 24-hour operations. The buildings use and occupancy will not change. The footprint of the building will remain the same size at approximately 38,000 sq. ft. The height will remain the same. The parking on the parcel is increasing from 183 spaces to 228 spaces. Staff has determined that no additional parking is necessary. Landscape standards are satisfied. With 10 trees and nearly 8,000 square feet of lawn area, the existing landscaped island, to remain in the main

public parking area, sufficiently covers the 10 landscaping requirement in the code. In this case, the requirement is 9 trees and 900 total square feet of landscaped island. The site plan also further beautifies the site with landscaping facing Meigs Street. All exterior lighting will be dark sky friendly. All area standards are satisfied. All yard regulations are satisfied. All use standards are satisfied. Staff recommends the approval of the proposed site plan with the condition that all applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. Mr. Miller asked staff if there is a difference between dark sky friendly and dark sky compliant. He then asked if there is a dark sky code requirement. Ms. Blair stated there is not, but staff is aware that the Planning Commission prefers dark sky friendly lighting and relays that message to applicants. Mr. Miller asked where the Rec Department is located currently and will they be located at Meigs Street after that is renovated. Ms. Blair stated that that Rec Department has a temporary home with a three year lease at the former Mills School, with the possibility of extending that lease. Mr. Miller then stated that it looks like there is secured parking for staff and asked if staff could confirm that. Ms. Blair stated that is correct, there will be a fence outlining the staff parking lot and that is shown in the staff report in red and three staff entry points in that secured area. There will only be one public entry at the front of the building. Mr. Miller asked if anything was happening to the skate park area. Ms. Blair stated that the skate park will remain as is for now. Mr. Jackson stated that he notices there is just one entrance for the public into the whole building, but since the Police Department needs to be available to the public 24/7, how will they be able to get there. Mark Schmitzer and Timothy Larke with Red Barn Engineering, stated that once the public walks through the front door there will be a vestibule that leads to the police station, which will be open 24/7 and then a separate vestibule that leads to the court house, which will only be open during business hours. Mr. Schmitzer and Mr. Larke then reviewed the rest of the site plan with the commission. They stated that generally things are saying the same, but the police department radio antenna is being relocated from the courtyard to the southeast corner and will be freestanding in some landscaping. Also, the current horseshoe drive located long the police station will no longer be there but will be the secured parking lot that is shown in the site plan. Mr. McGory asked if the police department and court house will be remaining at Meigs Street during renovations or will they be operating somewhere else. Mr. Kline stated that the Police Department will remain at the building, but will be shifting around as needed during renovations. Staff is trying to see if there is somewhere the court house could be relocated temporarily. Mr. Zuilhof stated that on the site plan it looks like on the northern side of the building there is no longer a way to get from the southern parking to the northern parking lot from the eastern end of the lots like there is now, but instead people would have to turn around in the parking lots and land then go back out into the road if the one parking lot is full and they need to park in the other parking lot. Mr. Schmitzer and Mr. Larke stated that staff stated that the parking lot closest to the building rarely fills up and they wanted to separate the two lots for future planning purposes. Mr. McGory stated he believes the circular flow of the current parking lot is nice to have and it creates less congestion when you go to leave so that you are not running into someone coming into the parking lot. Mr. Kline stated that in 2016, 17, and 18 there was a detailed analysis done between the administration, courts, and police on the maximum number of spots needed and the layout far exceeds what is needed. The main reason the two northern parking lots are not connected is because they are trying to maintain a secondary access into the sailing club and Battery Park and the majority of users for the skate park use that northern parking lot, so staff wanted to avoid the conflict of the two uses. Mr. Zuilhof stated that eventually Battery Park will be redeveloped and there will be events there so it would be a shame to overkill on the secured parking

here and not have enough parking available for visitors. Mr. Zuilhof then stated that as far as lighting goes, he believes the only lighting rule there is, is that City owned property lighting will be shielded from upper stories, but he is not sure if that rule still exists or not, so he would be more comfortable if that was made a condition that they use dark sky friendly lighting, as that has been a condition for many other projects. Mr. Zuilhof stated that we need to keep in mind that a strong part of the concept for the Downtown Master Plan, which includes Battery Park, is that there will probably be a road going down Washington and along the water closer to the water and around probably connecting to Water Street, so as long as we keep this in mind and that Washington Street remains open. He then said that there was a study done probably about 25 years ago about roundabouts and having one at Meigs and Washington. So he is disappointed that is not being explored, as now would be the time to do it. Mr. Zuilhof then stated that there is an antenna collocation ordinance and asked if this is a larger antenna and if the City is subject to follow that ordinance. Mr. Schmitzer and Mr. Larke stated that they believe the antenna is 60 feet tall. Mr. Zuilhof stated that it might make more sense to collocate then instead of sticking in another mass that we might not need later. Mr. Heil stated that the City will follow all ordinances during this process. Mr. Schmitzer and Mr. Larke clarified that they are not relocating an old tower, they are replacing the old one and putting it in a new location. Mr. Zuilhof stated that then he believes that they need to consider using the old tower. Mr. Kline stated that they did go over that option with the former IT Director and it was determined that was not an option. Mr. Miller made a motion to approve the site plan application as presented and Mr. Poggiali seconded. Mr. Zuilhof stated that it is his understanding that staff may approve minor changes to this site plan. Ms. Blair stated that is correct. All voting members were in favor of the motion and the motion passed.

FEMA and NFIP Required Changes to Floodplain Regulations

Mr. Snyder stated that he is the Floodplain Administrator for the City of Sandusky. He then reminded the Planning Commission that months ago the floodplain ordinance was updated and then forwarded those changes onto FEMA. FEMA then came back with some revisions that includes their standard language and that was included in the Planning Commission packet for this month. He stated that the new map is effective September 1st and these changes need to be approved before then. If the changes are not approved, the City will be kicked out of the National Flood Insurance program. So those that pay flood insurance they would be at their own risk for getting different rates from different insurance companies. Right now those that pay flood insurance can get the same rate regardless of which insurance company they go through. Mr. Poggiali asked if Mr. Snyder can give an example of where zone AO is in the city. Mr. Snyder stated that the only place in the City of Sandusky that is in the AO zone is the mid of the chaussee. He stated that on the new mapping effective September 1st, there is a two foot freeboard requirement added to that zone, so when he is considering construction to occur in this zone, he needs to account for the base flood elevation plus the two foot run up. Mr. Jackson asked Mr. Snyder if he believes the changes that FEMA made are major or minor. Mr. Snyder stated in his opinion they are very minor. Mr. Zuilhof stated that they are technical changes. Mr. Snyder stated that is correct. Alicia Silverio with the Ohio Department of Natural Resources, added that the revisions that everyone has looked at are needed to meet the minimum Federal requirements, but if there are things that the City of Sandusky wants to add to those minimum requirements, they can certainly work with the City on that, but they cannot add anything that conflicts with the minimum Federal requirements. Mr. Jackson asked if those that have floodplain insurance already be affected by these changes. Mr. Zuilhof stated that from what he understands there is no downside to the residents by these changes, and the citizens will be able to continue to participate in the program. Ms. Silverio confirmed that is correct. Mr. Poggiali

asked for clarification on if the City did not approve these changes and removed from the program insurance costs would go up. Ms. Silverio stated there would not be flood insurance and disastrous assistance would be limited. Mr. Poggiali asked if people could get their own insurance. Ms. Silverio stated it would not be available. Mr. Poggiali then asked if it would be difficult for someone to get a loan on a property in a floodplain because they would require you to have insurance before getting a loan. Ms. Silverio stated that flood insurance is required where it is available, so if it is not available then it would not be required. However, lenders may choose not to approve loans in high risk areas where they are not sure they could recover their losses. Mr. Zuilhof moved to recommend approval of the changes to City Commission and Mr. Miller seconded. All voting members were in favor of the motion and the motion passed.

Findings and Recommendations on Transient Rental Property Regulation from the Planning Commission Subcommittee

Ms. Blair stated that the subcommittee continues to meet to discuss this topic but does not yet have a recommendation. Every time an idea is brought up more questions arise and that need to be looked into and they want to make sure they do this right and do not rush into anything. Mr. Zuilhof stated that they need to consider that the ordinance is good the way it is and that an option would be to not make any changes. Mr. McGory stated that he thinks it is not a good idea to let there be an unlimited amount of transient rentals so the question is do you limit it by numbers? He said that he also thinks there needs to be a plan forward for those that want to pursue transient rentals. Mr. Jackson said that it needs to be made more clear to the public how to go about it. Mr. Zuilhof stated that the simple answer is no, you cannot do it if your property is not zoned to do it and your property is not in the overlay district. A zoning change can be initiated by the Planning Commission, City Commission, or a property owner. The overlay district can only be initiated by the Planning Commission or City Commission. Anyone can petition a zoning change. Ms. Blair stated that to Mr. McGory's point, transient rentals are currently limited not by a number but by the six zoning districts where it is permitted as well as the overlay district. To Mr. Jackson's point, staff try to continuously improve how they communicate to the community where transient rental is permitted. There is a page on the City's website that explain this and that can be found at cityofsandusky.com/transientrental. One mechanism people can pursue when a property is not zoned to be able to do transient rental is submit a rezoning application to staff and then staff bring that to the Planning Commission and City Commission for approval. Mr. McGory stated that he has to believe that the overlay district in the Cove District was initiated by the property owners in that area. Mr. Zuilhof stated that is not what happened. Mr. Poggiali stated that he believes all of these comments have been considered in the subcommittee meetings and asked that the Planning Commission give them more time to keep looking into questions that have come up during these meetings and to make sure they are not missing anything.

Old Business:

Tabled on May 25, 2022: 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.

Mr. Zuilhof stated that the owner of the one property submitted an application for her property, but also included a neighbor's property on her application. It was brought up at the last meeting that Ms. Jacksich's neighbor needed to fill out an application for his own property or allow Ms. Jacksich to be authorized agent and represent him in wanting to rezone his property. Mr. Ochs stated that he has not received any additional information from the applicant or her neighbor regarding this matter. Mr. Heil stated that Planning Commission could remove this item from the table and approve the rezoning for

the property that the applicant owns, they could deny the application, or they could leave the application on the table. If the Planning Commission wanted to deny the application Ms. Jacksich could reapply for just her property if she would like. Mr. Zuilhof asked Mr. Heil if they could deny the application today or would they have to wait until next month. Mr. Heil stated they could do that today. Mr. McGory stated that he would like to leaving this on the table one more month and asking staff to reach back out to the applicant. Ms. Blair stated that staff did touch base with the applicant after the last meeting and asked her to provide what was being asked for, so she knows. Mr. Heil stated that it is Robert's Rules of order to wait until next month's meeting to make a decision but it is the Chairman's decision if he wants to make a decision today or not. Mr. Zuilhof moved to remove this item from the table. Mr. McGory stated he would like to hear from staff first on whether or not they feel comfortable with that and that they have communicated enough with the applicant so that she knows what was needed to move forward. Mr. Ochs stated that he did talk with the applicant immediately after the meeting and he felt that she understood what was needed from her to move forward. Ms. Blair stated that she would be comfortable with this since the applicant is able to apply again if she would like to for just her parcel. Mr. Heil reminded the committee that if the applicant has not followed through then the Planning Commission could make a decision on just the applicant's address tonight. Ms. Castile stated she would prefer to keep this item on the table until the transient rental regulations are established because she might do the extra work to make her application valid and then it's possible when/if the transient rental guidelines change, she may not be able to do this anyways. Mr. McGory stated that he does not see an issue with leaving this on the table to have staff reach out one more time and to give the applicant another chance to make her application valid. With no second on the motion to take this item off the table, the motion failed and the item remained on the table.

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).

Mr. Zuilhof moved to remove this item from the table and with no second on the motion, the motion failed and the item remained on the table.

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).

Mr. Zuilhof moved to remove this item from the table and with no second on the motion, the motion failed and the item remained on the table. Some residents in the audience asked if this item would be up for discussion at the next meeting. Mr. Zuilhof stated that if this item was removed from the table at this meeting, it would be heard at the next meeting, but it was not. If it is removed from the table at the July meeting then it will be heard at the August meeting.

Other Business:

Adjournment:

Mr. Miller moved to adjourn the meeting and Ms. Castile seconded. The meeting ended at 6:37pm.

Next Meeting:

July 27, 2022

Approved:

Kristen Barone, Clerk

Pete McGory, Chairman



Department of Community Development

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

PLANNING COMMISSION NOTICE OF MEETING

The City of Sandusky Planning Commission will conduct a meeting on Wednesday, July 27th 2022 at 5:00 p.m. to consider the following application:

- 1) Sean Sprouse, on behalf of Views on Venice, LLC, has submitted an application for a substitution of a non-conforming use for the property at 3712 Venice Road. The property was previously used as a motel and the applicant is proposing to use it as apartments for rentals lasting longer than 30 days.

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

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A SUBSTITUTION OF
NONCONFORMING USE AT
3712 VENICE RD.
PARCEL (60-00018.000)

Reference Number: PCONDU22-0003

Date of Report: July 6, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: Views on Venice, LLC - Sean Sprouse
301 46th St.
Sandusky, OH 44870

Site Location: 3712 Venice Rd.
Sandusky, OH 44870

Zoning: GM – General Manufacturing

Surrounding Zoning: North: LM – Local Manufacturing
East: GM – General Manufacturing
South: GM – General Manufacturing
West: GM – General Manufacturing

Surrounding Uses: Residential

Existing Use: Residential

Proposed Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1151.02

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

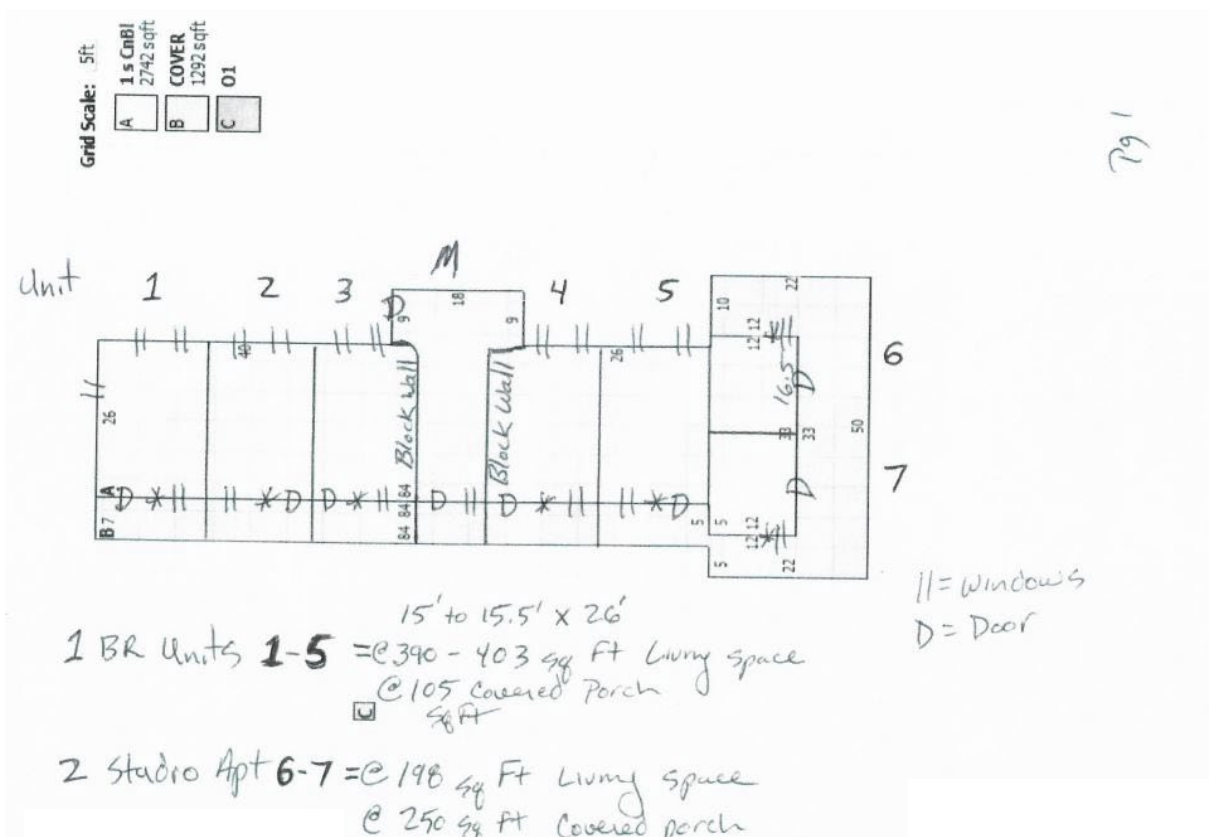
- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential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



Photo of site



Street view from 2019



PROJECT DESCRIPTION

The applicant would like to turn the old Bayview motel into apartments. The motel use is a legal nonconforming use. The applicant is seeking approval to allow a multi-family residential use. This use is a more restrictive use compared to the previous motel use.

Project Proposal:

Five 1 bedroom apartments ranging in size from 390-403 sq. feet.

- The applicant was granted a 10 sq. ft. relief for the units that are below 400 sq. ft. from the Board of Zoning Appeals on 6/16/22.

Two studio apartment efficiency's units at 198 sq. ft.

- The applicant was granted a 202 sq. ft. relief for these units from the Board of Zoning Appeals on 6/16/22.

APPLICABLE CODE SECTIONS

1151.02 NONCONFORMING USES.

(c) Substitution of Uses. A nonconforming use of a building may be changed to another nonconforming use of the same **or more restricted classification, as determined by the Planning Commission.**

DEPARTMENT OF PLANNING COMMENTS

Staff has determined this more restricted use proposal as a better fit to the existing residential character of adjacent uses more than a motel. The pre-existing use had a higher volume of traffic, turnover of occupants and negative correlation among city and neighboring residents.

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

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report, the substitution of use is appropriate in this case.

The Board of Zoning Appeals granted a variance to allow units below the minimum dwelling area requirements on 6/16/2022.

An additional permit and inspections process through City Departments is required prior to full approval.

Staff has determined the parcel is too small and has too much surrounding residential uses to be viable for manufacturing use.

The site would meet the proposed uses parking requirements.

Parking spaces on site: **12 spaces**

Required spaces: 1 ½ per dwelling units x 7 dwelling units = **10 ½ spaces**

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:

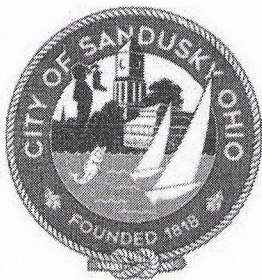
No concerns have been received as of the writing of this report

Fire Department:

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

CONCLUSION/RECOMMENDATION

In conclusion, staff supports the approval of the proposed Substitution of non-conforming use at 3712 Venice rd. parcel (60-00018.000)



PLANNING COMMISSION

Application for Approval

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

TYPE OF APPLICATION:

☐ Conditional Use Permit
☐ Flood Plain Variance
☒ Other

☐ Similar Main Use
☐ Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name: Veivs on Venice, LLC

Property Owner Address: 301 46th St Sandusky OH 44870

Property Owner Telephone: 614-361-0885

Property Owner Email: sean@rentnas.com

Authorized Agent Name: Sean Sprouse

Authorized Agent Address: same

Authorized Agent Telephone: same

Authorized Agent Email: same

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 3712 Venice Rd Sandusky, OH 44870

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

7&8 Venice Rd WH 9&10 WuertzSt 48'

Parcel Number: 60-00018 Zoning District: GM

DETAILED SITE INFORMATION:

Land Area of Property: 14,069 Sq Ft (sq. ft. or acres)

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

Building #1: 2742 (in sq. ft.)

Building #2: 1292

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): @30%

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:

2742 sq ft-7 residential units

1292 sq ft-covered porch

Proposed Building Height (for any new construction): NA

Number of Dwelling Units (if applicable): 7

Number of Off-Street Parking Spaces Provided: 14

Parking Area Coverage (including driveways): 4000 (in sq. ft.)

Landscaped Area: 0 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

☐ New Construction (new building(s))

☐ Addition to Existing Building(s)

☒ Change of Use in Existing Building(s)

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

No new development. Requesting a substitution of existing non conforming use

under zoning code 1151.02. Currently used as motel apartments of 30 days or less.

Future use to be apartments of 30 days or more. Basic, cosmetic renovations to follow.

REQUIRED SUBMITTALS:

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

Front Yard Fence: no charge

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT

APPLICATION AUTHORIZATION:

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

Sean W. Spence

Signature of Owner or Agent

6/11/20

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
2097 CLEVELAND RD. (PARCELS 57-04187.000,
57-00241.000, 57-00242.000, 57-02434.000, 57-
02435.000)

Reference Number: PSPOS22-0009

Date of Report: July 4, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: Sandusky Star Lanes Inc.
2097 Cleveland Rd.
Sandusky, OH 44870

Authorized Agent: Scott Kerik

Site Location: 2097 Cleveland Rd.
Sandusky, OH 44870

Zoning: RB – Roadside Business

Surrounding Zoning:

North: RMF – Residential Multi-Family

East: GB – General Business

South: RB – Roadside Business

R1-60 – Single Family Residential

West: RB – Roadside Business

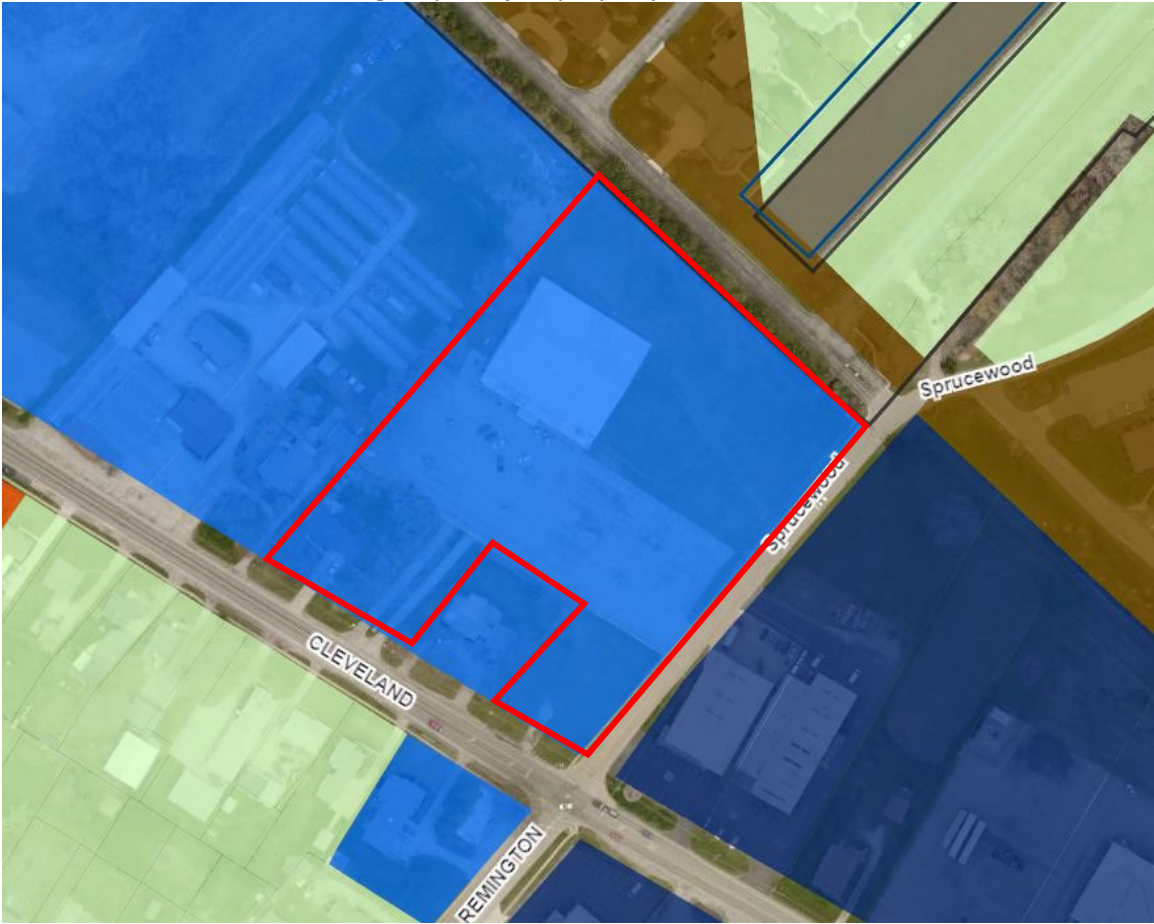
Surrounding Uses: Residential & Commercial

Existing Use: Business / Commercial

Proposed Use: Business / Commercial

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

Zoning Map (subject property outlined in Red)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay

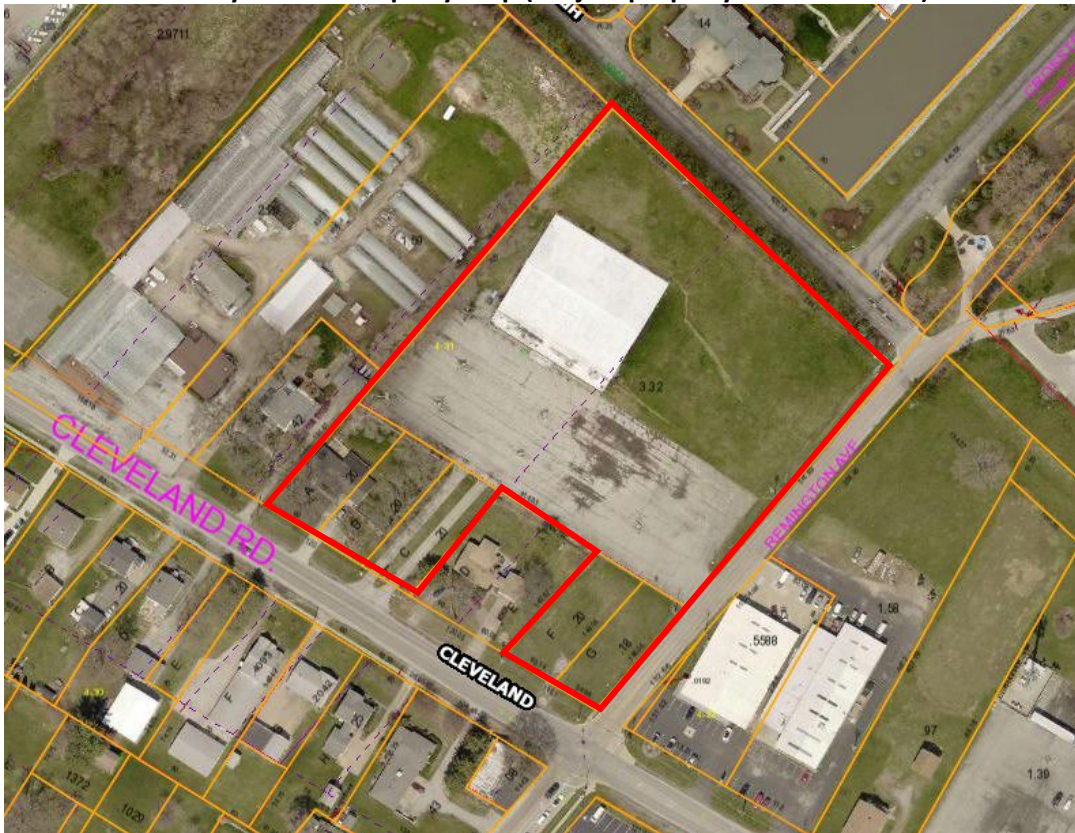


Zoning

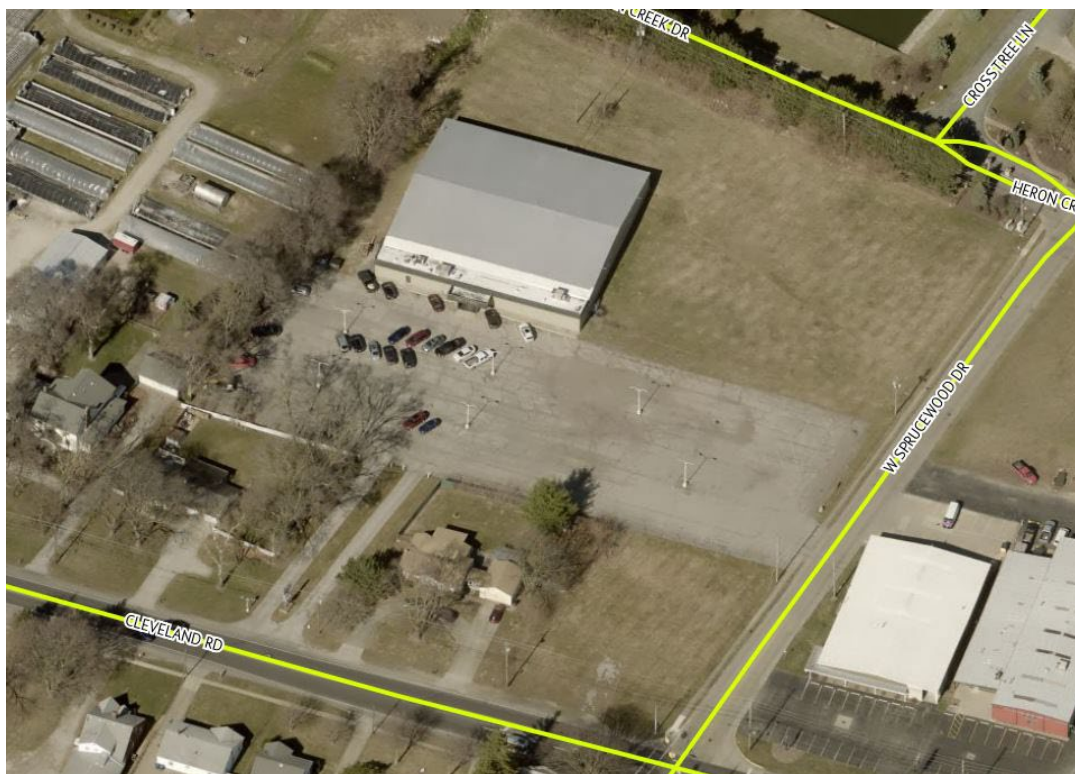
- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- 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



East Façade



1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(..)

(2) Additional retail business stores and services conducted wholly within enclosed buildings, or adjoining and operated in connection with an establishment in an enclosed building to the following extent:

A. The sale and serving of all beverages, and eating places of all types permitting dancing and live entertainment. Conditional use permits shall be obtained by places selling or serving alcoholic beverages, and by all drive-in establishments;

(...)

E. Amusement and recreational services, such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, skating rinks, and other social, sports, or recreation establishments, provided the services are conducted within a building, sufficiently sound-insulated to confine the noise to the premises;

1133.11 YARD REGULATIONS; BUSINESS DISTRICTS.

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

(..)

(2) Local Business and Roadside Business District.

In a Roadside Business District, a unit development which abuts 125 feet or more on a street shall be set back at least 25 feet, a development which abuts less than 125 feet on a street shall be set back to conform with adjacent buildings unless shown otherwise on the Zone Map. Front yards may be used for parking, but not within 5 feet of the front property line if the site plan showing the parking location is approved by the Commission.

(..)

(4) All Business Districts.

A. If a business building is located on a lot abutting a side street and adjoins a residential district, the building or parking area shall have a setback from a side street line of not less than 5 feet, unless shown otherwise on the Zone Map, or determined otherwise by the Commission.

B. No structure shall be erected or merchandise displayed in front of a building line or closer than 5 feet to the street line if there is no building line, except that gasoline pumps constituting part of a service station or garage may be erected in front of a building line, but not less than 15 feet from a street lot line, provided all driveways,

platforms, and curbs of the service stations are designed to service vehicles standing only within the premises.

C. Where parking is provided in front yards, a curb or other attractive barrier shall be erected to prevent vehicles projecting over an established setback line, and the front yards between the barrier and sidewalk shall be landscaped and maintained attractively.

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

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

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 used a shared-use parking calculation to determine 214 spaces will more than adequately meet the parking need for the site. The applicant stated that 214 spaces will be more than enough for current and future employees and customers. Staff notes that the mixed use site will cause an overlap of uses for customers, therefore, should not require the amount of parking the code would call for.

The proposed site plan includes extensive landscaping and open space, Sandusky Bay Pathway connectivity + easement, and pedestrian circulation. The applicant submitted the following shared use parking calculation with collaboration and guidance from staff.

Gross Area = 19,586 sq. ft.

Original Bowling Alley: 24 lanes / 7 per alley (pair) = **84 spaces**

Game / Arcade Area: 10,500 sq. ft.

50% floor game area occupied = 5,250 sq. ft. / 1 per 50 sq. ft. = **105 spaces**

Party Rooms: 935 sq. ft. / 1 per 4 seats = **26 spaces**

Office Space: 400 sq. ft. / 1 per 200 sq. ft. = **2 spaces**

Circulation / open space = 3,911 sq. ft. / 0 = **0 spaces**

Restaurant: 1,900 sq. ft. / 1 per 100 sq. ft. = **19 spaces**

Restaurant kitchen: 1,940 sq. ft. / 0 = **0 spaces**

Outdoor seating/games: 1,350 sq. ft. / 1 per 100 sq. ft. = **13 spaces**

Shared use Calculation:

Restaurant and Bowling alley is the primary use / attraction of the site = $84 + 19 =$ **103 spaces**

All other uses assume 50% parking requirement in a same customer's analysis = $146 * 0.5 =$ **73 spaces**

Total spaces required from Zoning Code: 249 spaces

Total spaces required with shared use calculation: 176 spaces

Total proposed: 213 spaces

A relief of 36 spaces has been reviewed by staff and is warranted. Granting this relief has the benefit of allowing the northern area above the building to remain vacant, which could allow for a park and ride area for the bike path in a future phase.

The proposed landscaping has been expanded from a preliminary site plan review, with staff's direction, and now exceeds the zoning code requirements.

Total trees required: 8 trees

Total proposed: ~20 trees

All landscaping requirements are met.

DETAILS ADDED SINCE 5/9/22 PRELIMINARY STAFF REVIEW

- Traffic flow and entry sequence adjustments
- Parking space adjustments, increase of accessible spaces
- Narrowing Cleveland Rd. curb cut to a right turn exit only
- Additional landscaping
- Phased Parking Plan
- Dumpster location
- Bike Rack relocation

OTHER DEPARTMENT COMMENTS

Engineering Staff:

Engineering looks forward to working through drainage items with the designer / developer.

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

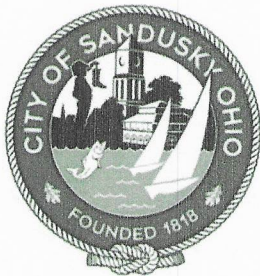
Fire Department:

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

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan at 2097 Cleveland Rd. (parcels 57-04187.000, 57-00241.000, 57-00242.000, 57-02434.000, 57-02435.000)

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: Sandusky Star Lanes Inc.

Property Owner Address: 2097 Cleveland Rd.

Sandusky, OH 44870

Property Owner Telephone: 419-656-0563

Property Owner Email: joliz4@att.net

Authorized Agent Name: Scott Kerik

Authorized Agent Address: 432 Columbus Ave. #1

Sandusky, OH 44870

Authorized Agent Telephone: 419-625-2081

Authorized Agent Email: bklarch@sbcglobal.net

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2097 Cleveland Rd.; Sandusky, OH

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

OL1 2 N OF 9TH ST E 1/2 SUB OF 7 8 ETC 3.324A; OL 2 N OF CLEVELAND RD PARCELS A, B, C, F, G

Parcel Number: 57-04187.000; 57-02435.000; 57-02434.000
57-04186.000; 57-00242.000; 57-00241.000

Zoning District: RB-Roadside Business

DETAILED SITE INFORMATION:

Land Area of Property: 4.4+ ACRES, 197,397S.F. (sq. ft. or acres)

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

Building #1: 19,312 (Existing) (in sq. ft.)

Building #2: 19,586 (New Building)

Building #3: 2,116 (New covered patio and drop off canopy)

Additional: _____

Total Building Coverage (as % of lot area): 20.8%

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: See attached site planning/parking calculation

Proposed Building Height (for any new construction): 30ft

Number of Dwelling Units (if applicable): none

Number of Off-Street Parking Spaces Provided: 241 spaces

Parking Area Coverage (including driveways): 116,681 (in sq. ft.)

Landscaped Area: 30,778 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

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

The proposed development of the property is an expansion of the existing use of a bowling alley to create a full Family Entertainment Center which integrates the existing bowling alley as an integral part of the whole facility. The development would add a full gaming center with redemption games, laser tag, bumper cars, billiard tables, electronic dart boards, a sports simulator and other types of games and entertainment with a full service restaurant and bar area. Some exterior space will be dedicated to dining and exterior games as well. The facility will be a destination for people using the proposed public pathway which will be running across the back of the property, as well as those driving in the area, to stop and relax and take the family to be used by locals, tourists, and attendees of the sports park down the road.

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

6-22-22

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

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

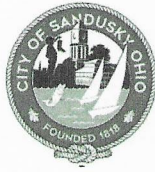
APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



2022
PLANNING COMMISSION
MEETING DATES AND FILING DEADLINES

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

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

SITE PLAN/OFF-STREET PARKING PLAN REQUIREMENTS

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

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

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

General Requirements

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

Design Details

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

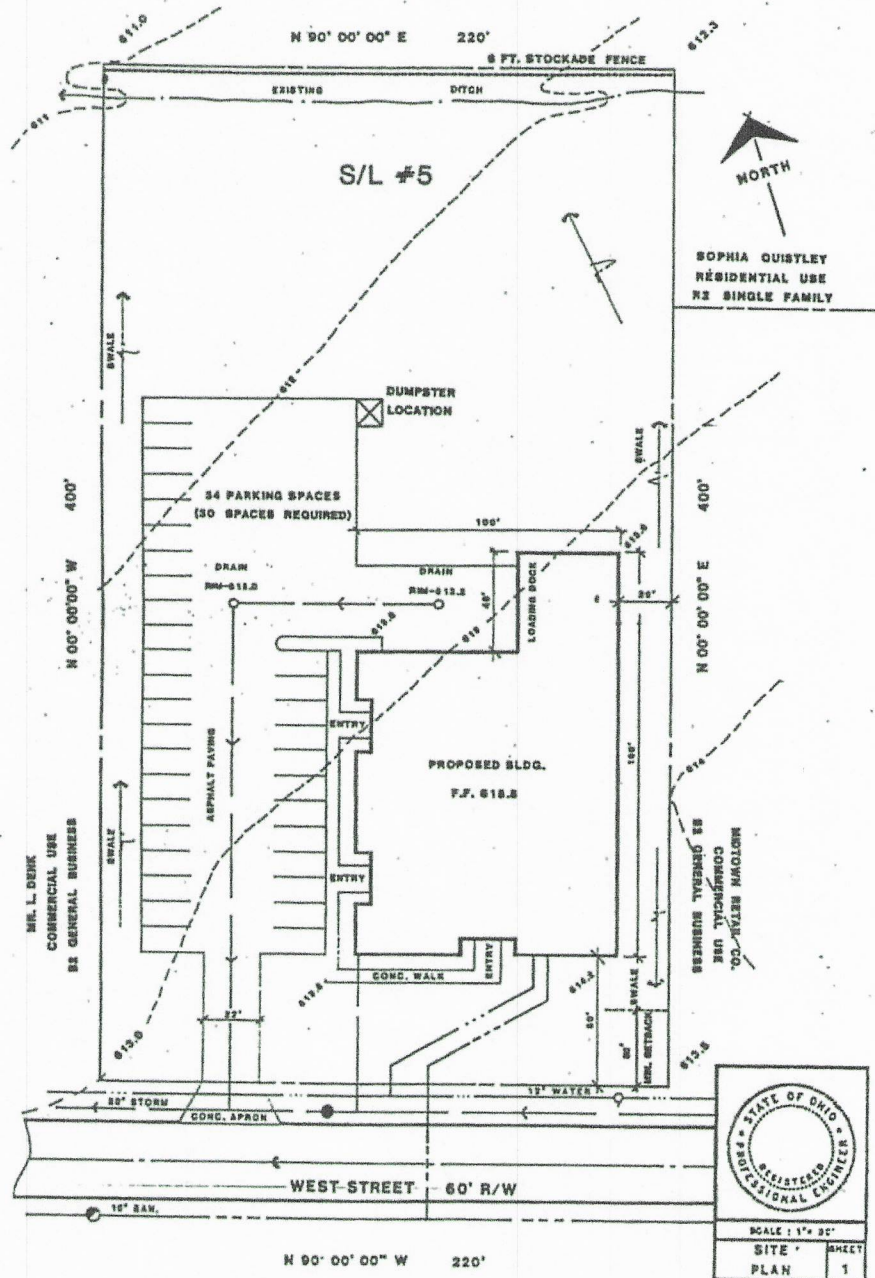
identification by type of each building and number of stories, and distances between buildings on adjacent properties.

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

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

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

FIGURE 1
SITE PLAN



BODNER & KERIK
 — ARCHITECTS INC. —
 432 COLUMBUS AVENUE
 SANDUSKY, OHIO 44870-2752
 PHONE (419)625-2081
 bkarch@sbcglobal.net

Twin Star Entertainment, Sandusky Family Entertainment Center

6-22-22

Proposed Building AREAS- Concept K

For Zoning parking calculations

Original General Bowling Alleys- 24 Lanes	19,312s.f.	7 per alley(pair)=	84
Addition:	Gross area	19,586s.f.	
	Game/Arcade Area	10500s.f.	
	50% floor area game occupied=	5250	1 per 50sf= 105
	Party Rooms	935s.f.	1 per 4 seats= 26
	Office	400s.f.	1 per 200= 2
	R.R./circulation/Misc	3911s.f.	no occupancy 0
	Restaurant Seating	1900s.f.	1 per 100sf gross 39
	Restaurant Back/house Kitchen	1940s.f.	
	Outdoor seating/games	1350s.f.	1 per 100sf 13
Total potential Parking spaces required per zoning			266

Shared Use Calculation:

Restaurant and bowling alley primary use	84+39
All other uses assume 50% reduced as they are the same customers	144*0.5
Potential total with shared use	195 spaces

Proposed Site layout: Parking able to be provided= 223+ 18spaces= 241spaces

40 more spaces were potentially available on the rear property line prior to "donation" of this property to the city for the pathway, which would have totaled 281 spaces.