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**Planning Commission**

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

**Agenda**

**September 28, 2022**

**5:00 pm**

**City Commission Chamber**

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

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1. **Meeting called to order – Roll Call**
2. **Approval of minutes from July 27, 2022**
3. **Public Hearing**  
Peter Schade on behalf of the Erie County Board of Health has submitted an application for a right-of-way vacation request for a part of Superior St. located contiguous to 301 Superior St., 420 Superior St. and parcel 59-62001.000. Adjacent properties include: (59-00889.000, 59-64010.000, 59-62001.000).
4. **Adjudication Hearing**  
William L. & Marie K. Thomas Trustee has submitted an application for a conditional use permit at 803 West Shoreline Drive to allow a marina use as a legal conforming main use and boat storage as an accessory use.
5. **Special Presentation**  
AECOM on behalf of Sandusky Transit System has a presentation outlining the Sandusky Intermodal Feasibility Study near the Amtrak Station.
6. **New Business**  
2121 Superior St. – Site Plan  
Randy Mapus has submitted a site plan for 2121 Superior St. to expand a storage building in a manufacturing district.  
  
2802 Venice Rd. – Special Residential Occupancy Permit  
Tammy Frazier has submitted an application for a special residential occupancy permit at 2820 Venice Rd. to legally allow residential occupancy in a manufacturing district.  
  
320 E. Washington St. – Street Name Designation for an alleyway  
David Bowie has submitted an application for street name designation at a connecting alley going east / west, connecting Hancock St. and Franklin St.

7.       **Adjournment**

**NEXT MEETING: October 26, 2022 at 5:00pm**

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

# PLANNING COMMISSION REPORT

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APPLICATION FOR A RIGHT OF WAY  
VACATION REQUEST FOR  
A PART OF SUPERIOR ST. LOCATED CONTIGUOUS  
TO 301 SUPERIOR ST., 420 SUPERIOR ST. AND  
PARCEL 59-62001.000.  
PARCELS (59-00889.000, 59-64010.000, 59-  
62001.000)

Reference Number: PROVV22-0003

Date of Report: September 8, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant/Owner: Erie County Board of Health  
420 Superior St.  
Sandusky, OH 44870

Authorized Agent: Peter Schade  
420 Superior St.  
Sandusky, OH 44870

Site Location: A part of Superior St. located contiguous to 301 Superior St., 420 Superior St.  
and parcel 59-62001.000.  
Sandusky, OH 44870

Zoning: N/A

Surrounding Zoning: North: N/A  
East: PF – Public Facilities  
South: PF – Public Facilities  
West: PF – Public Facilities

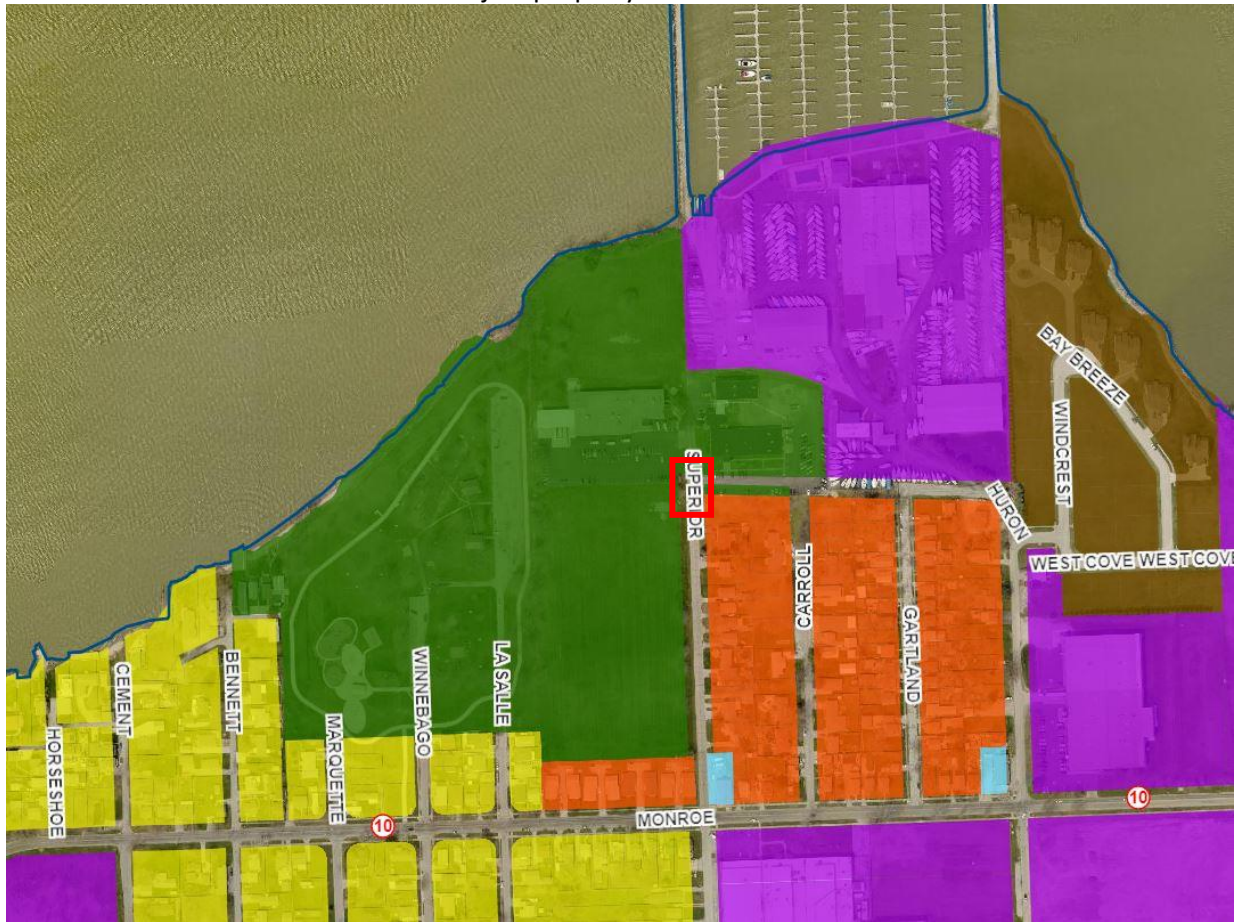
Surrounding Uses: Business, Park, Open Space, Health Department

Existing Use: Health Department

Proposed Use: Health Department

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan  
City of Sandusky Planning and Zoning Code Chapters:  
1187.05 VACATION OF PLAT.  
Planning and development Procedures Section 9.0: Vacation  
of Street or Alley

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

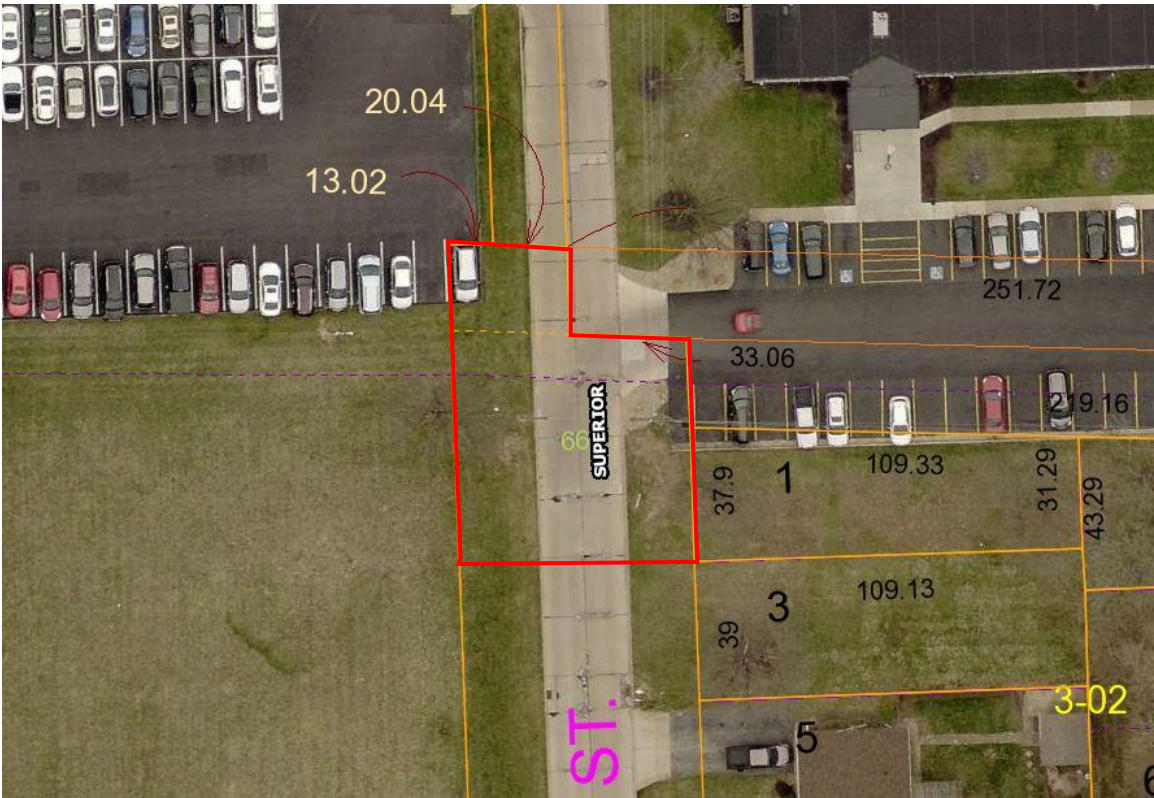
County Auditor Property Map (subject property outlined in red)



Aerial Photo (taken March 2021)



Facing North



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## PROJECT DESCRIPTION

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The applicant has filed for vacation of the public right-of-way for part of Superior St. located contiguous to 301 Superior St., 420 Superior St. and parcel 59-62001.000. The vacation request is approximately 6,003 sq. ft. It currently serves as street access to the Erie County Health Department properties.

The proposed vacated right-of-way would become a private drive and maintained by the applicant. The applicant seeks to make it privately owned in order to construct a new entry into the Erie County Health Department. The approach of vacating the city right-of-way in order to enable the Health Department to have enough room to complete their project was a recommendation from the Public Works Department. The Public Works Department oversees street maintenance the public right-of-way.

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## APPLICABLE CODE SECTIONS

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### **1187.05 VACATION OF PLAT.**

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

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

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

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

### **Ohio revised code 723.041**

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

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**PLANNING DIVISION COMMENTS**

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This section of City right-of-way has no future plans involving City use. The vacation of this right of way does not negatively impact surrounding property access nor does it affect the future extension of the Sandusky Bay Pathway in this area. Vacation of the right of way will enable the Health Department to continue providing high quality services to Sandusky and Erie County residents and by expanding the entry to their parcel.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

Engineering staff recommended this as the best approach for this project.

**Building Staff:**

No objections were received by the due date of this report.

**Police Department:**

The Police Department has no objections to this request.

**Fire Department:**

No objections were received by the due date of this report.

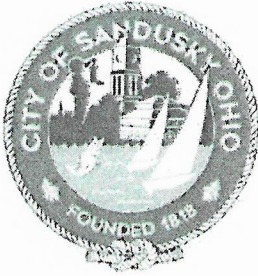
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**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed right-of-way vacation request for part of Superior St. (as defined by the survey and legal description) roughly located contiguous to 301 Superior St., 420 Superior St. and parcel 59-62001.000. Parcels (59-00889.000, 59-64010.000, 59-62001.000)

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



## PLANNING COMMISSION

### Petition for Right-of-Way Vacation

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

Peter T. Schada; Erie County Board of Health

Typed or Printed Name of Circulator

420 Superior St.

Typed or Printed address of Circulator

419 656 2796

Phone Number of Circulator

The undersigned owners of lots in the vicinity

Respectfully petition that a portion of said street/alley/right-of-way described as follows:

✓ Portion of Superior Street From N. 510 Superior to North ~ 57' feet  
TO EXISTING property LINE IN STREET AT Health Dept.

Be vacated for the reason that it is no longer of use to the public and its vacation will not be detrimental to the general interest.

By signing this petition, we hereby support the proposed vacation and waive our right to public notice. Further, we realize that we shall be responsible for providing a completed petition including a complete legal description and a plat prepared by a professional, suitable for recording, and approved by the County Surveyor.

Name	Address	Date Signed
<u>Peter T. Schada</u>	<u>420 Superior St.</u>	<u>08.09.2022</u>

(You may attach an additional sheet of paper if the space provided above is not adequate)

Office use only:

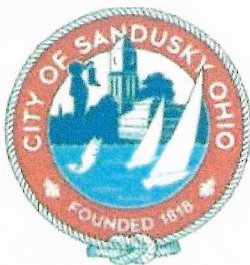
\_\_\_\_\_ \$500.00 filing fee

\_\_\_\_\_ Plat as detailed in "Right-of-Way Vacation Procedures", and approved by the County

Surveyor

\_\_\_\_\_ Legal Description approved by the County Surveyor

\_\_\_\_\_ Completed form containing required signatures



## 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: ERIE COUNTY BOARD OF HEALTH

Property Owner Address: 420 SUPERIOR STREET

Property Owner Telephone: 419 626 5623 EXT 5112

Property Owner Email: PSCHADE@ECHDOHIO.ORG

Authorized Agent Name: PETER T. SCHADE

Authorized Agent Address: 420 SUPERIOR STREET SANDUSKY OHIO 44870

Authorized Agent Telephone: cell 419 656 2796 ; office 419 626 5623 ext 5112

Authorized Agent Email: PSCHADE@ECHDOHIO.ORG

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 420 SUPERIOR STREET

Legal Description of Property (check property deed for description):  
06 S1 EAST of SUPERIOR STREET

Parcel Number: 59-64010.000 Zoning District: 620

**DETAILED SITE INFORMATION:**

Land Area of Property: 1.45 ACRES (63,162 ft<sup>2</sup>) (sq. ft. or acres)

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

Building #1: 12,592 (in sq. ft.)

Building #2: 507

Building #3: 252

Additional: 1356

Additional 10,260

{ EXIST. Sq. Ft }  
24,250  
ALLOWABLE  
25,100

Total Building Coverage (as % of lot area):  $\frac{24,250}{63,162} = 38.4\%$

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:

CLINICAL SPACE = 20,255 ft<sup>2</sup>

OFFICE SPACE 3,415 ft<sup>2</sup>

STORAGE SPACE = 480 ft<sup>2</sup>

Proposed Building Height (for any new construction): NA

Number of Dwelling Units (if applicable): NA

Number of Off-Street Parking Spaces Provided: 124

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

Landscaped Area: 4,100 (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.):**

NEW BUILDING AND PARKING LOT ERECTED. WANT TO  
DEVELOP A CUL-DE-SAC ROAD FEATURE  
THAT WILL FLOW CLIENTS NICELY INTO  
HEALTH DEPT, AND SHOW ALL SUPERIOR  
STREET TRAFFIC TO HEALTH DEPT. DOWN.  
EXISTING ENTRANCE WILL BE ENHANCED WITH  
A NEW PARKING LOT EXPANSION AT  
301 SUPERIOR STREET, THE SUPERIOR STREET (81')  
OF ROAD NEEDED FOR THIS VACATION WILL  
ASSIST US IN THIS NEW ENTRYWAY.

**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.

Peter T. Schme  
Signature of Owner or Agent

09.07.2022.  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 420 Superior Street (municipal street address of property), <sup>we</sup> ~~I~~  
hereby authorize Peter T. Schme to act on <sup>our</sup> ~~my~~ behalf during the  
Planning Commission approval process.

Peter T. Schme for the Erie County Board of Health  
Signature of Property Owner

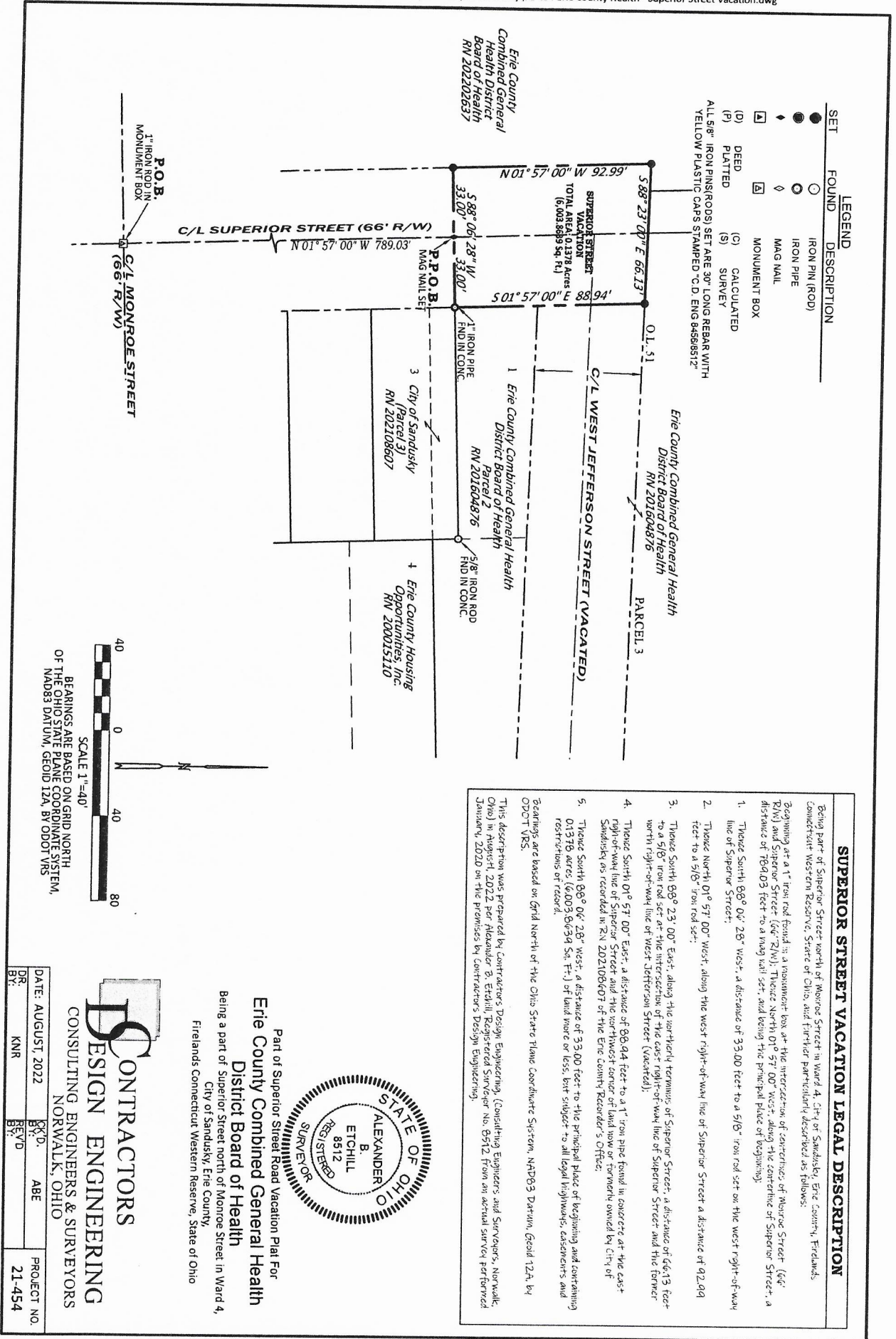
09.07.2022  
Date

**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  
PLANNING DIVISION

# PLANNING COMMISSION REPORT

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APPLICATION FOR A CONDITIONAL USE PERMIT  
803 W. SHORELINE DR.  
PARCEL (59-01197.000)

Reference Number: PCONDU22-0005

Date of Report: September 15, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant/Owner: William L. & Marie K. Thomas  
13505 S.R 4  
Bellevue, OH 44811

Authorized Agents: 1. Booner & Kerik Architects  
432 Columbus Ave.

2. Gary Thomas  
803 W. Shoreline Dr.

3. Joe Cabot  
1650 5th St.

Site Location: 803 W. Shoreline Dr.  
Sandusky, OH 44870

Zoning: DBD – Downtown Business District

Surrounding Zoning: North: N/A  
East: DBD – Downtown Business District  
South: LM – Local Manufacturing  
West: DBD – Downtown Business District

Surrounding Uses: Commercial / Industrial

Existing Use: Marina

Proposed Use: Marina

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1133.08 & 1151.02

SITE PICTURES

Subject Parcels Outlined in Red:



<b>Zone Map Setbacks</b>	<b>Zoning</b>	
	AG - Agriculture	PF - Public Facilities
<b>PUD - Planned Unit Development</b>	CA - Commercial Amusement	R1-40 - Single Family Residential
	CR - Commercial Recreation	R1-50 - Single Family Residential
<b>Parcels</b>	CS - Commercial Service	R1-60 - Single Family Residential
	DBD - Downtown Business	R1-75 - Single Family Residential
<b>TRO - Transient Rental Overlay</b>	GB - General Business	R2F Two-Family Residential
	GM - General MAnufacturing	RB - Roadside Business
	LB - Local Business	RMF - Multi-Family Residential
	LM - Local Manufacturing	RRB - Residential/Business
	P - Auto Parking	RS - Residential Suburban

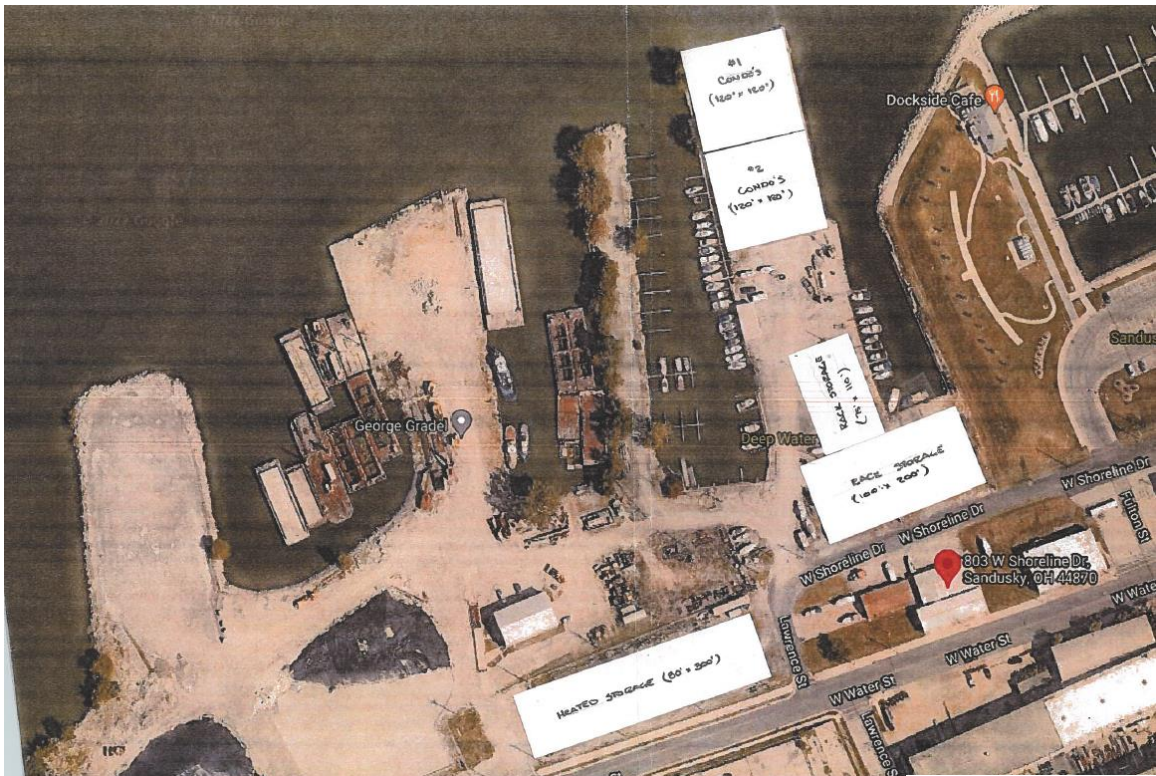
Photo of site



Street view from 7/2019



Diagram received with the application



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## PROJECT DESCRIPTION

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The applicant seeks to obtain a conditional use permit for marina use in order to expand indoor and outdoor boat storage. The current marina (and accessory boat storage) at Deep Water Marina is a legal non-conforming use, therefore it may continue but cannot be expanded, per Zoning Code section 1151.02. Pertaining to this application, boat storage is not a permitted main use in the Downtown Business Zoning District. However, marinas are permitted with a conditional use permit. The proposed boat storage would be a permitted accessory use to the main use of a marina following the approval of the conditional use permit.

The intended boat storage would be a mix of indoor and exterior boat storage. In order to build additional structures on this site, a conditional use permit must be obtained to allow a marina use as a legal conforming use.

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## APPLICABLE CODE SECTIONS

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

(a) Main Buildings and Uses.

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

(b) Similar Main Uses. Any other business, service or recreation activity not listed above or in any subsequent use classification and determined as similar by the Commission.

(c) Conditional Uses Permitted: Outdoor recreational facilities such as beaches, waterparks, amphitheaters, marinas, swimming pools, etc.

(d) Accessory Buildings or Uses:

(1) Accessory off-street parking and loading facilities as required and set forth in Chapter [1149](#);

(2) Any accessory use and building clearly incident to the conduct of a permitted main use, providing the use has no injurious effect on adjoining residential districts.

(Ord. 17-088. Passed 5-8-17.)

### **1133.09 ARCADES.**

(a) Definition. "Arcade" means any individual premises where five or more electronic, mechanical, or other such machines or devices for amusement are operated for gain or compensation for their owner, but does not include premises licensed by the Ohio Department of Liquor Control or a premises that is the location of a business subject to the City's hotel-motel tax.

(b) Permitted. Any language in this chapter to the contrary notwithstanding, an arcade shall be a permitted main or accessory use in only General Business or Commercial Amusement Districts. (Ord. 04-057. Passed 1-12-04.)

## **1151.02 NONCONFORMING USES.**

(..)

(b) Nonexpansion of Use. A nonconforming use of a building shall not be expanded. A nonconforming use of a building shall not be extended to any other portion of the building.

## **1109.10 CONDITIONAL USE PERMITS.**

Conditional use permits shall be required for the uncommon and infrequent uses, uses that require extraordinary safeguards, and uses which may be permitted in more restrictive districts than the districts in which the uses are permitted by right. Enumerated throughout this Zoning Code are such uses and the districts in which they may be permitted, provided the following standards are fulfilled: all conditions set by the Planning Commission for specific uses, and a permit is granted by the Planning Commission.

(...)

- b) Standards for evaluating conditional use permits. An application for a conditional use permit shall not be approved unless it conforms with the intent of the City of Sandusky Comprehensive Plan and complies with the following conditions and standards:

(...)

### **(2) Business, Commercial and Manufacturing Districts.**

- A. That the proposed use is necessary to serve community needs, and existing similar facilities located in a more remote district in which the use is permitted by right, are inadequate;
- B. That the proposed use is not closer than appropriate in the particular situation to schools, churches, and other places of assembly.
- C. That location size, intensity, and site plan of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of noise, smoke, dust, odors, fumes, vibrations, or glare more than is normal, or as permitted by the performance standards of the district.
- D. That the proposed use will form a harmonious part of the business, commercial, or manufacturing district, taking into account, among others, convenience of access and relationship of one use to another.
- E. That the proposed use should be permitted in the next less restrictive district because of its limited nature, modern devices, equipment, or improvements;
- F. That the hours of operation and concentration of vehicles in connection with the proposed use will not be more hazardous or dangerous than the normal traffic of the district.

(3) In addition to the above general standards set forth in subsections (b)(1) and (2) hereof, appropriate specific safeguards, applying to a particular application may also be specified in the permit.

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**DEPARTMENT OF PLANNING COMMENTS**

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Staff considers boat storage to be inharmonious to the downtown business zoning district, particularly for waterfront sites. Indoor and outdoor boat storage facilities are a barrier to walkability and the character of downtown development. With increasing interest in downtown mixed-use development, including residential and commercial demand, and public interest in access to the waterfront, staff recommends not permitting the expansion of boat storage on this waterfront site.

Based on recent developments in the City of Sandusky, staff expects residential and mixed-use development character to continue to expand outward from the downtown core. The Bicentennial Comprehensive Plan recommends recreation and public access on this site as a remediation strategy for environmental challenges.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

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

**Building Staff:**

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

**Police Department:**

The Police Department has no objections to this request.

**Fire Department:**

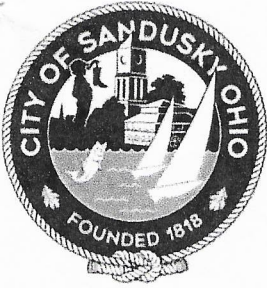
No objections have been received as of the writing of this report

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff recommends against the approval of the proposed conditional use permit for marina use/boat storage at 803 W. Shoreline Dr. parcel (59-01197.000).



## PLANNING COMMISSION

Application for Site Plan Approval

Division of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

### APPLICANT/AGENT INFORMATION:

Property Owner Name:

WILLIAM L. & MARIE K. THOMAS  
TRUSTEE ETAL 803

Property Owner Address:

PHYSICAL ADDRESS  
13505 SR 4, BELLEVUE, OH  
MAILING ADDRESS

P.O. Box 1386, SANDUSKY OH

Property Owner Telephone:

Property Owner Email:

Authorized Agent Name:

BOONER & KEUR ARCHITECTS

Authorized Agent Address:

GARY THOMAS, JOE CABOT  
B&K ARCH - 432 COLUMBUS AVE - SANDUSKY  
GARY THOMAS 803 W SHORELINE DR - 13  
JOE CABOT 1678 5TH ST - 11

Authorized Agent Telephone:

B&K ARCH 419 625-2081 / 636-8764  
GARY T. 419 202-7128  
JOE C. 419 271-2294

Authorized Agent Email:

bkarch@sbcglobal.net

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 803 W. SHORELINE DR. - SANDUSKY

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

Parcel Number: #1 59-01197.000 #1 - DOWNTOWN BUS  
#2 59-01379.000 Zoning District: #2 - LIMITED MFG

### 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.

Thomas Bohar (B&K ARCHITECTS) AUG 24, 2022  
Signature of Owner or Agent Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 803 West Shoreline Dr. (municipal street address of property), I hereby authorize Thomas Bohar & Gary Thomas to act on my behalf during the Planning Commission approval process.

William L. Thomas - Marie K. Thomas Trustee 8-25-22  
Signature of Property Owner Date

### REQUIRED SUBMITTALS:

1 copy 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: \_\_\_\_\_

**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.):**

PORCEL #1 - MARINA, BOAT STORAGE INSIDE & EXTERIOR,  
MARINA & STORAGE, OFFICE, AND EQUIPMENT.

RESIDENTIAL CONDOMINIUMS

PORCEL #2 - INTERIOR AND EXTERIOR STORAGE

**DETAILED SITE INFORMATION:**

Land Area of Property: <sup>#1 3.82</sup><sub>#2 0.9251</sub> \_\_\_\_\_ (~~sq. ft.~~ or acres)

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

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

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

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

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

**Total Building Coverage (as % of lot area):** \_\_\_\_\_ TBD

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

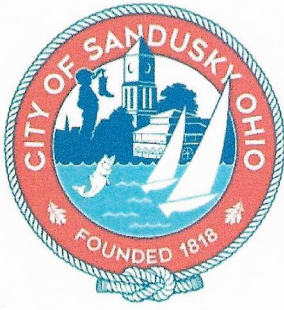
**Proposed Building Height (for any new construction):** <sup>#1 ≤ 45'</sup><sub>#2 ≤ 45'</sub>

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

**Number of Off-Street Parking Spaces Provided:** <sup>~~R.B.D.~~</sup> TBD

**Parking Area Coverage (including driveways):** TBD (in sq. ft.) TB

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



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Department of Community Development

*Division of Planning*  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5973  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

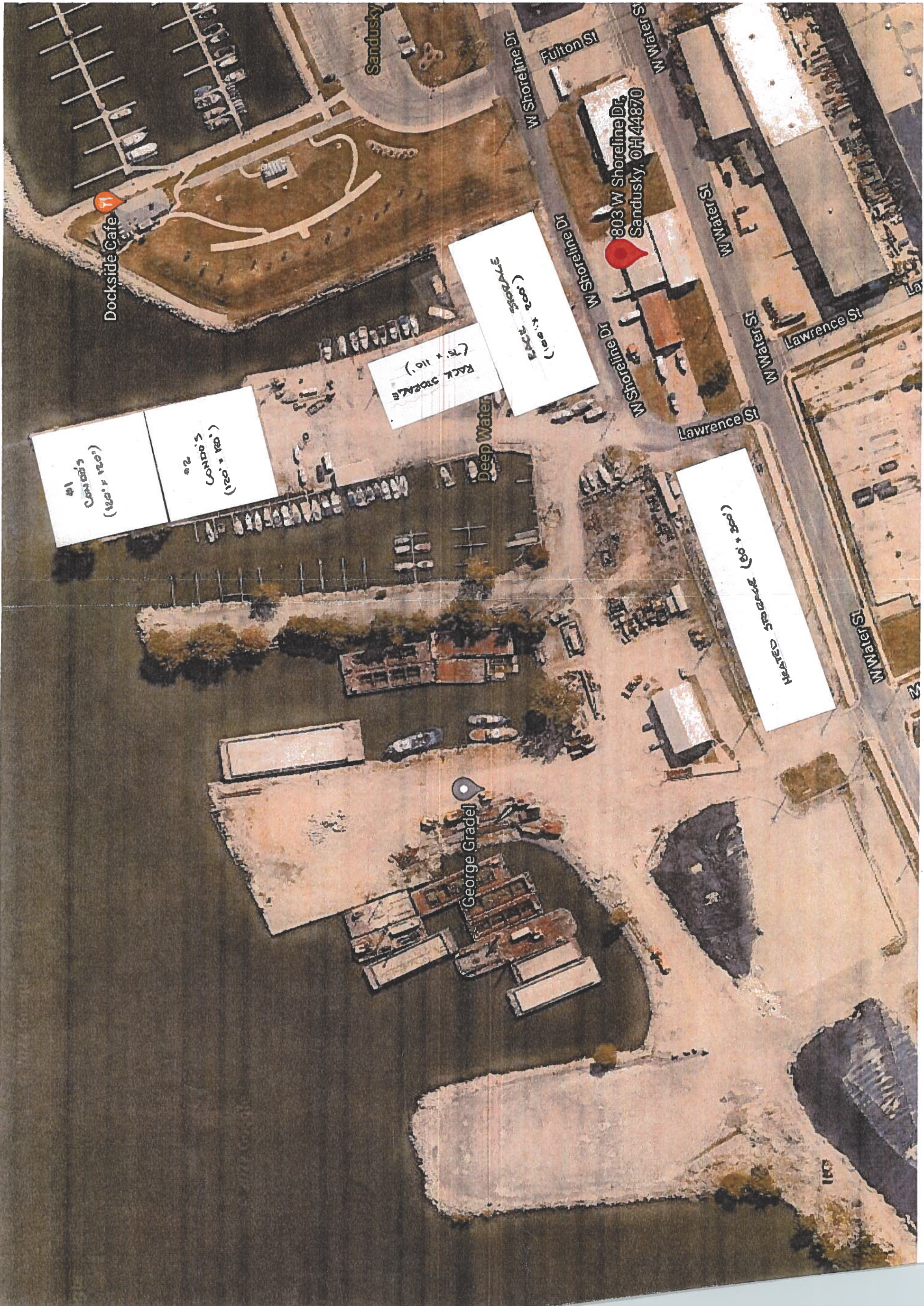
**PLANNING COMMISSION  
NOTICE OF MEETING**

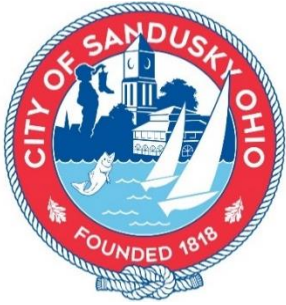
The City of Sandusky Planning Commission will conduct a meeting on Wednesday, September 28, 2022 at 5:00 p.m. to consider the following applications:

- 1) William L. & Marie K. Thomas Trustee has submitted an application for a conditional use permit at 803 West Shoreline Drive to allow boat storage as an accessory use to a marina.

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](http://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](http://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](mailto:aochs@ci.sandusky.oh.us) or call 419-627-5973 with any questions.

Alec Ochs  
Assistant Planner





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## Department of Community Development

*Division of Planning*  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5973  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

### **PLANNING COMMISSION NOTICE OF MEETING**

The City of Sandusky Planning Commission will conduct a meeting on Wednesday, September 28, 2022 at 5:00 p.m. to consider the following applications:

- 1) William L. & Marie K. Thomas Trustee has submitted an application for a conditional use permit at 803 West Shoreline Drive to allow boat storage as an accessory use to a marina.

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Alec Ochs  
Assistant Planner

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

# PLANNING COMMISSION REPORT

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APPLICATION FOR SITE PLAN APPROVAL FOR  
ADDITION TO EXISTING BUILDING AT  
2121 SUPERIOR ST.  
(PARCEL 58-02406.000)

Reference Number: PSPOS22-0012

Date of Report: August 30, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant/Owner: Randy Mapus  
7503 Sunnydale Ave.  
Castalia, OH 44824

Authorized Agent: Mark T. White  
610 Broadway St.  
Sandusky, OH 44870

Site Location: 2121 Superior St.  
Sandusky, OH 44870

Zoning: GM – General Manufacturing

Surrounding Zoning:

North: GM – General Manufacturing

East: GM – General Manufacturing

South: GM – General Manufacturing

West: GM – General Manufacturing

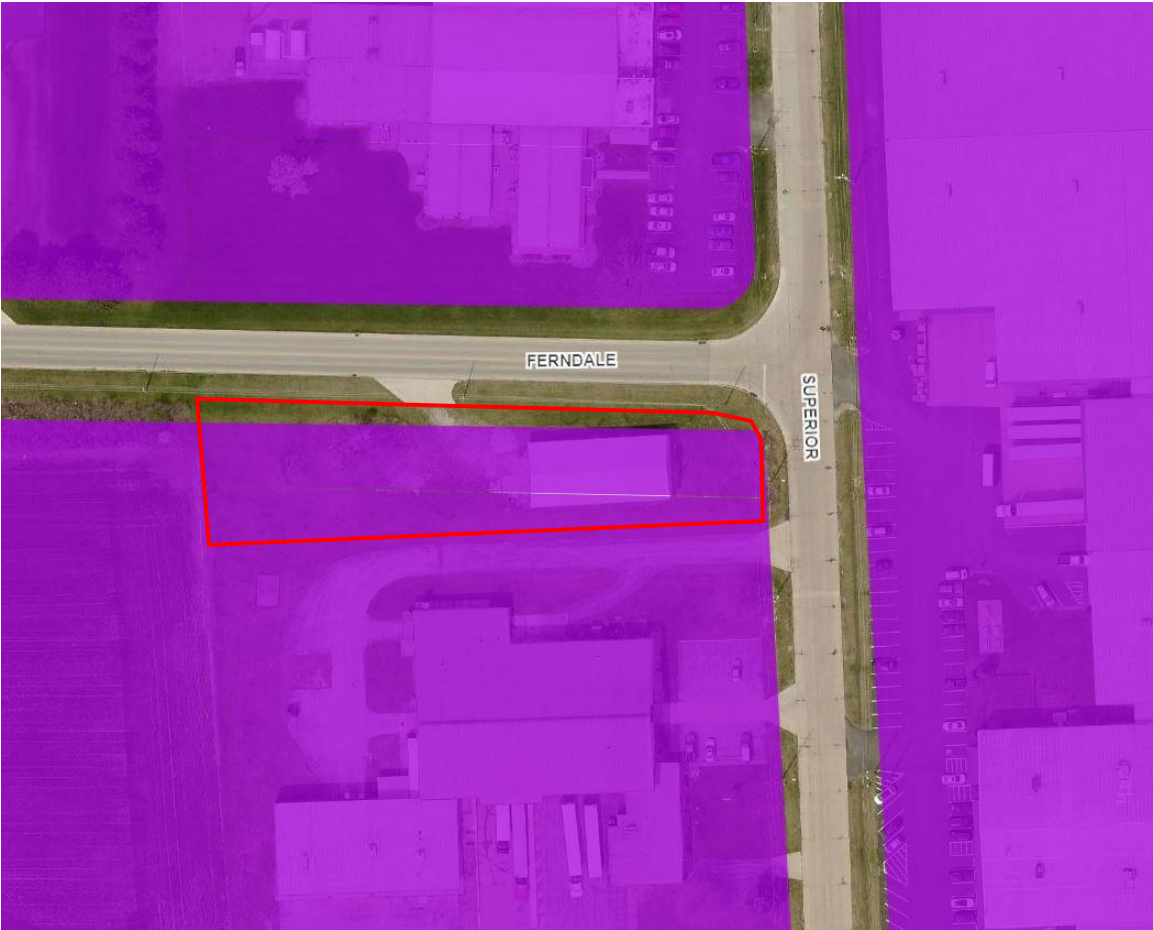
Surrounding Uses: Business / Manufacturing

Existing Use: Storage

Proposed Use: Storage

Applicable Plans & Regulations: Sandusky Zoning Code Sections: 1139.05 Permitted  
Buildings & Uses: General Manufacturing District, 1149 Site  
Plan Review and Off-Street Parking

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

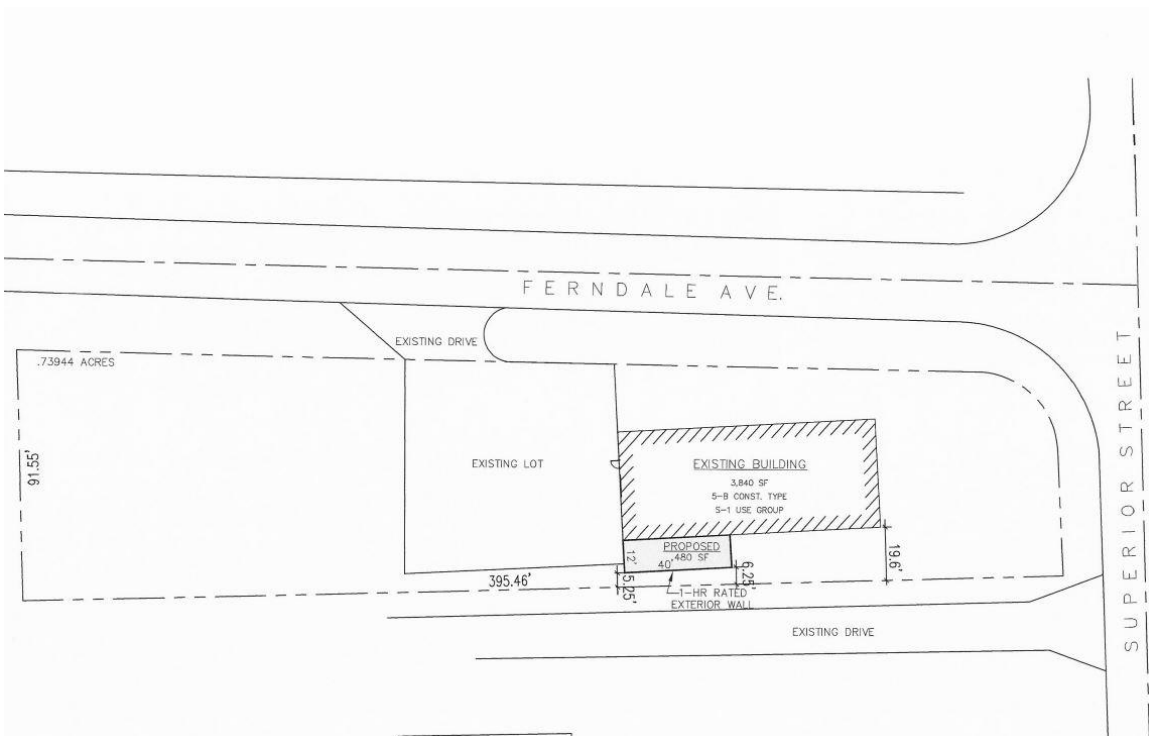
County Auditor Property Map (subject property outlined in red)



Aerial Photo (taken March 2021)



# North Facade



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**PROJECT DESCRIPTION**

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The site is approximately .5 acres. The existing building is 3,840 sq. feet and the site coverage is 22%.

The applicant proposes to expand the existing building by 480 sq. ft. The applicant stated the addition is going to be used as additional dry storage for miscellaneous items.

The existing building is currently used for storage.

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**APPLICABLE CODE SECTIONS**

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

(a) Main Buildings and Uses.

(..)

(2) Wholesale businesses, services and storage establishments as follows:

I. Warehouses, storage and wholesale establishments, freight yards and stations, excluding storage of explosive and flammable gases, solids, or liquids;

(a) Main Buildings and Uses.

(..)

(2) Retail stores and services as permitted in the General Business District;

**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:

**CHAPTER 1149**

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

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

(...)

(Commercial and Manufacturing)

(...)

(1) Commercial services, laboratories, storage machine shops and similar establishments –  
1 space per 650 square feet of gross floor area

4,320 sq. ft. / 650 = **~6 spaces**

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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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Staff has determined that no additional parking is necessary. The building expansion is for storage and there is not any additional traffic to the site expected.

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

All area standards are satisfied.

All yard regulations are satisfied.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

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

**Building Staff:**

No objections have been received as of the writing of this report. Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

**Police Department:**

The Police Department has no objections to this request.

**Fire Department:**

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

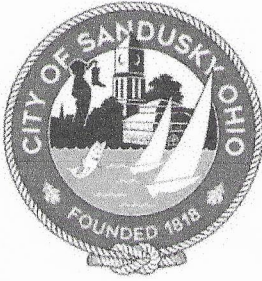
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**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed site plan approval for an addition to an existing building at 2121 Superior St. (parcels 58-02406.000)

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

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

#### APPLICANT/AGENT INFORMATION:

Property Owner Name: Randy Mapus

Property Owner Address: 7503 Sonnydale  
Castalia, OH 44824

Property Owner Telephone: 419-366-3215

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

Authorized Agent Name: Mark T White

Authorized Agent Address: 610 Broadway  
Sandusky OH 44870

Authorized Agent Telephone: 419-271-4379

Authorized Agent Email: wodeobbler@bex.net

#### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2121 Superior

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

OL62 04R 505 W. of City W. of Superior St. Ex. 60A.5279A

Parcel Number: 58-02146.002 Zoning District: GM

**DETAILED SITE INFORMATION:**

Land Area of Property: 0.5279 Acres (sq. ft. or acres)

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

Building #1: 3840 (in sq. ft.)

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

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

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

Total Building Coverage (as % of lot area): 27.8

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:

3840  
Storage

Proposed Building Height (for any new construction): 10'

Number of Dwelling Units (if applicable): 0

Number of Off-Street Parking Spaces Provided: 3

Parking Area Coverage (including driveways): 5000 (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.):**

12' x 40' Lean too

Storage shed for lawnmowers, trailers,  
lawn equipment, maintenance items

Dry Storage

**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.

Mark T. White 8-10-2022  
Signature of Owner or Agent Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 2121 Superior St (municipal street address of property), I hereby authorize Mark White to act on my behalf during the Planning Commission approval process.

Randy E. Mopar 8-10-22  
Signature of Property Owner Date

**STAFF USE ONLY:**

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

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

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

# **CODE REVIEW** BASED ON: 2017 OHIO BUILDING CODE WITH UPDATES 2017 OHIO PLUMBING CODE 2017 OHIO MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE

EXISTING BUILDING IS THE PERSONAL STORAGE BUILDING FOR THE OWNER.  
 USE AND OCCUPANCY CLASSIFICATION:  
 311.3 LOW-HAZARD STORAGE, GROUP S-2

ALLOWABLE BUILDING HEIGHT	40 FEET	ACTUAL BUILDING HEIGHT	25'-0"
ALLOWABLE FLOOR AREA	13,500 S.F.	ACTUAL FLOOR AREA	4,320 S.F.

CHAPTER 601 TYPE OF CONSTRUCTION

TABLE 601 FIRE RESISTANT RATING REQUIREMENTS FOR BUILDING ELEMENTS	
PRIMARY STRUCTURAL FRAME	0-HOUR
BEARING WALLS - EXTERIOR	0-HOUR
BEARING WALLS - INTERIOR	0-HOUR
FLOOR CONSTRUCTION	0-HOUR
ROOF CONSTRUCTION	0-HOUR

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS: 903.2.10 GROUP S-2  
 FIRE SUPPRESSION NOT REQUIRED. FIRE AREAS LESS THAN 12,000 S.F.

SECTION 990 PORTABLE FIRE EXTINGUISHERS: ORDINARY RATED HAZARD OCCUPANCY  
 4,320 S.F. / 3,000 S.F. = 2 REQUIRED FOR 2.4.2 PROVIDED IN EXISTING BUILDING

MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FEET ACTUAL 48 FEET

SECTION 907 FIRE ALARM AND DETECTION SYSTEM IS NOT REQUIRED AND NOT PROVIDED

SECTION 1004 OCCUPANT LOAD  
 STORAGE AREA 4,320 S.F. / 200 / 14 = 2 OCCUPANTS

SECTION 1005 EGRESS WIDTH  
 REQUIRED WIDTH 2 X 0.2 INCH = 0.4 INCHES TOTAL PROVIDED = 72 INCHES

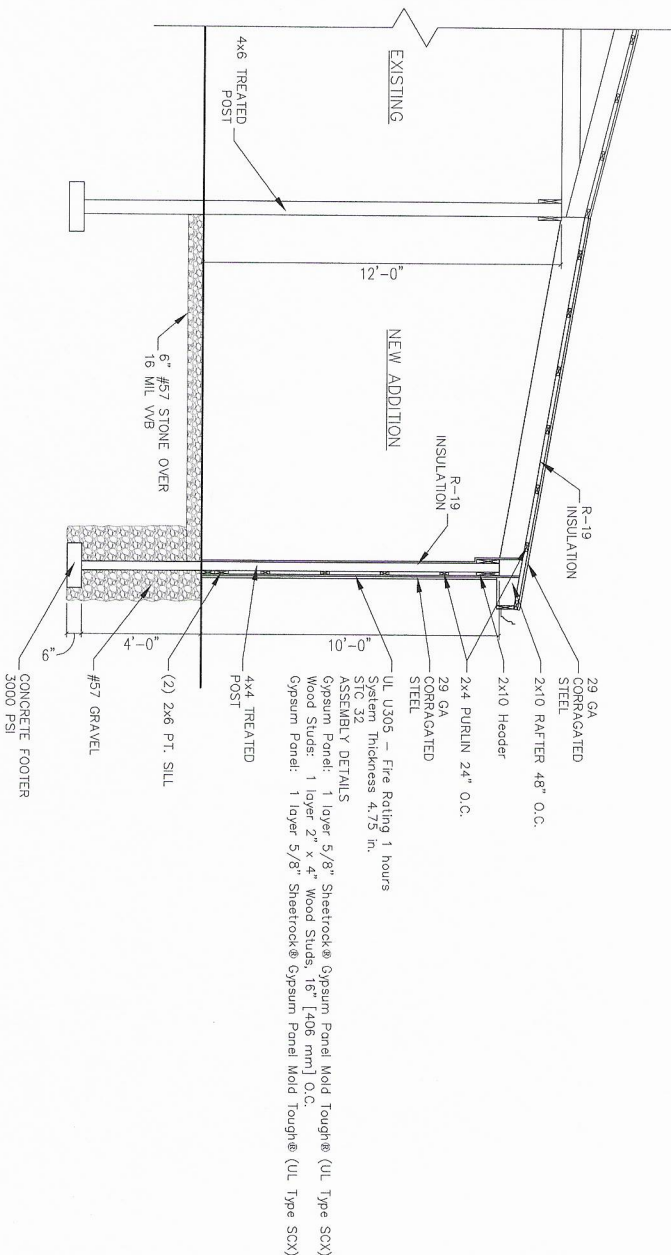
SECTION 1006 NUMBER OF EXITS AND EXIT DESIGN  
 NUMBER PROVIDED-2

SECTION 1008 MEANS OF EGRESS ILLUMINATION  
 ILLUMINATION AND EMERGENCY POWER IS PROVIDED.

SECTION 1009 ACCESSIBLE MEANS OF EGRESS  
 THIS BUILDING AND SITE MEET THE REQUIREMENTS OF ANSI A117.1 2009

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE  
 S-2 = 300 FEET 50 FEET PROVIDED

SECTION 2900 PLUMBING  
 EXISTING BUILDING HAS TOILET FACILITIES.



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

CODE REVIEW, VICINITY MAP, SECTION

NEW ADDITION FOR:  
**STORAGE BUILDING**  
 2121 SUPERIOR ST, SANDUSKY, OH, 44870

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



DATE: JULY 22, 2022  
 DRAWN BY: ZTB  
 CHECKED BY: JAF  
 SHEET NUMBER: A-1  
 PROJECT NO. D-0035



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

DATE	REVISIONS

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB OR TO THE FACE OF THE CURB, UNLESS OTHERWISE NOTED.  
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

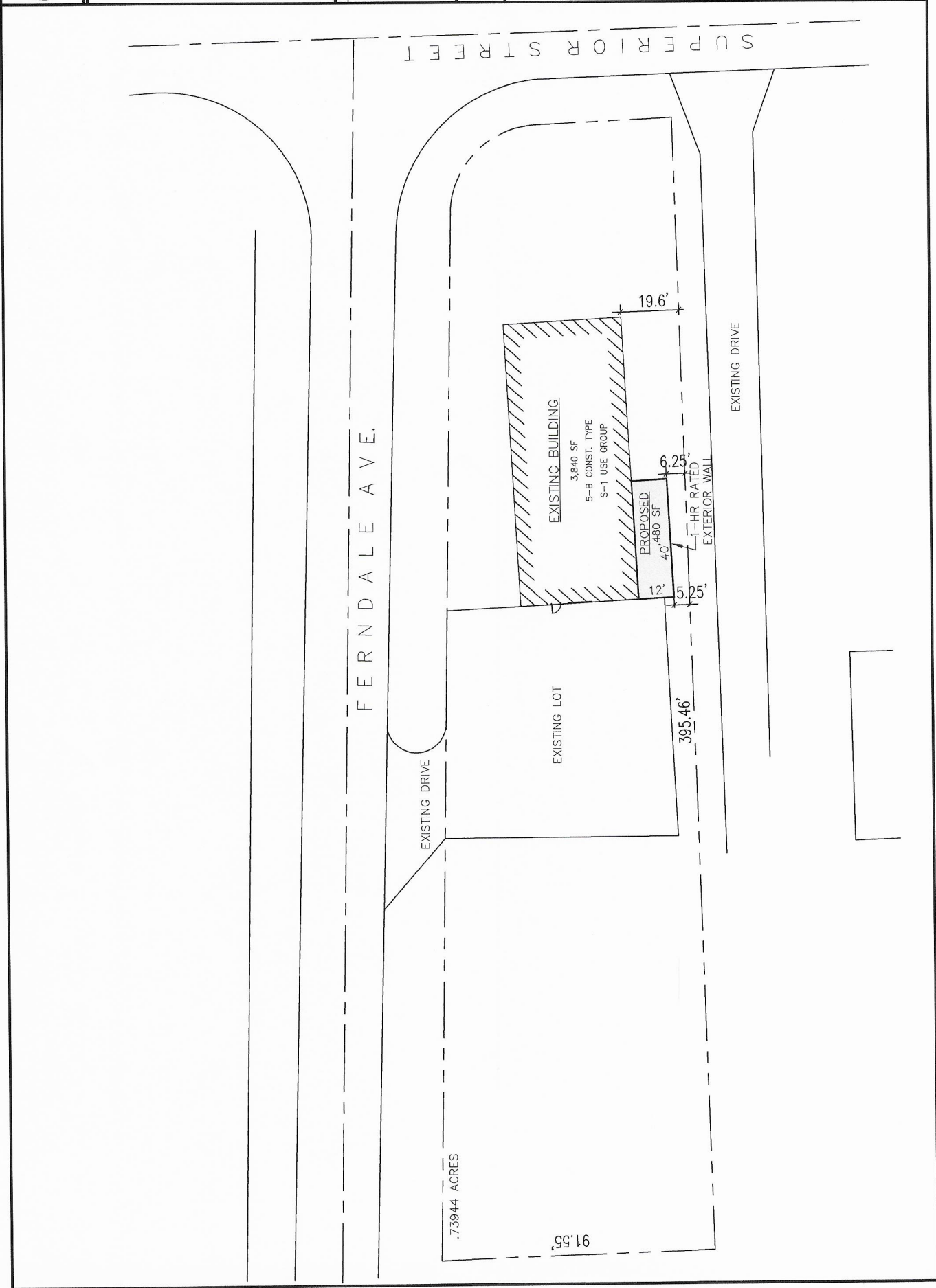
2121 SUPERIOR ST., SANDUSKY, OH, 44870  
STORAGE BUILDING  
NEW ADDITION FOR:

SITE PLAN

DATE	JULY 22, 2022
DRAWN BY	ZIM
CHECKED BY	JAF
SHEET NUMBER	

SP-1

PROJECT NO. D-0085



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION

# PLANNING COMMISSION REPORT

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APPLICATION FOR A SPECIAL RESIDENTIAL  
OCCUPANCY PERMIT  
2820 VENICE RD.  
PARCEL (58-02741.000)

Reference Number: PCONDU22-0004

Date of Report: September 15, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant/Owner: Tammy Frazier  
2820 Venice Rd.  
Sandusky, OH 44870

Site Location: 2820 Venice rd.  
Sandusky, OH 44870

Zoning: LM – Limited Manufacturing

Surrounding Zoning: North: LM – Limited Manufacturing  
East: LM – Limited Manufacturing  
South: LM – Limited Manufacturing  
West: LM – Limited Manufacturing

Surrounding Uses: Commercial, Industrial, Residential

Existing Use: Vacant residential structure

Proposed Use: Residential

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1151.03

SITE PICTURES

Subject Parcels Outlined in Red:



<b>Zone Map Setbacks</b>	<b>Zoning</b>	
	AG - Agriculture	PF - Public Facilities
<b>PUD - Planned Unit Development</b>	CA - Commercial Amusement	R1-40 - Single Family Residential
	CR - Commercial Recreation	R1-50 - Single Family Residential
<b>Parcels</b>	CS - Commercial Service	R1-60 - Single Family Residential
	DBD - Downtown Business	R1-75 - Single Family Residential
<b>TRO - Transient Rental Overlay</b>	GB - General Business	R2F Two-Family Residential
	GM - General MAnufacturing	RB - Roadside Business
	LB - Local Business	RMF - Multi-Family Residential
	LM - Local Manufacturing	RRB - Residential/Business
	P - Auto Parking	RS - Residential Suburban

Photo of site



Street view from 10/2021



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#### PROJECT DESCRIPTION

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The property is approximately .3116 acres. The structure is 1,168 sq. ft.

The applicant would like to turn a residential structure into a legal single family residential use in a manufacturing district by obtaining a special residential occupancy permit. The applicant would like to rent this month to month as a single family use.

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#### APPLICABLE CODE SECTIONS

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##### 1151.03 SPECIAL RESIDENTIAL OCCUPANCY PERMIT.

Only for a legal nonconforming residential use, may a special residential occupancy permit be granted to allow for the re-establishment of a residential, nonconforming use where a prior legal nonconforming residential use has expired and the structure still remains. The expired legal nonconforming residential use may be reinstated provided the following standards are fulfilled and the Planning Commission grants a permit.

- (a) The proposed residential use shall be harmonious and in accordance with the intent of the residential district in which it is to be located and other objectives of this Zoning Code and the Comprehensive Plan.
- (b) The proposed residential use shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or

intended character of the general vicinity and shall not change the essential character of the same area.

(c) The proposed residential use shall not be in conflict with existing or future neighboring uses.

(d) The proposed residential use shall be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer services; or the person or agencies responsible for the establishment of the proposed use shall be able to provide any service adequately.

(e) The proposed re-institution of the nonconforming residential use shall not be detrimental to any existing uses, activities, processes, materials, equipment or conditions in the neighborhood.

(f) The cost of improvements to the existing nonconforming building to bring such structure up to the standards established by the City Building Code shall not be greater than sixty percent (60%) of the value of the building structure. The Building Official may require that the value of the building be established by an appraisal submitted by a qualified appraiser.

(g) The Planning Commission may revoke the special residential use permit if the property is not maintained in a manner that would conform to the policies detailed above.

(h) The initial application shall have a processing fee established by the City Manager and approved by the City Commission and published in the Index of Fees maintained by the Community Development Department.

(i) It is required that the Special Residential Occupancy Permit be annually renewed. No fee is required for the annual renewal.

## **CHAPTER 1139**

### **Manufacturing Districts**

#### **1139.04 CONDITIONAL USE PERMIT.**

(b) New dwellings and accessory buildings may be constructed on a vacant lot in a manufacturing district by a conditional use permit, providing the dwelling and accessory buildings are of the type permitted and as regulated in a Residential One-Family-40 District, including area and yard requirements, otherwise comply with the terms and provisions of this Zoning Code, and provided further that the lot for which a conditional use permit is sought is not further than one zoning lot away from a lot being devoted to residential use, or more than 50% of the lots on the same side of the street for a distance of 200 feet from it in either direction are devoted to residential use.

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#### **DEPARTMENT OF PLANNING COMMENTS**

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There is evidence of a previous residential use in past google street view images at 2820 Venice Rd. But, there is no Special Residential occupancy permit on file in the City's records. Staff believes the structure has been vacant for at least a year. Staff directed the applicant to apply for a special residential occupancy permit to get the property to a legal con-forming use.

The structure has single family homes on each side and across the street. Staff has determined the residential use does not conflict with the surrounding uses nor does it change the essential character of this corridor.

The parking requirements are met.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

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

**Building Staff:**

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

**Police Department:**

The Police Department has no objections to this request.

**Fire Department:**

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

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff supports the approval of the proposed Substitution of a special residential occupancy permit at 2820 Venice rd. parcel (58-02741.000) with the following conditions:

1. The Special Residential Occupancy Permit be annually renewed.
  - a. No fee is required for the annual renewal.



## PLANNING COMMISSION

Application for Approval

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
[www.cityofsandusky.com](http://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: Tammy Trazier  
Property Owner Address: 2820 Venice Rd  
Sandusky  
Property Owner Telephone: 330 321 6568  
Property Owner Email: tammytrazierrealtor@gmail.com  
Authorized Agent Name: \_\_\_\_\_  
Authorized Agent Address: \_\_\_\_\_  
Authorized Agent Telephone: \_\_\_\_\_  
Authorized Agent Email: \_\_\_\_\_

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2820 Venice Rd  
Legal Description of Property (check property deed for description):  
Commercial  
Parcel Number: 58-02741.000 Zoning District: Commercial

**DETAILED SITE INFORMATION:**

Land Area of Property: 3116 (sq. ft. or acres)

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

Building #1: 1168 (in sq. ft.)

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

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

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

Total Building Coverage (as % of lot area): 1168

**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:**

1168

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

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 4+

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

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

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

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

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

*Single family Rental*

**REQUIRED SUBMITTALS:**

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

**Application Fee:**

**Conditional Use Permit: \$100.00**

**Similar Main Use: \$100.00**

**Flood Plan Variance: \$100.00**

**Front Yard Fence: no charge**

**Other: check with staff for fee**

**APPLICATION MUST BE COMPLETELY FILLED OUT**

**APPLICATION AUTHORIZATION:**

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

  
Signature of Owner or Agent

8-10-22  
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

**STAFF USE ONLY:**

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

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

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

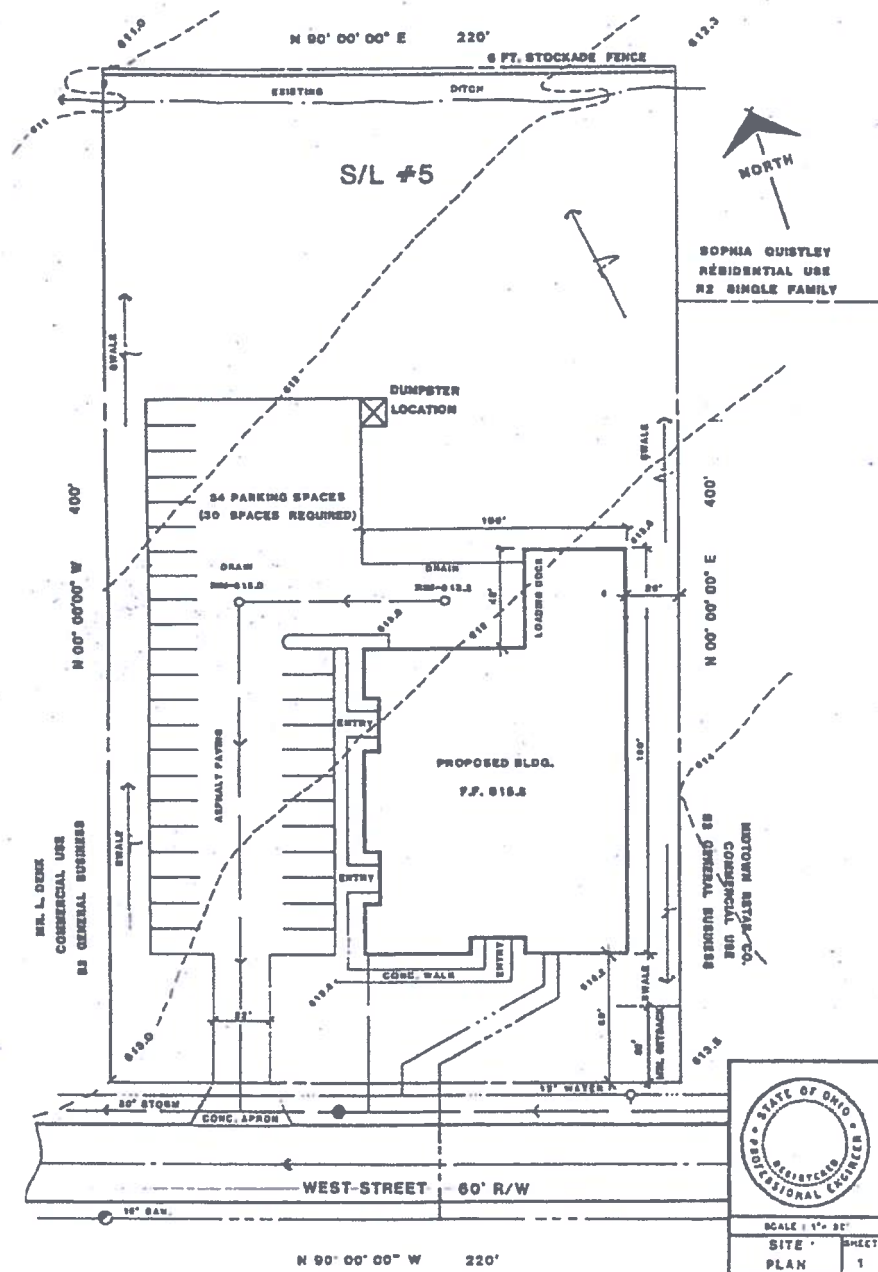
## Design Details

- **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**



## **CONDITIONAL USE PERMIT GENERAL STANDARDS**

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



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION

# PLANNING COMMISSION REPORT

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APPLICATION FOR AN APPROVAL BY THE  
COMMISSION FOR A STREET NAME AND  
DESIGNATION TO AN ALLEY CONNECTING  
HANCOCK ST. AND FRANKLIN ST.

Reference Number: PZC22-0001

Date of Report: September 15, 2022

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant: David Bowie  
320 Washington St.  
Sandusky, OH 44870

Site Location: An alley connecting Hancock St. and Franklin St.  
Sandusky, OH 44870

Current Zoning: n/a

Surrounding Zoning: North- R2F – Two Family Residential  
East- R2F – Two Family Residential  
South- R2F – Two Family Residential  
West- R2F – Two Family Residential

Existing Use: Vacant right-of-way

Proposed Zoning: n/a

Applicable Plans & Regulations: City of Sandusky Planning and Zoning Code Chapters:  
1183.06 STREETS.

SITE PICTURES

Subject Parcels 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

Aerial Photo of Site



Aerial Photo of Site March 2021



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**PROJECT DESCRIPTION**

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A resident living at 320 Washington St. has requested to name the alley connecting Hancock St. and Franklin St.

The name the applicant wishes to call the alley is *Heritage Way*. Heritage Drive is an existing name within the city, located in a subdivision southwest of Cleveland Road and southeast of Remington Avenue. The applicant requested two alternatives if Planning Commission does not approve *Heritage Way*. The first alternative is *Paddla Way* and the second is *Parkers Path*.

Following the guidance from the subdivision code streets section 1187.05, Planning Commission must approve street names.

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**APPLICABLE CODE SECTIONS**

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**CHAPTER 1183**

**Required Improvements and Design Criteria**

**1183.06 STREETS.**

(e) Street Names and Designations. Street names shall be as approved by the Planning Commission. Names shall be selected so as to minimize confusion with existing street names in the City of Sandusky or in Erie County.

**1183.06 STREETS.**

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**Street Type**

**Minimum ROW Width**

**Minimum Pavement Width**

Arterial	100 feet	As approved by the Planning Commission
Collector	80 feet	30 feet
Local	60 feet	27 feet
Cul-de-sac	120 feet	27 feet
Boulevard	80 feet	18 feet each lane
Alleys	-	-

**1183.09 SIGNS.**

All street name signs, traffic and pedestrian way signs shall be installed by the subdivider and shall conform to the Engineering Design and Construction Standards and the Ohio Department of Transportation's Manual of Uniform Traffic Control Devices (OMUTCD).

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**DIVISION OF PLANNING COMMENTS**

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Planning staff does not oppose the naming of this right of way. The alley is in fair shape for vehicular traffic and generally clear of trees and branches overhead.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

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

**Building Staff:**

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

**Police Department:**

The Police Department has no objections to this request.

**Fire Department:**

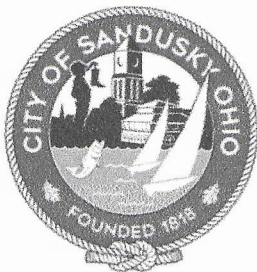
No objections have been received as of the writing of this report

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**CONCLUSION/RECOMMENDATION**

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In conclusion, staff has no opposition to naming the existing right-of-way *Heritage Way*.



## PLANNING COMMISSION

*Application for Approval*

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
[www.cityofsandusky.com](http://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: David Bowie  
Property Owner Address: 320 East Washington  
Property Owner Telephone: 954-830-0471  
Property Owner Email: dabowie@bellsouth.net  
Authorized Agent Name: \_\_\_\_\_  
Authorized Agent Address: \_\_\_\_\_  
Authorized Agent Telephone: \_\_\_\_\_  
Authorized Agent Email: \_\_\_\_\_

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: Same as above

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

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

**DETAILED SITE INFORMATION:**

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

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

**Building #1:** \_\_\_\_\_ (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):** \_\_\_\_\_

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

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

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

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

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

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

Request to name and have  
two street signs added  
at each end of alley  
that runs between Franklin  
and Hancock. Adams and  
Washington Street properties  
back up to the public alley.  
Proposed name is Heritage Way.

**REQUIRED SUBMITTALS:**

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

**Application Fee:**

**Conditional Use Permit: \$100.00**

**Similar Main Use: \$100.00**

**Flood Plan Variance: \$100.00**

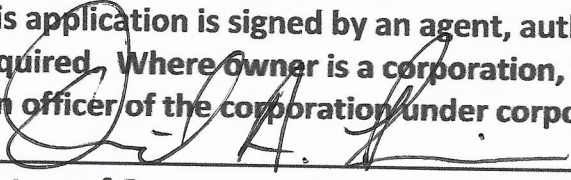
**Front Yard Fence: no charge**

**Other: check with staff for fee**

**APPLICATION MUST BE COMPLETELY FILLED OUT**

**APPLICATION AUTHORIZATION:**

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

  
Signature of Owner or Agent

9/20/22  
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

**STAFF USE ONLY:**

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

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

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

support the proposed naming to Heritage Way of the alley that runs from Hancock Street to Franklin Street behind or to the side of the following homes on Washington Street, Adams Street, Hancock Street, and Franklin Street.

Address

Printed Name

Signature/Date

120 Washington Street

David Bowie

 9/7/22

116 Washington Street

Morgan Parker

 9/7/22

110 Washington Street

Chad M. Whaley

 9/9/22


122 Hancock Street

TIMOTHY BRESSLER

 9/7/22

130 Hancock Street

Judith A. Pfeiffer

 9/7/22

113 Adams Street

Brad Ravnitz

 9/7/22

117 Adams Street

Joseph P. Meeker

 9/7/22

121 Adams Street

David Winkler

 9/9/22

123 Adams Street

Cody Coff

 9/7/22

117 Franklin Street



125 Franklin Street

Kate Barnum

 9/7/22