



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

November 22, 2022

5:00 pm

City Commission Chamber

Live Streamed on www.Youtube.com/CityofSanduskyOH

1. **Meeting called to order – Roll Call**
2. **Approval of minutes from July 27, 2022**
3. **Approval of minutes from October 26, 2022**
4. **Adjudication Hearing**
Ralph Chamberlin, on behalf of the Erie Metropolitan Housing Authority has submitted an application for a conditional use permit at 914 Hancock St. to make the existing community garden a legal conforming main use and allow a shed as an accessory use.
5. **New Business**
1001 Fremont Ave. – Site Plan
John Carrigan, on behalf of Classic Investors, LLP, has submitted a site plan for 1001 Fremont Ave. to build a storage building in a Commercial district.
6. **Public Hearing**
Process: Staff presentation, Commissioner questions
Applicant presentation (if applicable), Commissioner questions
Interested party statements
General public statements

Danielle Murray, on behalf of Lioness Realty, has submitted an application for an amendment to the zoning map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000). The application is to amend the zoning map to expand the Transient Rental Overlay District to include the above mentioned parcels.

Lynn Harlan, on behalf of Battery Park Sandusky, LLC., has submitted an application for an amendment to the zoning map for 701 E. Water St. (parcels 56-61377.000, 56-61377.001, 56-01377.001, & 56-01313.000). The application is to amend the zoning map to a Planned Unit Development at the above mentioned parcels.

7. **Adjournment**

NEXT MEETING: December 28, 2022 at 5:00pm

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

Planning Commission
July 27, 2022
Meeting Minutes

Meeting called to order:

Chairman Pete McGory called the meeting to order at 5:00 pm. The following members were present: Pete McGory, David Miller, Jade Castile, Jim Jackson, Steve Poggiali, Conor Whelan and Mike Zuilhof. Alec Ochs and Arin Blair represented the Community Development Department, Sarah Chiappone represented the Law Department, Aaron Kline represented the Public Works Department, and clerk Kristen Barone was also present.

Approval of minutes from June 22, 2022:

Mr. Zuilhof moved to approve the minutes as submitted and Mr. Poggiali seconded. All voting members were in favor of the motion and the motion passed.

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.

Mr. McGory stated that he is recalling that the Planning Commission may have discussed this property before. Ms. Blair stated that is correct. She said that application was tabled and there were a couple of outlying questions, one of which was if that transfer of use has occurred, if the prior use would no longer be allowed. At the time Mr. Sprouse was not sure if he wanted to stick with that consequence if that were true. Another question was whether the units that were less than 400 square feet would be allowed for residential. Mr. Sprouse just received a variance for the size of the units and now wants to move forward with residential use of the property regardless of the consequence of not being able to do the motel use anymore. Mr. Zuilhof stated that it was April of 2021 that this application was heard previously. He said today the commission is seeing virtually the same application with additional information. At the previous meeting the applicant said that they were not sure if all units met the minimum size for residential use but the applicants were willing to combine two of the units if they needed to. The application now has a sketch showing that the two smaller units are less than 200 square feet each. Mr. Zuilhof stated that he is going to take the position that this is a good reason not to grant the application because it is going to pretty much allow substandard housing, as the standard for permanent residency is 400 square feet. Mr. Ochs presented the staff report to the committee members, which they all received before the meeting and was posted on the City's website for the public. Mr. Ochs ended his remarks stating that staff supports the approval of the substitution of non-conforming use with the condition that all applicable permits are obtained through the Building, Engineering, and Planning Departments. Ms. Castile asked staff what the appeal was to change the use of this property from a transient use when there has been a lot of discussion lately about more and more people wanting to do transient rentals and now this is a place where that is allowed but we are considering making the use something else. Mr. Ochs stated that staff had heard a lot of feedback from residents close by the hotel who said that crime rates were high at the hotel when the previous owner owned it. He then added that from a zoning standpoint, what the applicant wants to do with the property would create less turnover traffic at this site which is another positive attribute that the neighbors would appreciate. Mr. Brent Adams of 301 46th Street in Sandusky, attended the meeting on

behalf of the applicant Sean Sprouse to answer any questions on behalf of the applicant. Mr. Poggiali made a motion to approve the application as recommended by staff and Mr. Zuilhof seconded. All voting members were in favor of the motion except for Mr. Zuilhof, who voted against the motion. The motion passed and the application was approved as recommended by staff.

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

Mr. Ochs presented the staff report to the committee members, which they all received before the meeting and was posted on the City's website for the public. Mr. Ochs ended his remarks stating that staff recommends approval of the proposed site plan with the condition that all applicable permits are obtained through the Building, Engineering, and Planning Departments. Applicants John and Jeff Lizzi attended the meeting to answer any questions the Planning Commissioners had. Mr. Poggiali moved to approve the application as recommended by staff and Ms. Castile seconded. All voting members were in favor of the motion. The motion passed and the application was approved as recommended by staff.

Old Business:

Mr. McGory stated that next on the agenda is a note from staff that Ms. Ronda Jacksich has withdrawn her application to rezone 702 and 706 Perry Street. Mr. Ochs stated that is correct.

Other Business:

Ms. Blair stated that since there has been a lot of conversation regarding transient rental and a lot of people from the public listening in on these meetings, she wanted to give an update on that topic. She said that there were two public hearings on the potential of two transient rental overlay districts and it is staff's understanding that the public hearing was held and if any Planning Commissioner would like to have another public hearing they may choose to set that public hearing. She said she would like to make it clear to the public that if another public hearing were to take place they would get another notice in the mail letting them know that they may come and give their input. Those items will no longer be on the agenda unless a Planning Commissioner decides to set another public hearing. She said that she also wants residents to know that the City takes very seriously when there are people operating transient rentals in areas where they are not permitted to and the Code Compliance office follows up with the owners of those properties. She then reminded those who were listening, where transient rentals are permitted and that this information is on the city's website as well. She said that there are a lot of people that want to have transient rentals in the city and there are some properties that could use the investment and that are zoned appropriately for that use.

Adjournment:

Mr. Miller moved to adjourn and Ms. Castile seconded. The meeting ended at 6:10pm.

Next Meeting:

August 24, 2022

Approved:

Kristen Barone, Clerk

Pete McGory, Chairman

**Planning Commission
October 26, 2022
Meeting Minutes**

Meeting called to order:

Chair McGory called the meeting to order at 5:03 pm. The following members were present: Vice Chair Miller, Commissioner Jackson, Commissioner Poggiali, and Commissioner Zuilhof. Commissioner Castile and Commissioner Whelan were absent. Eric Wobser and Thomas Horsman were present on behalf of the City Manager's Office. Jonathan Holody, Alec Ochs, and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and Clerk Quinn Rambo was also present.

Approval of minutes from July 27, 2022:

Commissioner Zuilhof made a motion to table approval of the minutes and the motion was seconded by Commissioner Poggiali. The Commissioner Zuilhof stated pertinent information was left out of the minutes that should have been included for public record. The Commission voted unanimously to table the July Planning Commission Minutes.

Approval of minutes from September 28, 2022:

Vice Chair Miller made a motion to approve the minutes as presented and the motion was seconded by Commissioner Poggiali. A vote was called and the minutes were unanimously approved as presented.

Public Hearing:

Bruce T. Holmer has submitted an application for a right-of-way vacation request for a part of Fremont Avenue located contiguous to 107 Fremont Avenue and 108 Fremont Avenue. Adjacent properties include parcels: (60-00573.001, 60-00277.000, 60-00271.000).

Staff presented the vacation request to the Commission. Staff opposed the vacation of right-of-way due to: access to the waterfront, Fremont Avenue to Venice Road being a gateway to the City, and bicycle/pedestrian accessibility. There was no one present for public comment.

Commissioner Zuilhof made the motion to deny the request for right-of-way vacation and the motion was seconded by Commissioner Poggiali. The vote was called and the motion to deny the application was approved unanimously by the Commission.

The Commission discussed the echo that was present from the sound system and how distracting it had become to them during the meeting. Staff stated they would alert the IT Department to the issue.

Special Presentation:

Eric Wobser and Julie Mujic, on behalf of the Leadership Ohio Class of 2022 will have a presentation outlining accessory dwelling units as a housing option for Sandusky.

Julie Mujic presented "Accessory Dwelling Units as a Housing Option for Sandusky." Leadership Ohio selected Sandusky for their impact project, due to its legacy status. The project's focus for this year was senior citizens, 17% of Sandusky residents were senior citizens. Leadership Ohio came to the Sandusky Planning Commission to get approval for Staff to pursue zoning analysis. The zoning analysis would

evaluate the feasibility of ADU's- Accessory Dwelling Units. ADU's would offer seniors the option of aging in place, neighborhood stability, and housing affordability. Sue Danyhertz, Serving Our Seniors, was introduced to speak. She was in favor of the analysis with the condition that ADU would be used for seniors or long term rentals, not as a transient rentals. The Commission had concerns about creating more rental housing and how zoning would allow for this use and be different from multi-family housing. Mrs. Mujic stated that these concerns could be addressed by the analysis and could be customized to Sandusky's needs.

Commissioner Zuilhof made a motion to approve Staff moving forward with the zoning analysis. The motion was seconded by Commissioner Steve Poggiali. A vote was called and motion for Staff to pursue zoning analysis was unanimously approved.

Commissioner Zuilhof proposed the Commission have a special and/or working session to review the results of the analysis.

Commissioner Zuilhof asked if the Chief Planner had any comment. Mrs. Blair stated she did not have anything to present.

Adjournment:

Vice Chair Miller moved to adjourn and the motion was seconded by Commissioner Poggiali. The meeting ended at 6:48 PM.

Next Meeting:

November 23, 2022 at 5:00pm.

Approved:

Clerk

Chair/ Vice Chair

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A CONDITIONAL USE PERMIT
914 HANCOCK ST.
PARCEL (57-60031.000)

Reference Number: PCONDU22-0008

Date of Report: October 27, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: Ralph Chamberlin – Director of Erie Metropolitan Housing Authority
322 Warren St.
Sandusky, OH 44870

Authorized Agents: Michael LaMarca
322 Warren St.
Sandusky, OH 44870

Site Location: 914 Hancock St.
Sandusky, OH 44870

Zoning: LB – Local Business District

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

Surrounding Uses: Residential

Existing Use: Community Garden

Proposed Use: Community Garden

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1129.03 & 1133.04

SITE PICTURES

Subject Parcels Outlined in Red:



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay

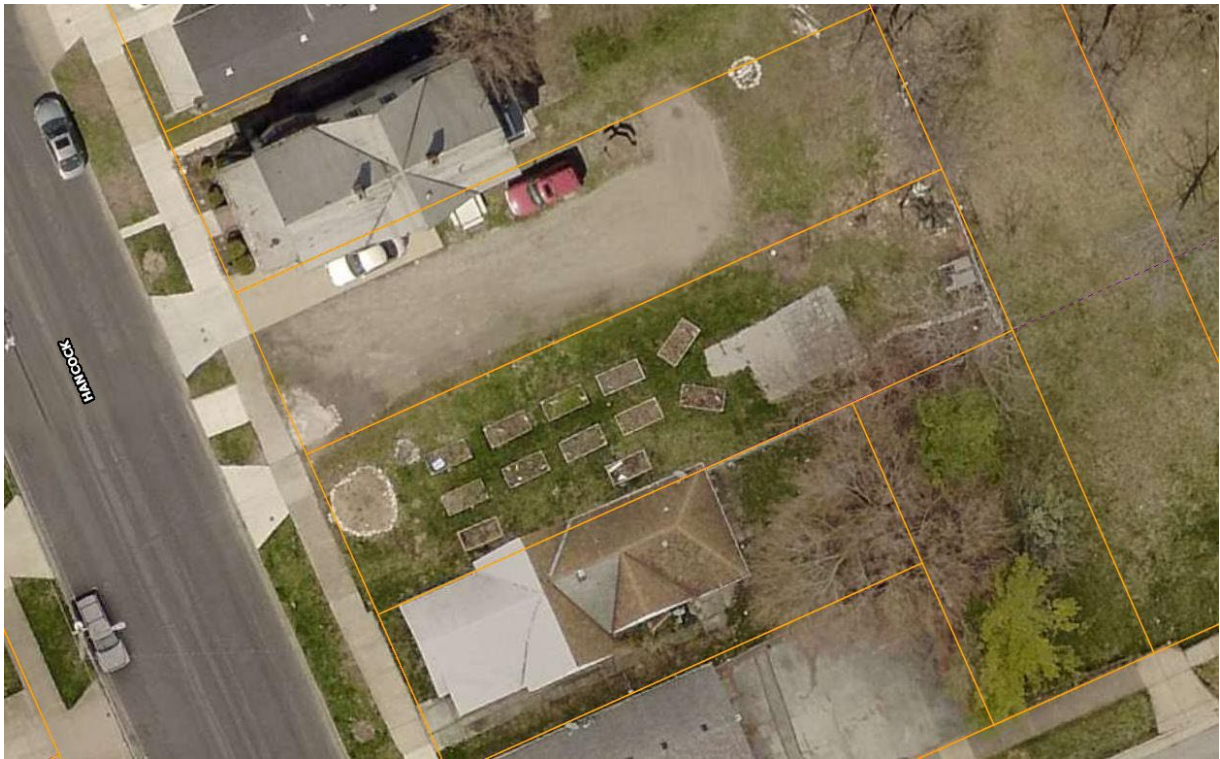


Zoning

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

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

Aerial Photo of site



Street view from 7/2019



PROJECT DESCRIPTION

The site is approximately 0.1 acres. There is currently a community garden on the site with raised garden beds.

The applicant seeks to obtain a conditional use permit to make the existing community garden a legal conforming use that allows a shed as an accessory use. A shed permit was applied for to place a storage shed on the site for maintenance items. A shed is only permitted as an accessory use to a permitted main use. In this case, the garden is not a permitted main use in a Local Business District without a conditional use permit to allow uses permitted in a Public Facilities District. Staff directed a conditional use permit process instead of a variance to allow more permitting flexibility in the future for the site. With a conditional use permit, other allowable accessory uses can be permitted administratively.

APPLICABLE CODE SECTIONS

CHAPTER 1133

Business Districts

1133.04 PERMITTED BUILDINGS AND USES; LOCAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) Dwellings, of the type permitted and as regulated in the least restrictive contiguous district;

CHAPTER 1129

Residential Districts

1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

District	<u>Main Buildings and Uses</u>	<u>Accessory Buildings and Uses</u>
RS	One-family dwellings	Private garages or parking area; storage of boats
	Public facilities as a conditional use: governmental, civic, educational, religious, welfare, recreational, and transportation as set forth in Section <u>1123.02</u> .	Private garden and recreation uses, structures, pools, fences, walls.
	Public utility substations as a conditional use.	Home offices, group A and home occupations, group A. Renting of rooms, accessory living accommodations.

		Accessory uses for public facilities, Section 1123.02 .
		Agricultural uses as set forth in Section 1129.06(f) .
R1-75	Uses permitted in RS District.	Accessory uses permitted in RS District, except agricultural uses.
R1-60	Uses permitted in R1-75 District.	Accessory uses permitted in R1-75 District, and rental of one garage space.
R1-50		
R1-40	Manufactured homes.	

CHAPTER 1123

Public Facilities District

1123.02 USE REGULATIONS.

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained

	colleges, universities (excluding business-colleges.)	Schedule of Permitt attract primarily persons using the public facility.
(d)	Religious: churches, parochial schools.	Maintenance and heating facilities.
(e)	Welfare: general, mental, or special hospitals, health centers or clinics, nursing or convalescing homes, institutions for children and for the aged.	Bulletin boards as hereinafter regulated.
(f)	Recreational: public parks and play- grounds, public harbors, beaches, pools, and golf courses.	Recreational area in connection with schools

DEPARTMENT OF PLANNING COMMENTS

A garden use is not a permitted use in the zoning code. The Local Business District allows residential uses. Public facilities uses are permitted with a conditional use permit in a residential district. Public parks are a permitted main use in the Public Facilities District. A conditional use permit process is required to bring this use up to conformity to the zoning code. Staff found no records of this garden becoming a legal conforming use.

Staff considers the community garden to be a great public asset to this neighborhood. Community Development staff have heard several public compliments towards this public

garden. Staff supports the continued efforts to the community the garden provides at this location and supports its ongoing goals.

OTHER DEPARTMENT COMMENTS

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

Fire Department:

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

CONCLUSION/RECOMMENDATION

In conclusion, staff recommends the approval of the proposed conditional use permit for the community garden at 914 Hancock St. parcel (57-60031.000).

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

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: Ralph Chamberlain, Executive Director
Erie Metropolitan Housing Authority

Property Owner Address: 322 Warren Street, Sandusky, Ohio 44870

Property Owner Telephone: 419-625-0262

Property Owner Email: rchamberlain@eriemetrohousing.org

Authorized Agent Name: Michael LaMarca

Authorized Agent Address: 322 Warren Street, Sandusky, Ohio 44870

Authorized Agent Telephone: 419-366-2142

Authorized Agent Email: mlamarca@eriemetrohousing.org

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 914 Hancock Street, Sandusky, Ohio 44870

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

Parcel Number: 57-60031.000 **Zoning District:** LB

DETAILED SITE INFORMATION:

Land Area of Property: 0.1 acres (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.):

Erie Metropolitan Housing Authority, land owner of the Community Garden, has been approached
by Ms. Sue Daugherty from Serving Our Seniors. She has graciously offered to write a grant for a
garden storage shed for the Community Garden property. Erie Metropolitan Housing Authority is
requesting you approve this Conditional Use Permit Application, in hopes the grant money can be
secured and the shed purchased prior to the Spring planting season.

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.

Ralph Chandler, Executive Director 10/25/2022
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 914 Hancock Street (municipal street address of property), I hereby authorize Michael LaMarca to act on my behalf during the Planning Commission approval process.

Ralph Chandler, Executive Director 10/25/2022
Signature of Property Owner Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



Image capture: Jul 2019 © 2022 Google



914 Hancock St

All

Street View & 360°

Sandusky, Ohio

Google

Street View - Jul 2019



Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID 57-60031.000
Owner ERIE METROPOLITAN HOUSING AUTHORITY
Property Address 914 HANCOCK
SANDUSKY

Acreage 0.1

Last 2 Sales

Date 1/1/1987
n/a

Price Vol/Page

Date created: 10/24/2022
Last Data Uploaded: 10/24/2022 5:06:45 AM

Developed by Schneider
GEOSPATIAL





Delivery & On-Site Installation Included

TUFF SHED
The Ecosystem Series

OUR LOWEST PRICED INSTALLED SHED

MONTHLY PAYMENT \$2127

43

KR-6000 8' x 8'

Use KR-6000

DISPLAY

home depot.com/tuffshed

WIN

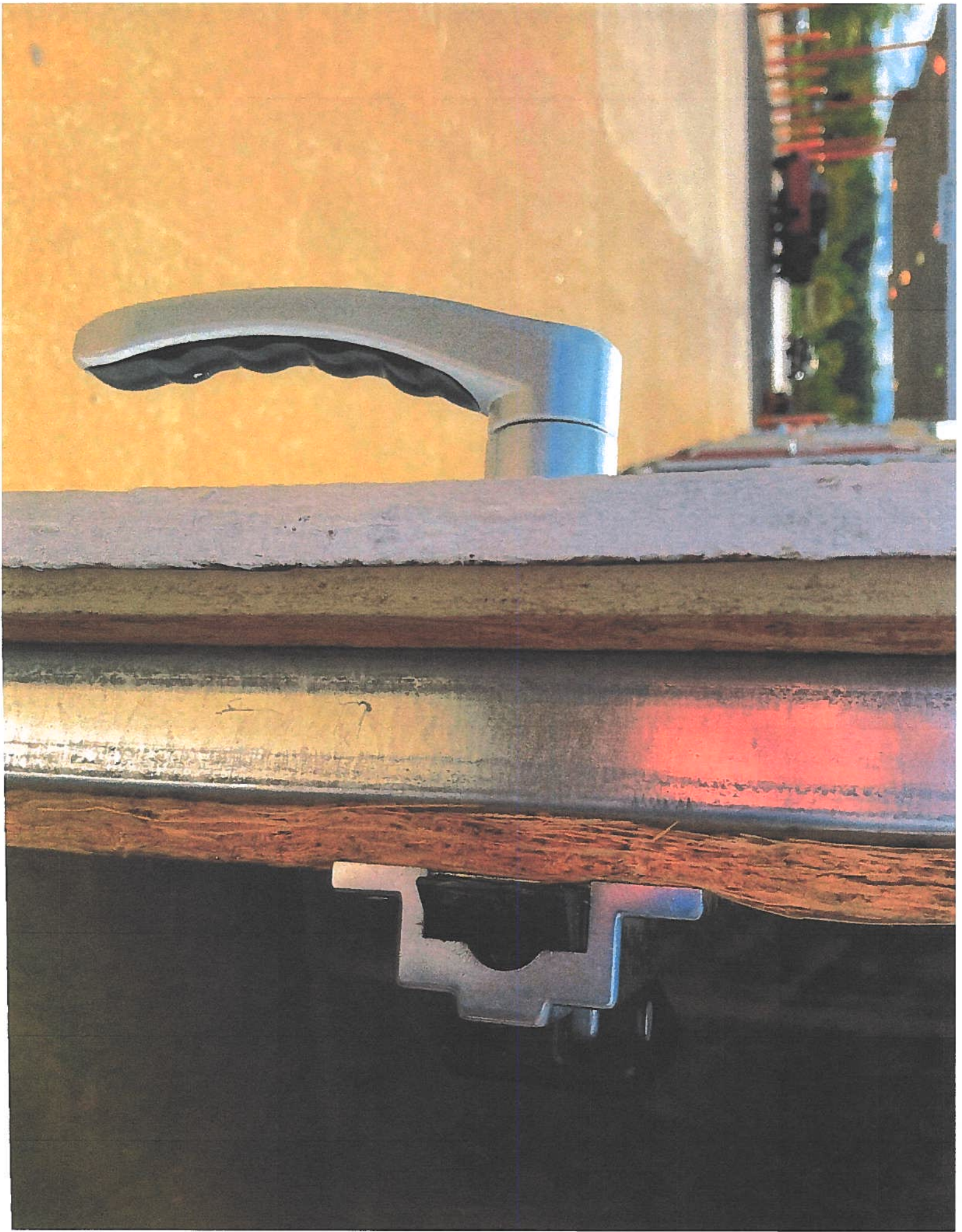
UP TO \$1000

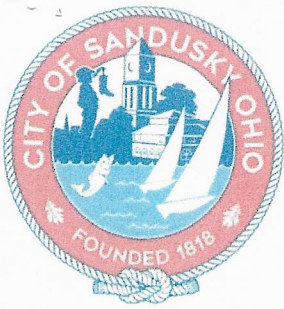
GET THE DETAILS

TAKE A BROCHURE

DELIVERY & ON-SITE INSTALLATION INCLUDED

TUFF SHED





DEPARTMENT of COMMUNITY DEVELOPMENT

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

PLANNING COMMISSION NOTICE OF HEARING

The City of Sandusky, Planning Commission will conduct a public hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

The Planning Commission has set a public hearing to consider an amendment to the zoning map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000). The application is to amend the zoning map to expand the Transient Rental Overlay District to include the above mentioned parcels.

The Planning Commission has set a public hearing to consider an application for an amendment to the zoning map for 701 E. Water St. (parcels 56-61377.000, 56-61377.001, 56-01377.001, & 56-01313.000). The application is to amend the zoning map to a Planned Unit Development at the above mentioned parcels.

The City of Sandusky, Planning Commission will conduct an adjudication hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

Ralph Chamberlin, on behalf of the Erie Metropolitan Housing Authority has submitted an application for a conditional use permit at 914 Hancock St. to make the existing community garden a legal conforming main use and allow a shed as an accessory use.

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. 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
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL AT
1001 FREMONT AVE.(PARCEL 60-00421.000)

Reference Number: PSPOS22-0013

Date of Report: October 26, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: Classic Investors
1001 Fremont Ave.
Sandusky, Ohio 44839

Authorized Agent: John Carrigan
37 Court St.
Tiffin, OH 44883

Site Location: 1001 Fremont Ave.
Sandusky, Ohio 44839

Zoning: CS – Commercial Service

Surrounding Zoning:
North: RMF – Multi-Family Residential
South: CR – Commercial Recreation
East: RMF – Multi-Family Residential
CS – Commercial Service
West: CS – Commercial Service

Surrounding Uses: Business, cemetery, vacant land

Existing Use: Storage

Proposed Use: Storage

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

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)



East Façade Perspective



PROJECT DESCRIPTION

The site is approximately 9.38 acres. The site sits on the western edge of the City limits next to route 2 exit 131 ramp.

This property currently contains 7 storage buildings totaling 32,200 square feet. The new building will be 30' x 200' and will add an additional 6,000 sq. ft. of storage. The site coverage with the eight building addition is 9%, well below the 50% threshold.

APPLICABLE CODE SECTIONS

CHAPTER 1137

Commercial Districts

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.

(..)

1137.07 AREA REGULATIONS.

(a) Every main business, or commercial or manufacturing building in a commercial district shall be located on a lot not less than 66 feet wide, of sufficient area to provide the required

yards and off-street parking, and not more than 50% of the lot area shall be covered with buildings.

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

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

1137.09 HEIGHT REGULATIONS.

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

CHAPTER 1149

Site Plan Review and Off-Street Parking

1149.04 MEASUREMENT STANDARDS.

For the purpose of determining accessory off-street parking requirements definitions and standards shall be as follows:

(..)

(c) Floor Area. The total area of all the floors measured from the exterior faces of the building (except the floor, or part thereof, used for the storage or warehousing may be waived with administrative approval and if not approved by the administration, the Planning Commission may approve the waiver), or where set forth in the following schedule, only the floor area used by specific use.

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

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

According to the requirements in Section 1149.04 of the Zoning Code, Measurement Standards (c) "Storage or warehousing may be waived with administrative approval and if not approved by the administration, the Planning Commission may approve the waiver". Staff recommends waiving any parking requirements.

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

All area standards are satisfied.

All yard regulations are satisfied.

This is a permitted use.

OTHER DEPARTMENT COMMENTS

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

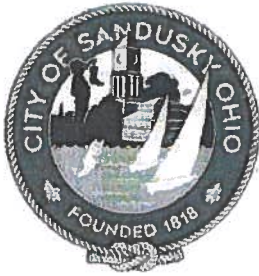
Fire Department:

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

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan for 1001 Fremont Ave. (parcel 60-00421.000) with the following conditions:

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



PLANNING COMMISSION

Application for Site Plan Approval

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

APPLICANT/AGENT INFORMATION:

Property Owner Name: Classic Investors, LLP

Property Owner Address: P. O. Box 870
Tiffin, Ohio 44883

Property Owner Telephone: 419-447-7941

Property Owner Email: carriganj@sbcglobal.net

Authorized Agent Name: John D. Carrigan

Authorized Agent Address: 37 Court Street
Tiffin, Ohio 44883

Authorized Agent Telephone: (419) 447-7941

Authorized Agent Email: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1001 Fremont Avenue, Sandusky, Ohio 44870

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

Parcel Number: 60-00421000 **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): N/A

Number of Off-Street Parking Spaces Provided: N/A

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

Landscaped Area: N/A (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

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

Construction of Storage Building "H" and Building "I"

Building H 30' x 200' x 8' 6"

Building I 45' x 88' x 14' 1½" "

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.

Classic Investors, LLP

By: [Signature]

Member

6/20/22

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1001 Fremont Avenue (municipal street address of property), I hereby authorize Adam to act on my behalf during the Planning Commission approval process.

Classic Investors, LLP

By: _____

Member

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: _____

FLOOD ZONE INFORMATION

Subject property is within Zone A without Flood Hazard Designation.

Contractor's Name: 3604242000

Contractor's Date: November 22, 2024

1. According to FEMA 424-CR-01, the 2024 Flood Hazard Map is the most current map available for the project.

2. Flood Hazard Map (FEMA 424-CR-01) is the project's 2024 map.

DATE	BY	REVISION
11/22/2024	WJ	1
11/22/2024	WJ	2
11/22/2024	WJ	3
11/22/2024	WJ	4
11/22/2024	WJ	5
11/22/2024	WJ	6
11/22/2024	WJ	7
11/22/2024	WJ	8
11/22/2024	WJ	9
11/22/2024	WJ	10
11/22/2024	WJ	11
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11/22/2024	WJ	98
11/22/2024	WJ	99
11/22/2024	WJ	100

CLASSIC INVESTORS, LLC - STORAGE UNITS

CITY OF SANDUSKY, LANE COUNTY, OHIO

EXISTING SITE & REGULATION SHEET

CONTRACTORS

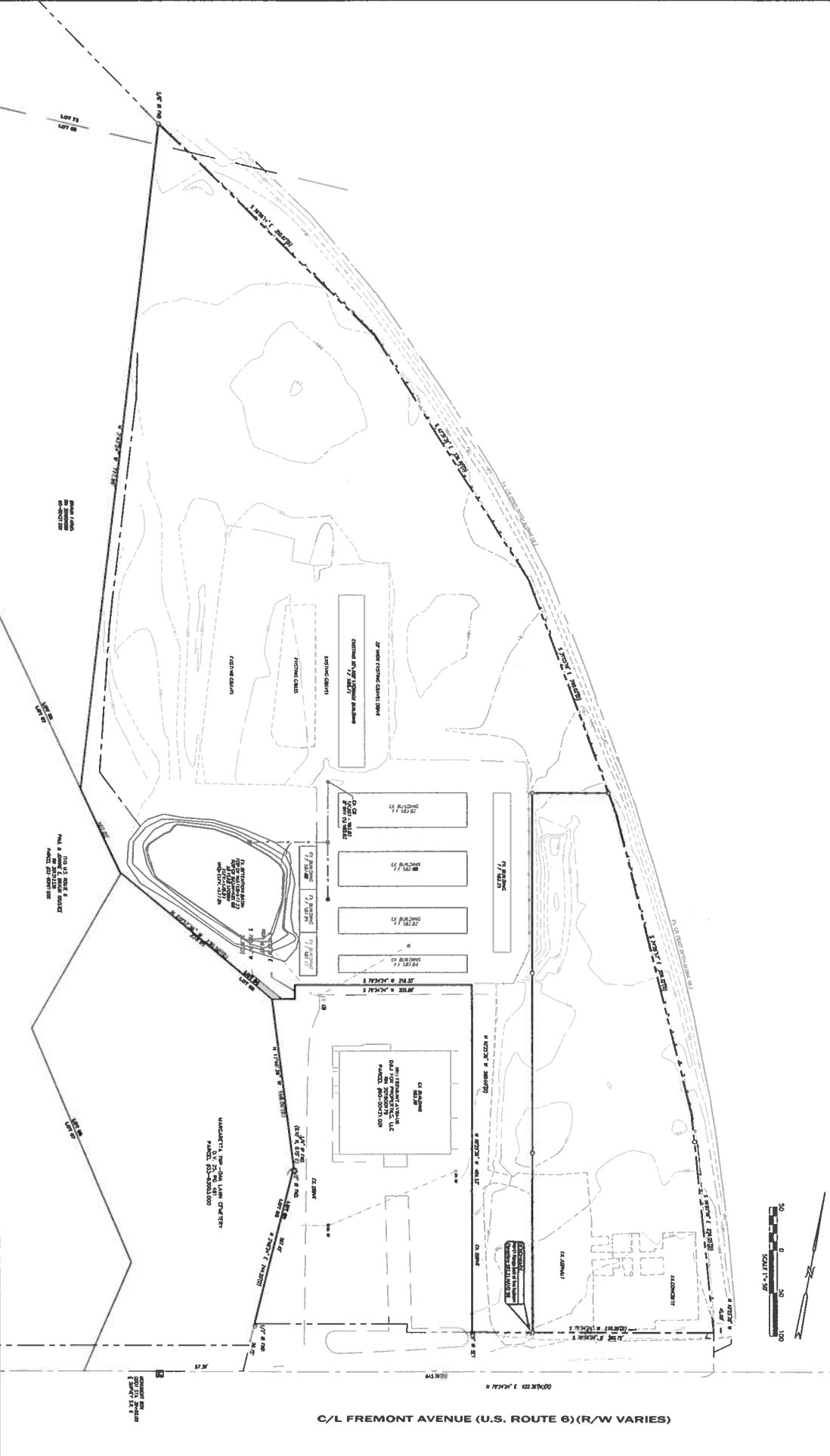
DESIGN ENGINEERING

CONSULTING ENGINEERS & SURVEYORS

DATE: SEP 1, 2022

SCALE: 1"=50'

PROJECT NO: 22-385



C/L FREMONT AVENUE (U.S. ROUTE 6) (R/W VARIES)

ZONING INFORMATION	
ZONING DISTRICT	OS - OVERSEEN BUSINESS
PERMITTED USES	USE OF LAND FOR BUSINESS PURPOSES, INCLUDING BUT NOT LIMITED TO: OFFICE, PROFESSIONAL, SERVICE, STORAGE, AND WHOLESALE BUSINESS.
PERMITTED HEIGHT	35 FEET
PERMITTED SETBACKS	FRONT: 10 FEET, SIDE: 5 FEET, REAR: 10 FEET

GRAVING LEGEND	
1.0000	PROPOSED DRIVE SURFACE
1.0000	PROPOSED DRIVE SURFACE
1.0000	PROPOSED DRIVE SURFACE
1.0000	PROPOSED DRIVE SURFACE

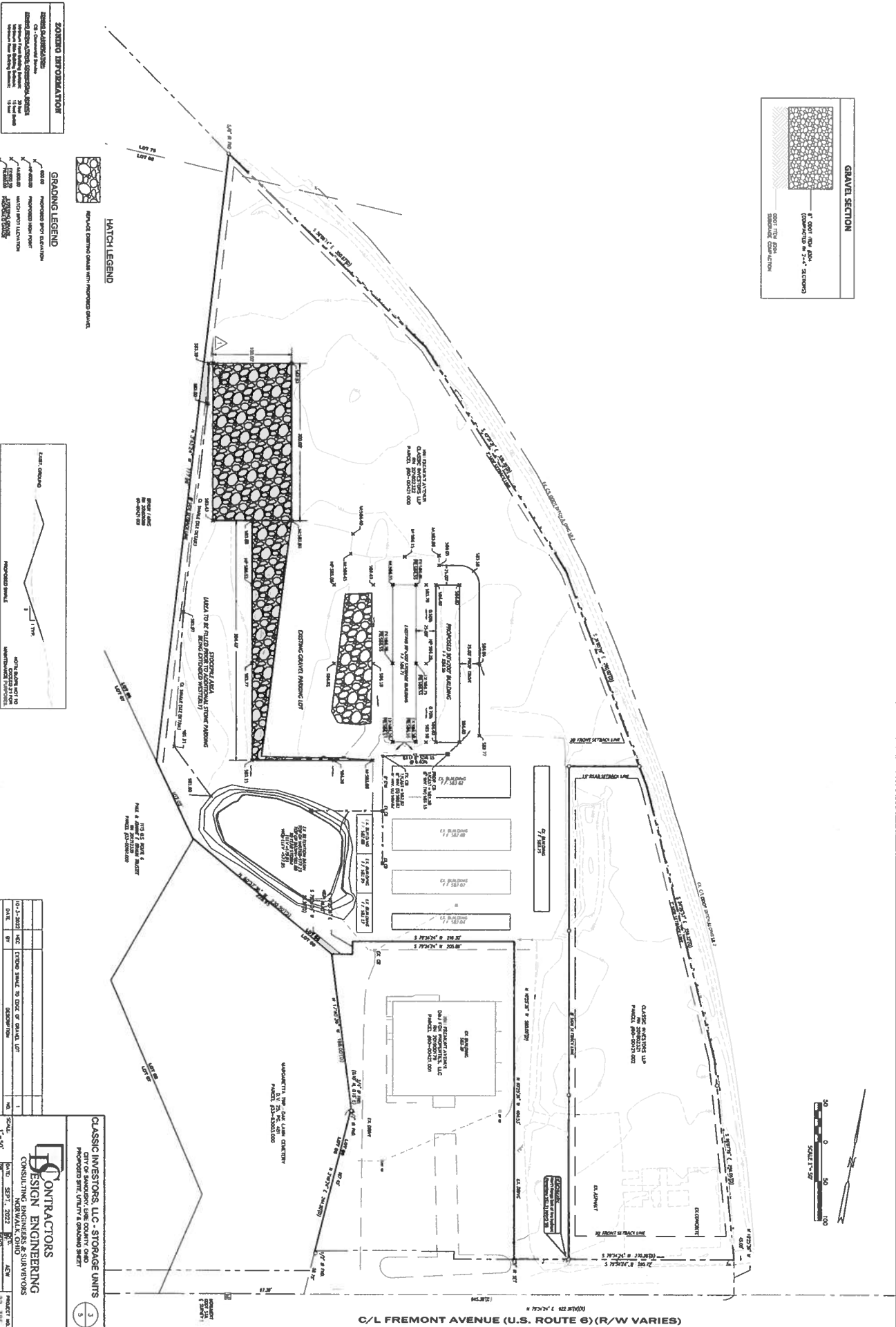
HATCH LEGEND	
	REPLACE EXISTING GRAVEL WITH PROPOSED GRAVEL

1.0000	PROPOSED DRIVE SURFACE
1.0000	PROPOSED DRIVE SURFACE
1.0000	PROPOSED DRIVE SURFACE
1.0000	PROPOSED DRIVE SURFACE

DATE	DATE	DATE	DATE
01-2-2023	02-1-2023	02-1-2023	02-1-2023
BY	BY	BY	BY
1	1	1	1

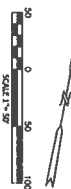
CLASSIC INVESTORS, LLC - STORAGE UNITS
CITY OF SANDUSKY, OHIO
PROPOSED SITE, UTILITY & GRADING SHEET

DESIGN ENGINEERS & SURVEYORS
CONSULTING ENGINEERS & SURVEYORS
11111 N. RIVER RD.
SANDUSKY, OHIO 44870
PHONE: 419-486-1234
FAX: 419-486-1235
WWW.DESIGNENGINEERSANDSURVEYORS.COM

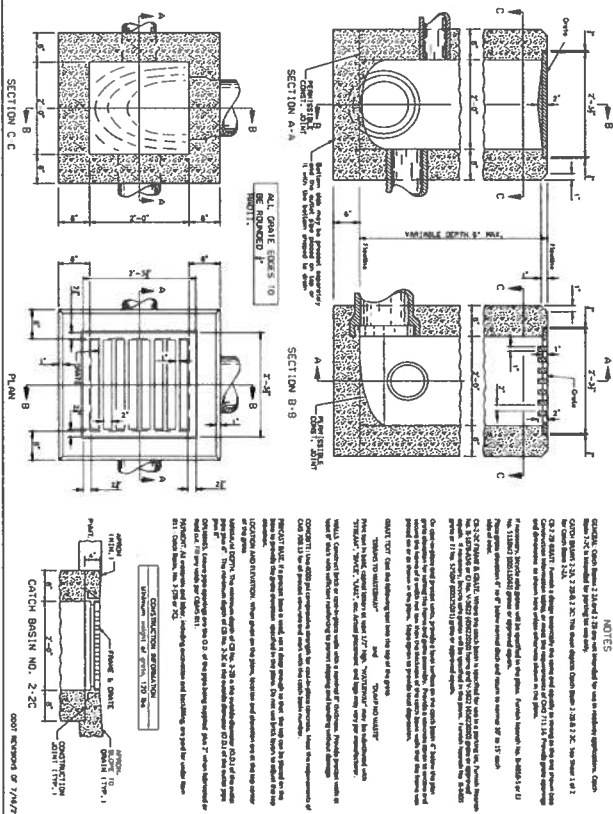


GRAVEL SECTION

1.0000 10' x 10' x 4" GRAVEL
1.0000 10' x 10' x 4" GRAVEL
1.0000 10' x 10' x 4" GRAVEL
1.0000 10' x 10' x 4" GRAVEL



DOOR CATCH BASIN 2-C



STORM WATER POLLUTION PREVENTION NOTES

GENERAL REQUIREMENTS:

1. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

2. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

3. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

4. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

5. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

6. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

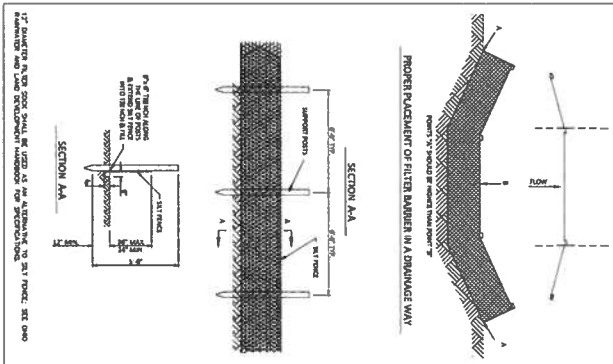
7. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

8. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

9. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

10. All storm water pollution prevention measures shall be designed and installed in accordance with the requirements of the applicable regulatory agency.

PERIMETER PROTECTION - Silt Fence



CONSTRUCTION ENTRANCE

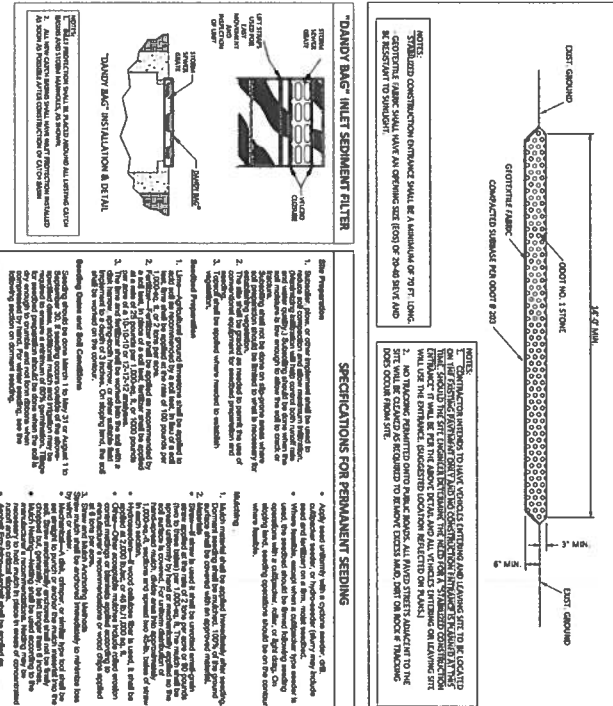
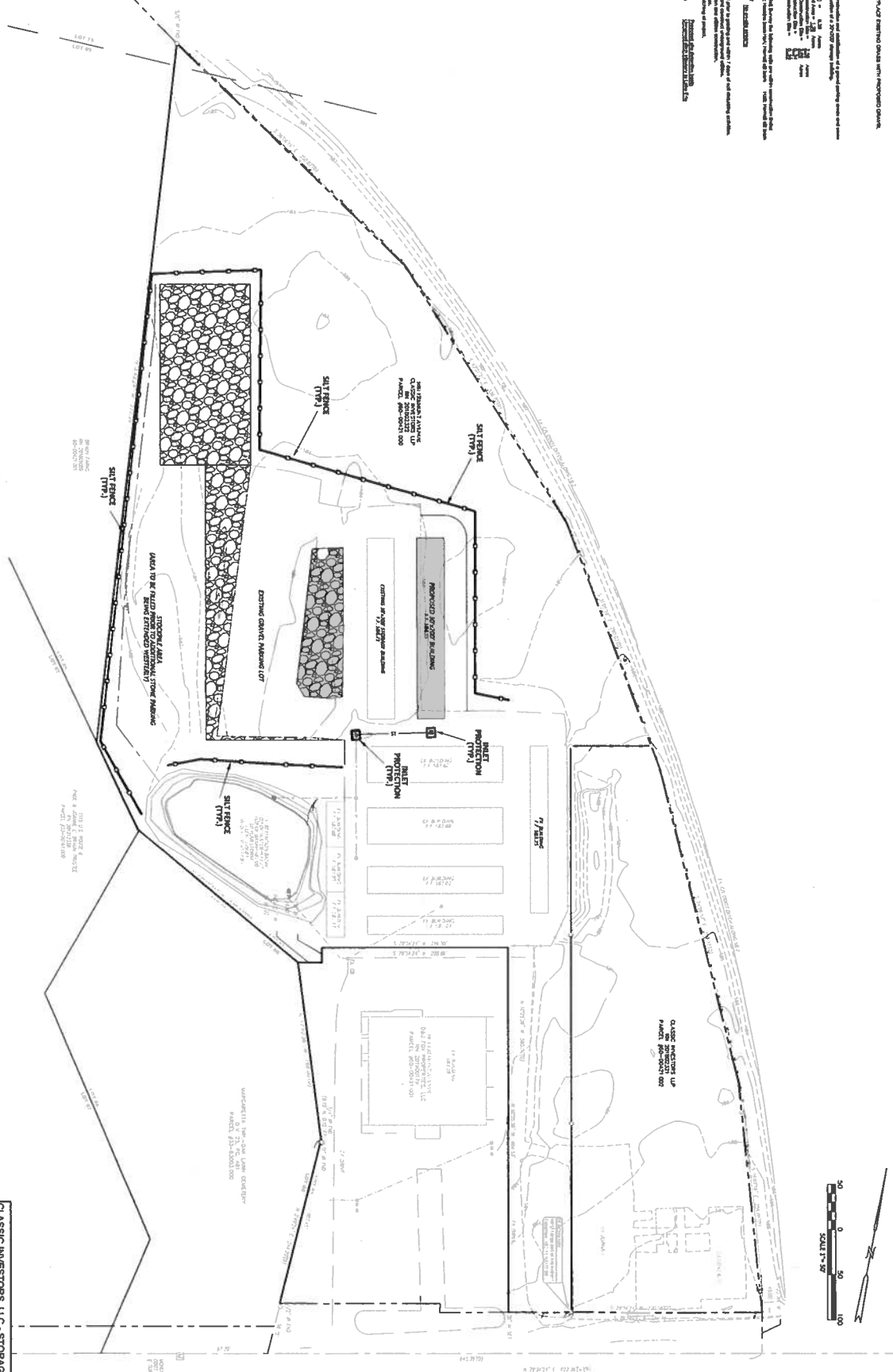


TABLE 1: 1/2" INCHES CLEARING

Clearing Type	Clearing Area (sq. ft.)	Clearing Volume (cu. yd.)	Clearing Weight (tons)
Grass	10,000	1.0	1.0
Grass	20,000	2.0	2.0
Grass	30,000	3.0	3.0
Grass	40,000	4.0	4.0
Grass	50,000	5.0	5.0
Grass	60,000	6.0	6.0
Grass	70,000	7.0	7.0
Grass	80,000	8.0	8.0
Grass	90,000	9.0	9.0
Grass	100,000	10.0	10.0
Grass	110,000	11.0	11.0
Grass	120,000	12.0	12.0
Grass	130,000	13.0	13.0
Grass	140,000	14.0	14.0
Grass	150,000	15.0	15.0
Grass	160,000	16.0	16.0
Grass	170,000	17.0	17.0
Grass	180,000	18.0	18.0
Grass	190,000	19.0	19.0
Grass	200,000	20.0	20.0
Grass	210,000	21.0	21.0
Grass	220,000	22.0	22.0
Grass	230,000	23.0	23.0
Grass	240,000	24.0	24.0
Grass	250,000	25.0	25.0
Grass	260,000	26.0	26.0
Grass	270,000	27.0	27.0
Grass	280,000	28.0	28.0
Grass	290,000	29.0	29.0
Grass	300,000	30.0	30.0
Grass	310,000	31.0	31.0
Grass	320,000	32.0	32.0
Grass	330,000	33.0	33.0
Grass	340,000	34.0	34.0
Grass	350,000	35.0	35.0
Grass	360,000	36.0	36.0
Grass	370,000	37.0	37.0
Grass	380,000	38.0	38.0
Grass	390,000	39.0	39.0
Grass	400,000	40.0	40.0
Grass	410,000	41.0	41.0
Grass	420,000	42.0	42.0
Grass	430,000	43.0	43.0
Grass	440,000	44.0	44.0
Grass	450,000	45.0	45.0
Grass	460,000	46.0	46.0
Grass	470,000	47.0	47.0
Grass	480,000	48.0	48.0
Grass	490,000	49.0	49.0
Grass	500,000	50.0	50.0
Grass	510,000	51.0	51.0
Grass	520,000	52.0	52.0
Grass	530,000	53.0	53.0
Grass	540,000	54.0	54.0
Grass	550,000	55.0	55.0
Grass	560,000	56.0	56.0
Grass	570,000	57.0	57.0
Grass	580,000	58.0	58.0
Grass	590,000	59.0	59.0
Grass	600,000	60.0	60.0
Grass	610,000	61.0	61.0
Grass	620,000	62.0	62.0
Grass	630,000	63.0	63.0
Grass	640,000	64.0	64.0
Grass	650,000	65.0	65.0
Grass	660,000	66.0	66.0
Grass	670,000	67.0	67.0
Grass	680,000	68.0	68.0
Grass	690,000	69.0	69.0
Grass	700,000	70.0	70.0
Grass	710,000	71.0	71.0
Grass	720,000	72.0	72.0
Grass	730,000	73.0	73.0
Grass	740,000	74.0	74.0
Grass	750,000	75.0	75.0
Grass	760,000	76.0	76.0
Grass	770,000	77.0	77.0
Grass	780,000	78.0	78.0
Grass	790,000	79.0	79.0
Grass	800,000	80.0	80.0
Grass	810,000	81.0	81.0
Grass	820,000	82.0	82.0
Grass	830,000	83.0	83.0
Grass	840,000	84.0	84.0
Grass	850,000	85.0	85.0
Grass	860,000	86.0	86.0
Grass	870,000	87.0	87.0
Grass	880,000	88.0	88.0
Grass	890,000	89.0	89.0
Grass	900,000	90.0	90.0
Grass	910,000	91.0	91.0
Grass	920,000	92.0	92.0
Grass	930,000	93.0	93.0
Grass	940,000	94.0	94.0
Grass	950,000	95.0	95.0
Grass	960,000	96.0	96.0
Grass	970,000	97.0	97.0
Grass	980,000	98.0	98.0
Grass	990,000	99.0	99.0
Grass	1,000,000	100.0	100.0

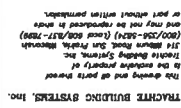
REFLECT EXISTING CHAOS WITH PROPOSED CHANGES

[illegible]

C/L FREMONT AVENUE (U.S. ROUTE 6) (R/W VARIES)



DESCRIPTION	DATE
FLOOR PLAN & ELEVATIONS	
FOUNDATION PLAN AND DETAILS	
INTERIOR WALL FRAMING ELEVATION	
EXTerior WALL FRAMING ELEVATION	
ROOF FRAMING PLAN	
SIDEWALL ELEVATIONS & DETAILS	
INTERIOR PARTITION WALL PANEL DETAILS	
EXTERIOR PARTITION WALL PANEL DETAILS	
R-PANEL ROOF	
GUTTER PAGE	



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NICK GOSCHE
STATION & STORAGE
1011 FREMONT AVE
SANDUSKY, OH

Form by	JV
Model	N.T.S.
Part No.	P42510
Order No.	-
Sheet No.	

Cover

Terms	Equivalents	Terms	Equivalents
Blank Building	Blank Building	NT	Not Trade
Blank Building	Blank Building	OP	On Point
Blank Building	Blank Building	OPP	Opposite
Blank Building	Blank Building	PF	Perforation
Blank Building	Blank Building	PFT	Perforated
Blank Building	Blank Building	PSF	Pounds Per Sq. Foot
Blank Building	Blank Building	PTD	Painted
Blank Building	Blank Building	RCOT	Required
Blank Building	Blank Building	R.D.	Rough Opening
Blank Building	Blank Building	S.D.	Self Drilling
Blank Building	Blank Building	TYP	Typical
Blank Building	Blank Building	WWF	Welded Wire Fabric

[illegible]

Anchor Bolts (Concrete Screws)	Bolts used to anchor <i>eave</i> / <i>base</i> angles or channels, and base plates to a foundation or other support.
Angle, <i>Eave</i> / <i>Base</i>	An angle or channel used at the base or top of a paneled wall section. Channels are also referred to as <i>eave</i> or <i>base</i> angles.
Channel, <i>Eave</i> / <i>Base</i>	A plate attached to the bottom of a column or jamb which rests on a foundation or other support, usually secured by anchor bolts.
Base Plate	
Bracing	Angles or straps used in the plane of the roof and walls to transfer loads, such as wind, seismic and crane thrusts to the foundation.
Bracing ---	Series of bracing used in the roof framing to stiffen purlins.
Clip	A plate or angle used to fasten two or more members together.
Column	A main member used in a vertical position on a building to transfer loads from main roof rafters, or purlins to the foundation.
Eave ---	The line along the sidewall formed by the intersection of the planes of the roof and the wall.
Footing ---	A pad or mat, usually of concrete, located under a column, wall or other structural member, that is used to distribute the loads from that member into the supporting soil.
Girt	A horizontal structural member that is attached to sidewall or endwall columns and supports panning.
Gutter ---	A light gauge metal member at an eave, valley or parapet designed to carry water from the roof to downspouts or drains.
Header ---	The horizontal framing member located at the top of a framed opening, (doors).
Jamb ---	The vertical framing members located at the sides of an opening (doors).
Purlin ---	A horizontal structural member which supports roof covering.
Rafter	The main beam supporting the roof system.
Rake Angle ---	Angle fastened to purlins at rake for attachment of endwall or partition panels.
Structural Line ---	Usually chalk lines laid out on the foundation to aid in placing columns and other structural components of a building floor plan. Accurate placement of these lines is critical to erecting a building.
Roof Trim ---	A trim designed to close the opening between the roof and endwall panels.
Ridge ---	The horizontal line formed by opposing sloping sides of a roof running parallel with the building length.

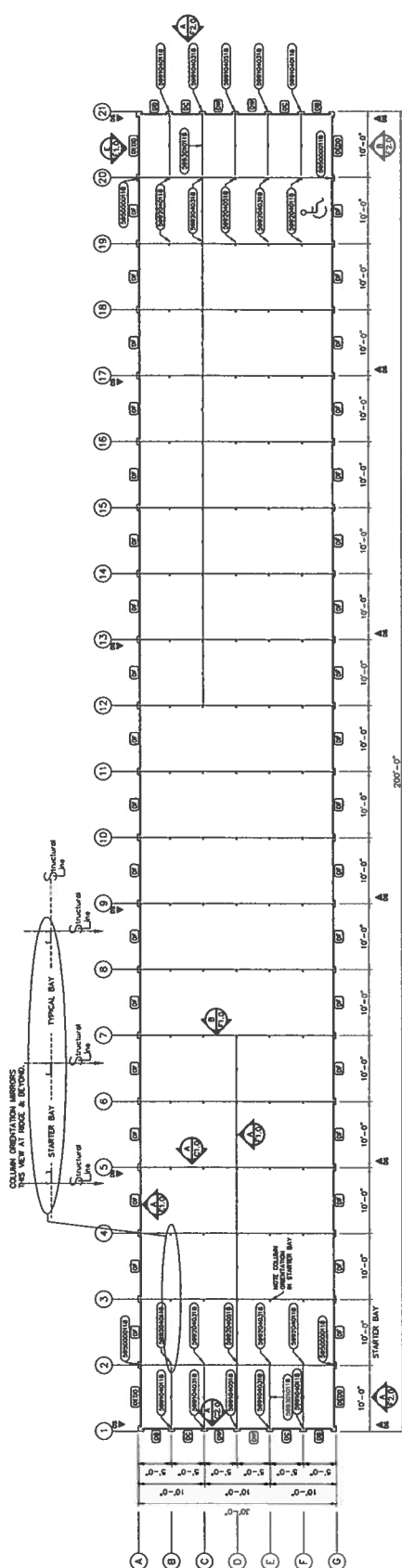
	Revision Indicator
	Notation Reference
	Detail Identification/Reference
	Detail Identification
	Section Identification/Reference

CODE	CONSTRUCTION TYPE	UNIT	VALUE	UNIT	VALUE
1	GROUND SNOW LOAD	B	20 psf	1	1000 LBS/FT ²
2	SNOW EXPOSURE CATEGORY	B	0.8	2	0.85
3	SNOW IMPORTANCE FACTOR	B	0.8	3	0.8
4	WIND IMPORTANCE FACTOR	B	0.8	4	0.8
5	WIND VELOCITY (V ₅₀)	81 mph		5	81 mph
6	WIND EXPOSURE CATEGORY	B	1	6	1
7	RISK CATEGORY	B	1	7	1
8	SPECTRAL RESPONSE ACCELERATION	S _a	0.120	8	0.120
9	SPECTRAL RESPONSE ACCELERATION	S _a	0.064	9	0.064
10	SPECTRAL RESPONSE ACCELERATION	S _a	0.128	10	0.128
11	SPECTRAL RESPONSE ACCELERATION	S _a	0.068	11	0.068
12	SEISMIC DESIGN CATEGORY	B	1	12	1

[illegible]

NOTICE:

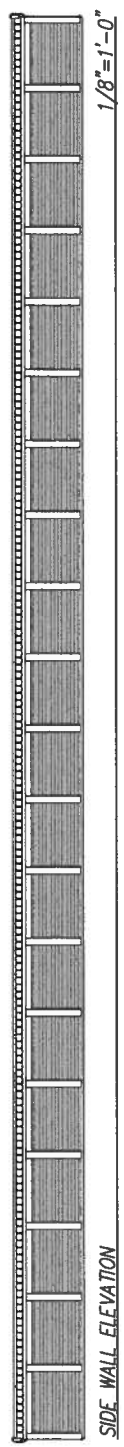
THE SPECIFIC PRODUCT INFORMATION PROVIDED TO FACTORY OUTLETS, INC. HAS BEEN OBTAINED FROM THE MANUFACTURER'S LITERATURE, AND IS NOT TO BE USED IN ANY MANNER THAT COULD BE CONSIDERED A VIOLATION OF THE PATENT RIGHTS OF THE MANUFACTURER. FACTORY OUTLETS, INC. IS NOT RESPONSIBLE FOR ANY INFRINGEMENT OF THE PATENT RIGHTS OF THE MANUFACTURER. FACTORY OUTLETS, INC. IS NOT RESPONSIBLE FOR ANY INFRINGEMENT OF THE PATENT RIGHTS OF THE MANUFACTURER.



FLOOR PLAN FOR 8'-4" EAVE, 1/2:12 PITCH, MINI STORAGE BUILDING | 1/8" = 1'-0"

DOOR SCHEDULE					
QTY	CODE	TYPE	SIZE	ROUGH OPENING (RSF)	DESCRIPTION
4	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	ROLL-UP DOOR
4	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	ROLL-UP DOOR
4	DEDD	ROLL-UP	8'-6" x 7'-0"	8'-6" x 7'-0"	NON-OPERATIONAL DOOR
36	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	ROLL-UP DOOR
4	DW	ROLL-UP	4'-0" x 6'-11"	4'-0" x 6'-11"	ROLL-UP DOOR

ROLL-UP DOORS MEET ASTM E330
DO NOT ORDER DOORS BY OTHERS PRIOR TO RECEIVING THE ERECTION SET.
RO AND DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES.



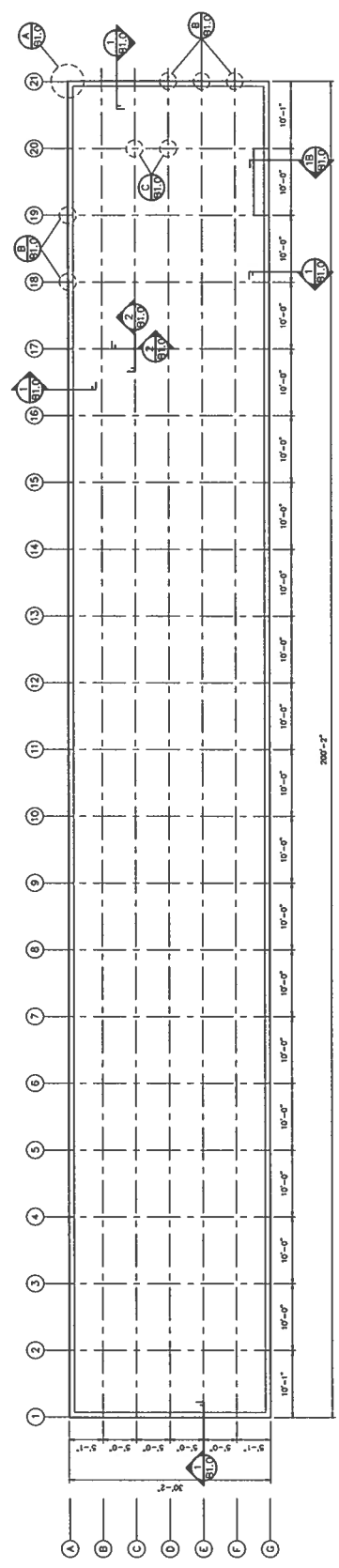
SIDE WALL ELEVATION



END WALL ELEVATION



END WALL ELEVATION



FOUNDATION PLAN for MINI STORAGE BUILDING I

FOUNDATION LEGEND

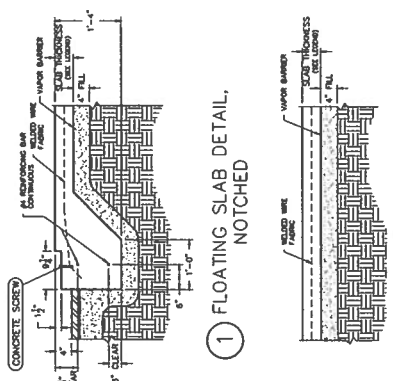
	CONCRETE SCREW
	REBAR
	SLAB THICKNESS

CONCRETE SCREW
3/8" x 2 1/2"

CONCRETE SCREW (EXTERIOR)
3/8" x 2 1/2"

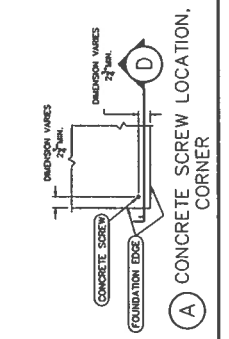
GENERAL FOUNDATION NOTES

1. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL FOUNDATION CODE (IFC).
2. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
3. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
4. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
5. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
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7. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
8. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
9. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.
10. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" REINFORCING BARS.

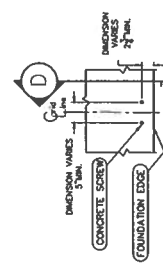


1. FLOATING SLAB DETAIL, NOTCHED

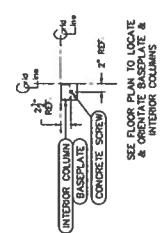
2. SLAB, INTERIOR SECTION



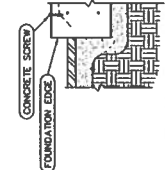
A. CONCRETE SCREW LOCATION, CORNER



B. CONCRETE SCREW LOCATION, EXTERIOR



C. CONCRETE SCREW LOCATION, INTERIOR BASEPLATE



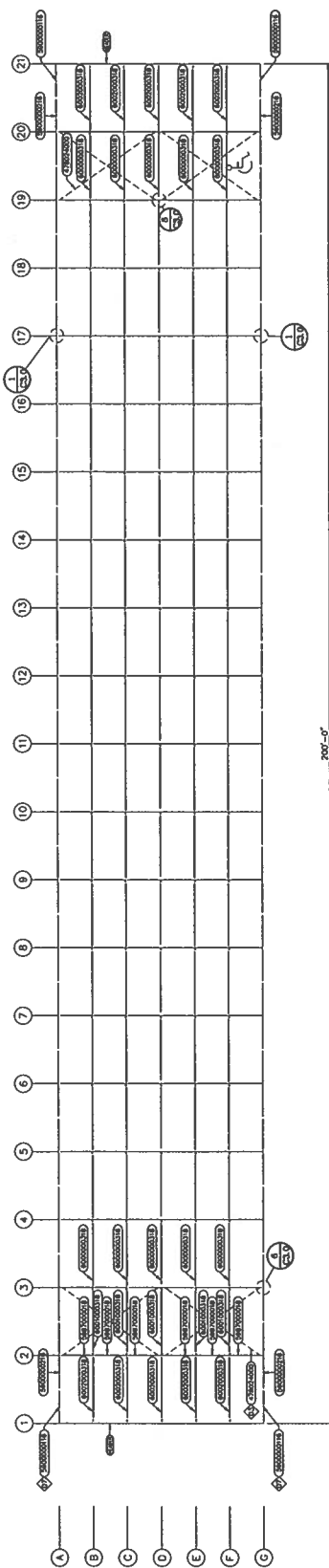
D. SECTION, FOUNDATION EDGE

CONCRETE SCREW ANCHOR TO BE INSTALLED IN LINE WITH CAST-IN-PLACE ANCHOR. MINIMUM EMBEDMENT DEPTH = (CONCRETE SCREW LENGTH) + 1".

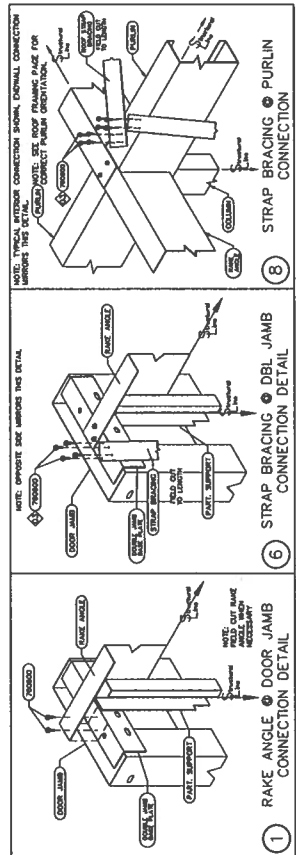
REVISION

PART # INDEX	
PART #	DESCRIPTION
478004500	18ga. steel bracing, 2'-0" x 1'-0"
500000018	18ga. steel bracing, 2'-0" x 1'-0"
500000018	18ga. steel bracing, 2'-0" x 1'-0"
500000018	18ga. steel bracing, 2'-0" x 1'-0"
500000018	18ga. steel bracing, 2'-0" x 1'-0"
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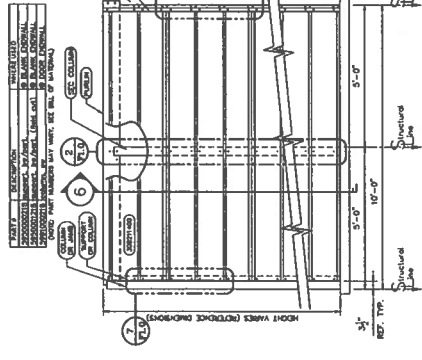
- STRAP CHAINS BRACING
- NOTE: THE STRAP CHAINS SHALL BE INSTALLED AFTER WALLS OF ROOF STRUCTURE ARE STAINED & FINISHED. THE STRAP CHAINS SHALL BE INSTALLED AFTER WALLS OF ROOF STRUCTURE ARE STAINED & FINISHED. THE STRAP CHAINS SHALL BE INSTALLED AFTER WALLS OF ROOF STRUCTURE ARE STAINED & FINISHED.
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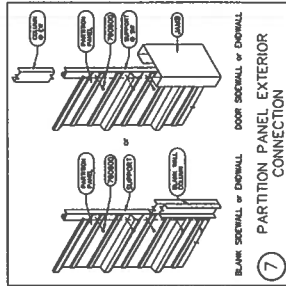
ROOF FRAMING PLAN FOR 8'-4" EAVE, 1/2:12 PITCH, MINI STORAGE BUILDING | 1/8" = 1'-0"



REASON	By Date					

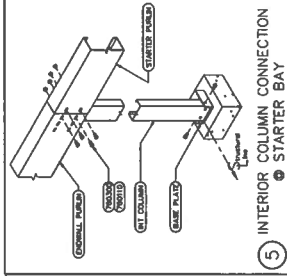


ENDWALL_BAY



7 PARTITION PANEL EXTERIOR CONNECTION

LONGITUDINAL PARTITION PANELS 8-4	LOC.	HEIGHT	QTY
8' RV	162.8'	3.6	
10'	105'	3.8	
15' RV	107.8'	3.0	
20'	118'	3.0	
25' RV	112.5'	3.5	
30'	118'	3.8	
35' RV	117.8'	3.5	
40'	120'	3.8	
45' RV	122.8'	3.5	
50'	129'	3.8	
55' RV	127.8'	3.5	
60'	130'	3.5	
65' RV	132.8'	3.0	
70'	136'	4.0	
75' RV	137.8'	4.0	
80'	140'	4.0	
85' RV	141.8'	4.0	
90'	147.8'	4.0	
100' RV	150'	4.0	



INTERIOR COLUMN CONNECTION
● STARTER BAY



[illegible]

REVISION	by Date



IS, Inc.



1



1



1



1



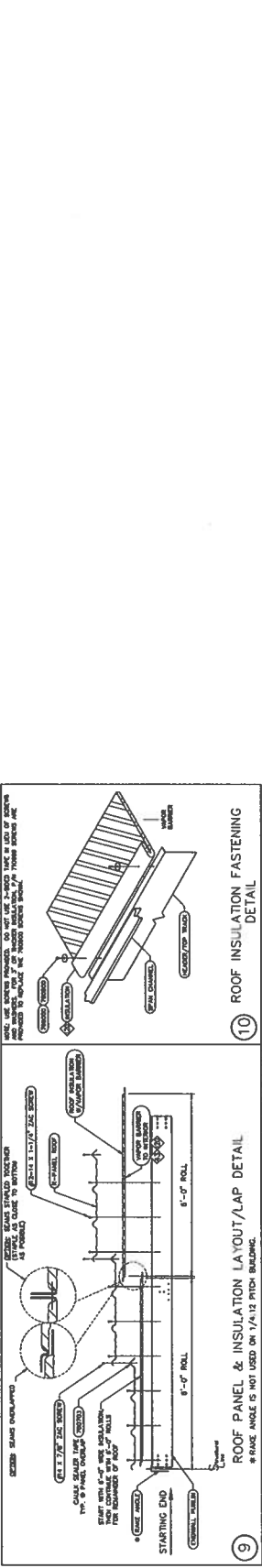
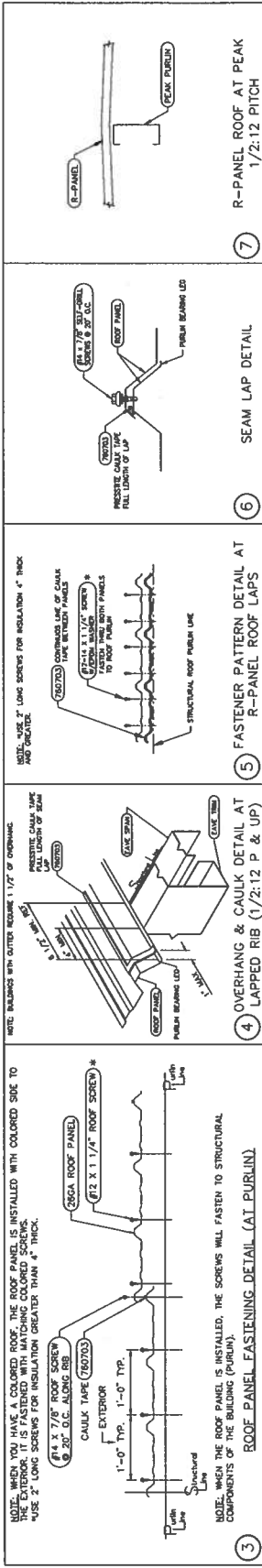
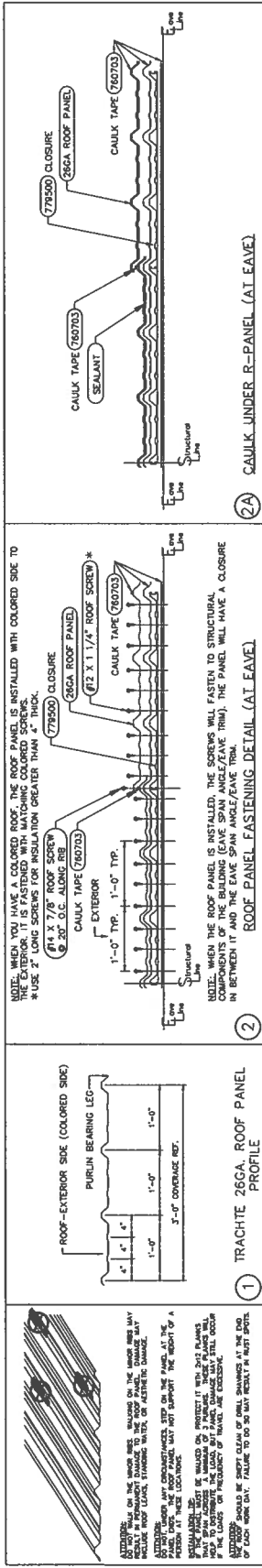
TRACHTE BUILDING SYSTEMS, INC.
This drawing and all parts thereof
are the exclusive property of
Trachte Building Systems, Inc.
510 Millburn Road, San Francisco
(800/356-0424) (local 808/857-7898)
and may not be reproduced in whole
or part without written permission.



NICK GOSCHKE
 STATION & STORAGE
 1011 FREMONT AVE
 SANDUSKY, OH

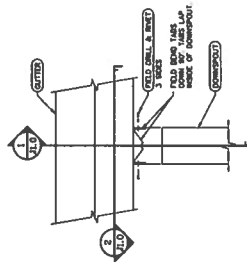
DATE	8/11/22
DESIGNED BY	JV
CHECKED	1/2" = 1'-0"
DATE	P42510
DESIGNED BY	-
CHECKED	

F2.0



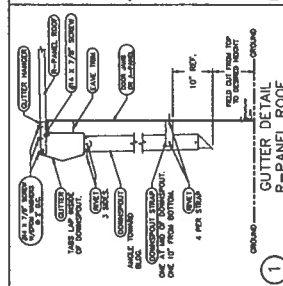
FIELD CUTTING
TOOLS PROVIDED FOR OUR BALDERS WITH FIELD CUTTERS. ALL FIELD CUTS SHOULD BE DONE WITH ACCURATE MEASUREMENTS AND QUALITY TOOLS TO ASSURE THAT GOOD APPEARANCE IS NOT COMPROMISED. OUR TELL TOWN OFFICE SHOULD BE NOTIFIED WHEN THE FIELD CUTS ARE COMPLETED. THE FIELD CUTS SHOULD BE ATTACHED TO SCHED WATER FROM OVERHEAD OR FROM THE PREVALUERS WHEN AVAILABLE. GOOD QUALITY AND ACCURATE FIELD CUTS WILL INCREASE THE AMOUNT OF CASH INCREASED AND PROVIDE FOR A GOOD APPEARANCE.

CUTTER CHANGING DIRECTIONS AND LOCATIONS
APPLY CASH AT CUTTER SITES BEFORE ARRIVAL AND APPLY A SECOND READ OF CASH AFTER CUTTER IS ASSIGNED.

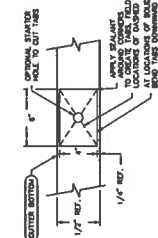


(A) DOOR FRAME SIDEWALL WITH GUTTER

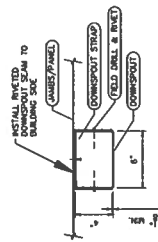
③ DOWNSPOUT DROP AND GUTTER CONNECTION



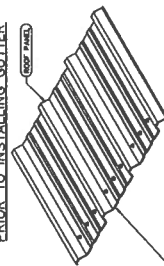
GUTTER DETAIL
R-PANEL ROOF



② DOWNSPOUT DROP HOLE



③ DOWNSPOUT AND STRAP CONNECTION



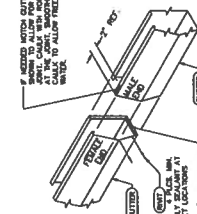
PRIOR TO INSTALLING GUTTER

ROOF PANEL

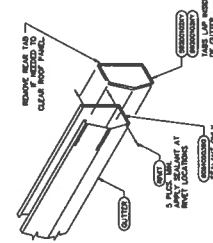
REQUIRED DRIP EDGE ON ROOF PANEL

BEFORE INSTALLING GUTTER, CREATE A 1/4" BEAD OF BEADING GUTTER ADHESIVE ALONG THE DRAINAGE SIDE OF THE ROOF PANEL TO PREVENT WATER FROM SEEPING UP THE PANEL. A 1/4" TO 3/8" BEAD CAN BE MADE FORMING ON THE LINE OF THE GUTTER. THE BEADING GUTTER ADHESIVE IS AN EFFECTIVE GUTTER, A GOOD APPLICATOR, WHICH ENSURES THAT INSTALLED

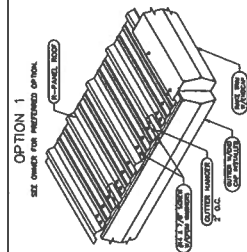
REQUIRED DRIP EDGE ON ROOF
PANEL



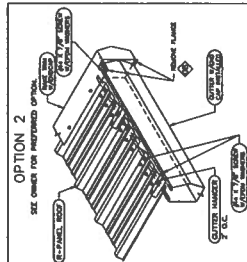
GUTTER SEAM/LAP DETAIL



GUTTER ENDCAP DETAIL



GUTTER AND RAKE TRIM
CONNECTION DETAIL



GUTTER AND RAKE TRIM CONNECTION DETAIL



COMMERCIAL PLAN APPROVAL APPLICATION

City of Sandusky, Building Department

240 Columbus Avenue, Sandusky, Ohio – (419) 627-5940 – building@ci.sandusky.oh.us

Submit one application for each building or structure. Please print or type. All sections must be completed.

This form is also available on our website: www.cityofsandusky.com/permits

1 SCOPE OF PROJECT: (OBC 107.2.1) <table style="width: 100%;"><tr><td><input checked="" type="checkbox"/> Building General</td><td><input type="checkbox"/> Sprinkler System</td></tr><tr><td><input type="checkbox"/> Mechanical</td><td><input type="checkbox"/> Fire Alarm</td></tr><tr><td><input type="checkbox"/> Electrical</td><td><input type="checkbox"/> Plumbing</td></tr><tr><td><input type="checkbox"/> Certificate of Occupancy</td><td><input type="checkbox"/> Demolition</td></tr><tr><td><input type="checkbox"/> Industrialized Units (OBC 107.2(9))</td><td></td></tr><tr><td><input type="checkbox"/> Assembly of Listed Labeled Products (OBC107.2(8))</td><td></td></tr></table>	<input checked="" type="checkbox"/> Building General	<input type="checkbox"/> Sprinkler System	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Certificate of Occupancy	<input type="checkbox"/> Demolition	<input type="checkbox"/> Industrialized Units (OBC 107.2(9))		<input type="checkbox"/> Assembly of Listed Labeled Products (OBC107.2(8))		2 TYPE OF PROJECT: <table style="width: 100%;"><tr><td><input type="checkbox"/> Repairs</td></tr><tr><td><input checked="" type="checkbox"/> New Building Construction</td></tr><tr><td><input type="checkbox"/> Alteration</td></tr><tr><td><input type="checkbox"/> Building Addition</td></tr><tr><td><input type="checkbox"/> Change of Occupancy</td></tr><tr><td><input type="checkbox"/> Request Existing Bldg. C of O</td></tr></table>	<input type="checkbox"/> Repairs	<input checked="" type="checkbox"/> New Building Construction	<input type="checkbox"/> Alteration	<input type="checkbox"/> Building Addition	<input type="checkbox"/> Change of Occupancy	<input type="checkbox"/> Request Existing Bldg. C of O	3 PHASED PLAN REVIEW: <table style="width: 100%;"><tr><td><input checked="" type="checkbox"/> Foundation/Footings</td></tr><tr><td><input checked="" type="checkbox"/> Slab and Perimeter</td></tr><tr><td><input checked="" type="checkbox"/> Structure/Framing</td></tr><tr><td><input type="checkbox"/> Exterior Envelope</td></tr><tr><td><input type="checkbox"/> PME/Building Systems</td></tr><tr><td><input type="checkbox"/> Other</td></tr></table>	<input checked="" type="checkbox"/> Foundation/Footings	<input checked="" type="checkbox"/> Slab and Perimeter	<input checked="" type="checkbox"/> Structure/Framing	<input type="checkbox"/> Exterior Envelope	<input type="checkbox"/> PME/Building Systems	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Building General	<input type="checkbox"/> Sprinkler System																									
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<input type="checkbox"/> Exterior Envelope																										
<input type="checkbox"/> PME/Building Systems																										
<input type="checkbox"/> Other																										
4 APPLICATION RELATED INFORMATION: Is this project being submitted as a result of a previous preliminary plan review? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide the preliminary plan review number: _____ Is this application being submitted as a result of a Notice of Violation or Adjudication Order that you received? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide the adjudication order number: _____ <input type="checkbox"/> No <input type="checkbox"/> Yes, provide construction documents & other information required (OBC 106.1). Does your project disrupt one acre or more of land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please contact the Engineering Department to complete a Storm Water Management Erosion Control application. Is this project/building located in a Flood Plain? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, has the flood plan administrator been contacted for requirements? <input type="checkbox"/> No <input type="checkbox"/> Yes Have you made contact with the Planning/Zoning Department prior to this application? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes																										
5 PROJECT / BUILDING LOCATION / LAND DESCRIPTION: (OBC 107.2.2) Building Name <u>Classic Investors, LLP</u> Street Address <u>1001 Fremont Avenue</u> City/Township <u>Sandusky</u> Zip Code <u>44870</u> County <u>Erie</u> Directions _____																										
6 BRIEF DESCRIPTION OF THE SCOPE OF WORK COVERED UNDER THIS APPLICATION: (OBC 107.2.1) <u>Construction of one building 30' x 200'</u>																										
7 BUILDING OWNER INFORMATION: Name of owner <u>Classic Investors, LLP</u> Attention: _____ Street Address <u>P. O. Box 870</u> City <u>Tiffin</u> State <u>OH</u> Zip <u>44883</u> Phone No. <u>419-447-7941</u> Fax <u>419-447-9393</u> E-mail <u>carriqanj@sbcglobal.net</u>																										
8 APPLICANT INFORMATION: (Owner or designated representative) (OBC 107.2) Applicant _____ Attention: _____ Street Address _____ City _____ State _____ Zip _____ Phone No. _____ Fax _____ E-mail _____																										
9 REGISTERED DESIGN PROFESSIONAL INFORMATION: (If Applicable) Designer _____ Architect _____ Engineer _____ Certified Fire protection system designer (OBC 107.4.4) _____ Registration /Certificate No.: _____ Street Address _____ City _____ State _____ Zip _____ Phone No. _____ Fax _____ E-mail _____																										

11	GENERAL BUILDING INFORMATION: (The following information applies to the <i>entire building</i> , not just construction area.) (OBC 107.2 (3))
----	---

•	•
•	•
•	•
•	•
•	•

Building fire alarm system? N/A Fire detection system? N/A Smoke detection system? N/A

Processed by: _____ ☐ Walk in ☐ Mail in
☐ Electronic submission

Building Fee Worksheet

Building General Fees – (Pressure Piping Permits have a separate form)		
A.	\$275.00 processing fee	275.00
B.	\$10.50 per 100 square feet** (Ex. If 103 sq ft, round to 200 sq ft) 10,410 sq. ft	1,102.50
C.	\$10.50 per 100 Lineal Feet ** (Ex. If 103 lineal ft, round to 200 lineal ft)	
D.	\$65.00 Certificate of Use and Occupancy – OBC Section 111	65.00
1.	Total Building General Fees	1,442.50
Mechanical Fees - (Medical Gas Permits have a separate form)		
A.	\$275.00 processing fee	
B.	\$6.50 per 100 square feet** (Ex. If 103 sq ft, round to 200 sq ft)	
2.	Total Mechanical Fees	---
Electrical Fees		
A.	\$275.00 processing fee	
B.	\$6.50 per 100 square feet** (Ex. If 103 sq ft, round to 200 sq ft)	
C.	\$6.50 per 100 Lineal Feet ** (Ex. If 103 lineal ft, round to 200 lineal ft)	
3.	Total Electrical Fees	---
Fire Alarm Fees		
A.	\$275.00 processing fee	
B.	\$6.50 per Alarm Device	
4.	Total Fire Alarm Fees	---
Sprinkler System Fees		
A.	\$275.00 processing fee	
B.	\$6.50 per 100 square feet** (Ex. If 103 sq ft round to 200 sq ft)	
5.	Total Sprinkler Fees	---
Industrialized Unit Fees		
A.	\$200.00 processing fee	
B.	\$1.75 per 100 square feet** (Ex. If 103 sq ft round to 200 sq ft. These Industrialized Unit fees are only required if you are placing an approved Board of Building Standards Industrialized Unit at a commercial or industrial site for the first time. Otherwise ignore this fee box.)	
6.	Total Industrialized Unit Fees	---
Plumbing – Plumbing Worksheet MUST be attached		
A.	\$200.00 processing fee	
B.	\$200.00 Plan evaluation fee	
C.	\$20.00 per fixture – Total fixture count from plumbing worksheet (pg. 6) times \$20.00ea	
7.	Total Plumbing Fees	---
Total Sum lines 1 thru 7		1,442.50
Board of Building Standards (BBS) (Total Fees x 3%)		43.28
Grant Total of All Fees and BBS Fees		1,485.78
Make checks payable to: City of Sandusky		

**Square footage figures rounded up to the next 100-square/lineal feet.

OFFICIAL USE ONLY	
Additional Fees Due	
Refund Due	

PLUMBING PERMIT WORKSHEET

1 Contractor information					
Company Name		N/A		Phone number or E-mail	
Contractor Name				City of Sandusky Registration #	
2 Fixture Counts					
Fixture	Count	Fixture	Count	Fixture	Count
Air Admittance Valves		Interceptors, Garage/Oil		Sinks, Scullery	
Aspirators		Interceptors, Grease		Sinks, Food Prep	
Autopsy Tables, Morgue		Interceptors, Sand		Sinks, Mop	
Backflow Devices		Lavatories		Sinks, Surgical	
Bidets		Piping Systems, Sanitary		Sinks, X-Ray	
Dental Cuspidors		Piping Systems, Storm		Sterilizers	
Dental Lavatories, Chair		Piping Systems, Water		Storm Drain/Sewer	
Dilution Sumps		Sanitary Drain/Sewer		Sump-Pumps	
Drains, Floor		Service Sink		Tubs, Bath	
Drains, Roof Storm		Sewage/Ejectors		Tubs, Laundry	
Expansion Tanks		Shampoo Bowls		Tubs, Whirlpool	
Fountains, Baptismal		Showers		Urinal	
Fountains, Drinking		Sinks, Bar		Valves, Pressure Reducer	
Fountains, Soda		Sinks, Chemical		Valves, Tempering	
Fountains, Wash		Sinks, Clinical		Washers, Automatic	
Garbage Disposals		Sinks, Domestic		Washers, Bed Pan	
Hose Bibbs, Outside		Sinks, Floor		Washers, Dish	
Hot Water Dispensers		Sinks, Instrument		Washers, Eye (Emergency)	
Hydrotherapy Baths		Sinks, Laboratory		Water Closets	
Ice Makers		Sinks, Pharmacy		Water Heater	
Lavatory		Sinks, Plaster		Water Service Line	
OTHER		OTHER		Water System	
TOTAL FIXTURE COUNT					

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE
ZONING MAP FOR 603, 605, 611, 617 & 619 E.
WASHINGTON ST. (PARCELS 56-00022.000, 56-
00734.000, 56-00033.000, 56-00356.000, 56-
00030.000)

Reference Number: PRZ22-0008

Date of Report: October 29, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant / Owner: Lioness Realty – Danielle Murray
603 E. Washington St.
Sandusky, OH 44870

Site Location: 603, 605, 611, 617 & 619 E. Washington St.
Sandusky, OH 44870

Current Zoning: R2F – Two Family Residential

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

Existing Use: Residential

Proposed Zoning: R2F – Two Family Residential, Transient Overlay District

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1129.06 Residential Districts – Accessory uses

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 of site



Northern side of E. Washington St. looking eastward



Northern side of E. Washington St. looking eastward



PROJECT DESCRIPTION

The sites 603, 605, 611, 617 & 619 E. Washington St. currently have residential structures.

The applicant's property at 603 E. Washington St. is not contiguous to the transient overlay district but in close proximity. However, a notarized document has been submitted by the applicant with signatures of approval from all property owners between the applicant's property (603 E. Washington St.) and the property contiguous to the transient overlay district (619 E. Washington St.) in favor of the re-zoning. The approval would expand the transient overlay district across the entire northern side of the 600 block of E. Washington St.

The applicant at 630 E. Washington St. is proposing the rezoning of her property to use the home for transient occupancy.

APPLICABLE CODE SECTIONS

CHAPTER 1113 Amendments

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and

- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

CHAPTER 1129

Residential Districts

1129.06 ACCESSORY USES.

(g) Transient Occupancy Overlay District. The renting from a resident family to other individuals for the purpose of transient occupancy is permitted within an approved Transient Occupancy Overlay District.

- (1) Establishment of a Transient Occupancy Overlay District.

A. Initiation of change: Whenever deemed appropriate and in the interest of the general welfare of the city, the City Commission or Planning Commission may initiate a Transient Occupancy Overlay District. The overlay district shall be created to spur investment in a declining geographic area with the goal of increasing property values and maintenance of homes in areas that are close in proximity to commercial and retail areas.

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

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

Required Parking Spaces: 2

Existing Parking Spaces at Property: 2

DEPARTMENT OF PLANNING COMMENTS

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

- 1) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental.
- 2) Zoning changes to encourage hospitality: Determine appropriate zoning for transient rentals and hotels, and other hospitality development in the city.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions.

Given recent staff research and commission subcommittee discussions about transient rental expansion in the city, it was the consensus to rely on the regulations we have in place as the mechanism for measured expansion of this land use.

Transient rental is currently permitted at four properties on the northern side of the 600 block. It is staffs understanding that these some of these four properties are used for transient rental.

It is unclear if the other property owners are interested in transient rental use, though they did authorize the applicant to act as their agent to rezone the properties.

Lastly, if the applicant desires these properties to be utilized for transient rental, they each would need their own transient rental application and be thoroughly reviewed by the Code Enforcement Department and the Planning Department.

OTHER DEPARTMENT COMMENTS

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

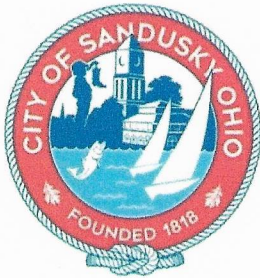
Fire Department:

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

CONCLUSION/RECOMMENDATION

In conclusion, staff is not opposed to the approval of the proposed amendment to the Zoning Map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000) with the following conditions:

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



PLANNING COMMISSION

Application for Zoning Map Amendment

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name: Danielle Murray ^{Lioness} Realty

Property Owner Address: 603 E. Washington St.
Sandusky, Ohio - 44870

Property Owner Telephone: (310) 487-8348

Email: PlayaProductions1@gmail.com

Authorized Agent Name: _____

Authorized Agent Address: _____

Authorized Agent Telephone: _____

Email: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 603 E Washington St

Legal Description of Property (check property deed for description):
11 Washington W 39.5' of S 89.58' EX E 7' of 8.53'

Parcel Number: 56-00022.000 Zoning District: R2F

DETAILED SITE INFORMATION:

Land Area of Property: 2860 sqft (sq. ft. or acres)

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

Building #1: 1127 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 40%

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:

1127 sqft is for residential
space

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 1

Parking Area Coverage (including driveways): 400 (in sq. ft.)

Landscaped Area: _____ (in sq. ft.)

Requested Zoning District Classification: _____

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.

Danielle Murray 10-25-22
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

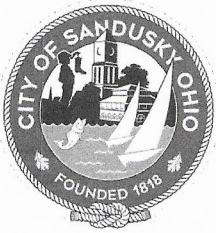
1 copy of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



City of Sandusky
240 Columbus Avenue
Sandusky, Ohio 44870

EXT. RECEIPT NUMBER

9850

Paid By

LIONESS REALTY LLC
603 E WASHINGTON ST
SANDUSKY, OH 44870

Date Paid: 10/25/2022

Transaction	Record Type	Record #	Description	Amount
Property Address			Invoice Number	
00090927	PZE Process	PRZ22-0008	Rezoning	\$ 300.00
E 603 WASHINGTON ST			00092143	

Total	\$ 300.00
Cash	
Check	
Check #	
Credit	\$ 300.00
Tendered	\$ 300.00
Change	\$ 0.00

Payments made using a credit card or debit card will incur a 2.5% processing fee (minimum of \$2.00), assessed by Point and Pay, the city's electronic payment processing vendor.

← Notorized statement of cons...

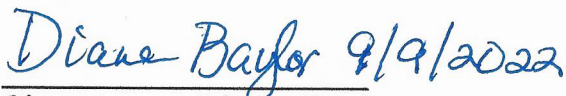
The owners of 605 E Washington (Dave Merkle), 611 E. Washington (Diane Baylor), 617 E. Washington (Juanita Fenton), and 619 E. Washington (Laura Mears) of Sandusky, Ohio agree to an overlay district expansion over the existing R2F – Two Family Residential zoning to allow transient rental at the above mentioned addresses.

The current R2F zoning is not to be changed with a transient overlay district expansion. The transient overlay expansion will allow an additional zoning use of transient rental to the current R2F zoning allowances.

I, signee agree to allow the applicant Danielle Murray to be an authorized agent for the transient overlay expansion of my mentioned property.




Signature - Dave Merkle
(605 E. Washington)



Signature - Diane Baylor
(611 E. Washington)




LESLIE MESENBURG
Notary Public
State of Ohio
My Comm. Expires
June 8, 2027



Signature - Juanita Fenton
(617 E. Washington)



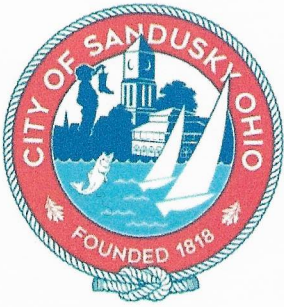
WHITNEY BARLOW
Notary Public
State of Ohio
My Comm. Expires
April 8, 2026



Signature - Laura Mears
(619 E. Washington)



Commission expires -
April 8, 2026



DEPARTMENT of COMMUNITY DEVELOPMENT

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

PLANNING COMMISSION NOTICE OF HEARING

The City of Sandusky, Planning Commission will conduct a public hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

The Planning Commission has set a public hearing to consider an amendment to the zoning map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000). The application is to amend the zoning map to expand the Transient Rental Overlay District to include the above mentioned parcels.

The Planning Commission has set a public hearing to consider an application for an amendment to the zoning map for 701 E. Water St. (parcels 56-61377.000, 56-61377.001, 56-01377.001, & 56-01313.000). The application is to amend the zoning map to a Planned Unit Development at the above mentioned parcels.

The City of Sandusky, Planning Commission will conduct an adjudication hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

Ralph Chamberlin, on behalf of the Erie Metropolitan Housing Authority has submitted an application for a conditional use permit at 914 Hancock St. to make the existing community garden a legal conforming main use and allow a shed as an accessory use.

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. 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 PLANNED UNIT
DEVELOPMENT: PRELIMINARY PLAN APPROVAL
AND AN AMENDMENT TO THE ZONING MAP FOR
701 E. WATER ST. (PARCELS 56-61377.000, 56-
61377.001, 56-01377.001, & 56-01313.000)

Reference Number: PPPP22-0001

Date of Report: October 29, 2022

Report Author: Arin Blair, AICP, Chief Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Owner:	City of Sandusky and State of Ohio
Applicant/ Leaseholder:	Battery Park Sandusky, LLC 38119 Stevens Blvd. Willoughby, OH 44094
Authorized Agent:	Lynn Harlan 38119 Stevens Blvd. Willoughby, OH 44094
Site Location:	701 E. Water St. Sandusky, OH 44870
Current Zoning:	DBD – Downtown Business District
Surrounding Zoning:	North- DBD – Downtown Business District East- DBD – Downtown Business District South- PF – Public Facilities West- R2F – Two Family Residential CS – Commercial Service DBD – Downtown Business District
Existing Use:	Park, marina, parking
Proposed Zoning:	Planned Unit Development
Applicable Plans & Regulations:	2007 Marina District Plan, 2018 Bicentennial Comprehensive Plan, 2017 East Waterfront Vision Plan, and 2021 Downtown Master Plan, City of Sandusky Planning and Zoning Code Chapters: 1155 Planned Unit Development

SITE PICTURES

Subject Development Parcels Outlined in Red:



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay

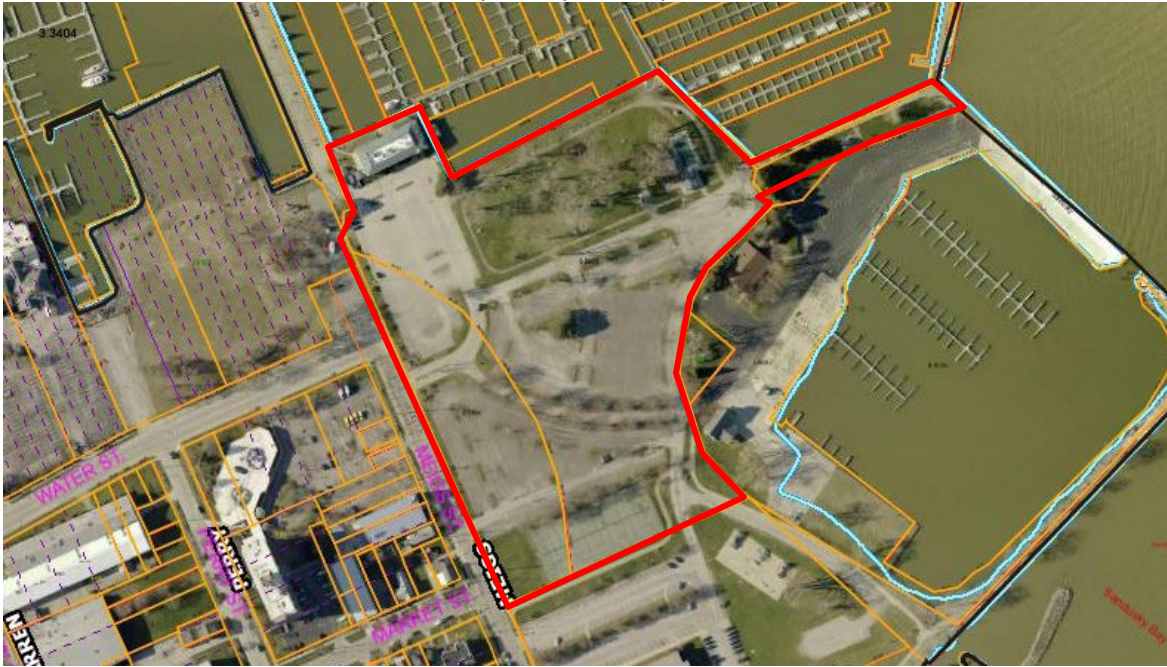


Zoning

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

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

Aerial of primary development site



Birds-eye view of the land area looking eastward

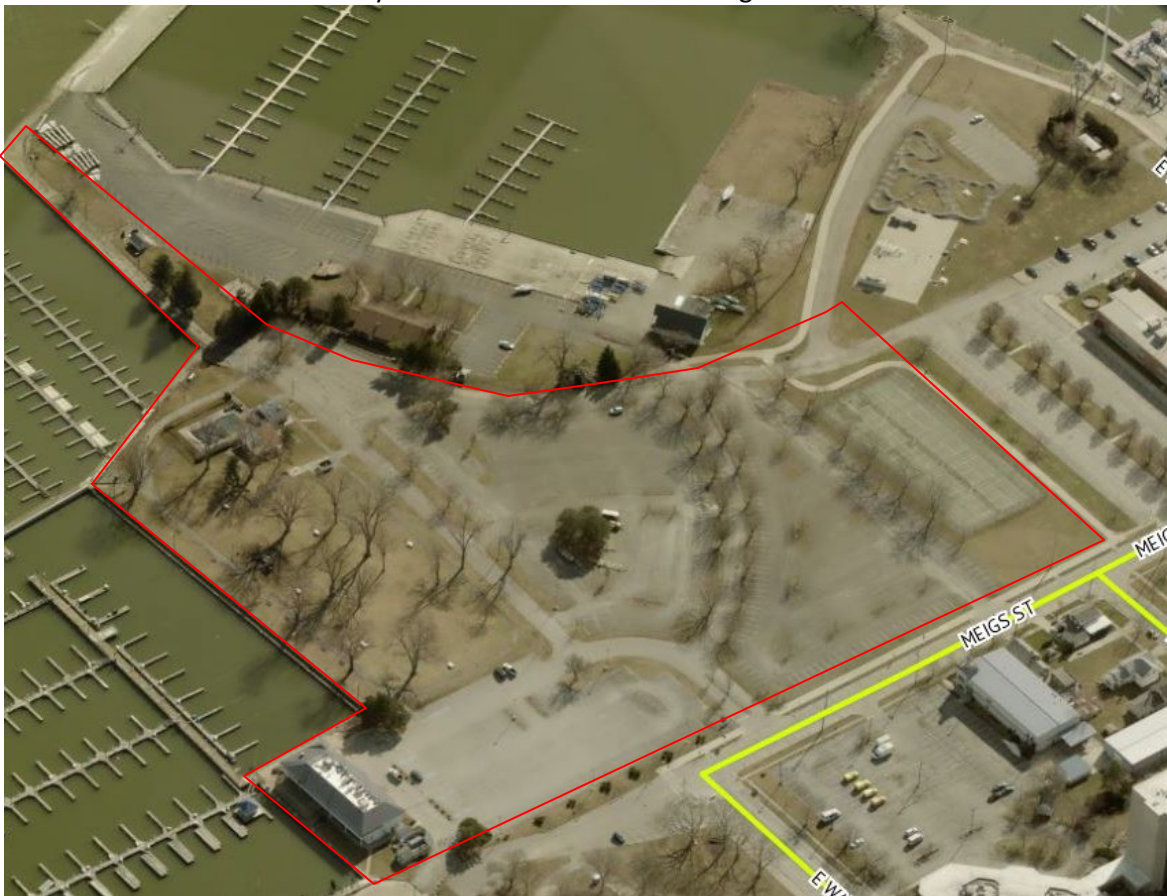
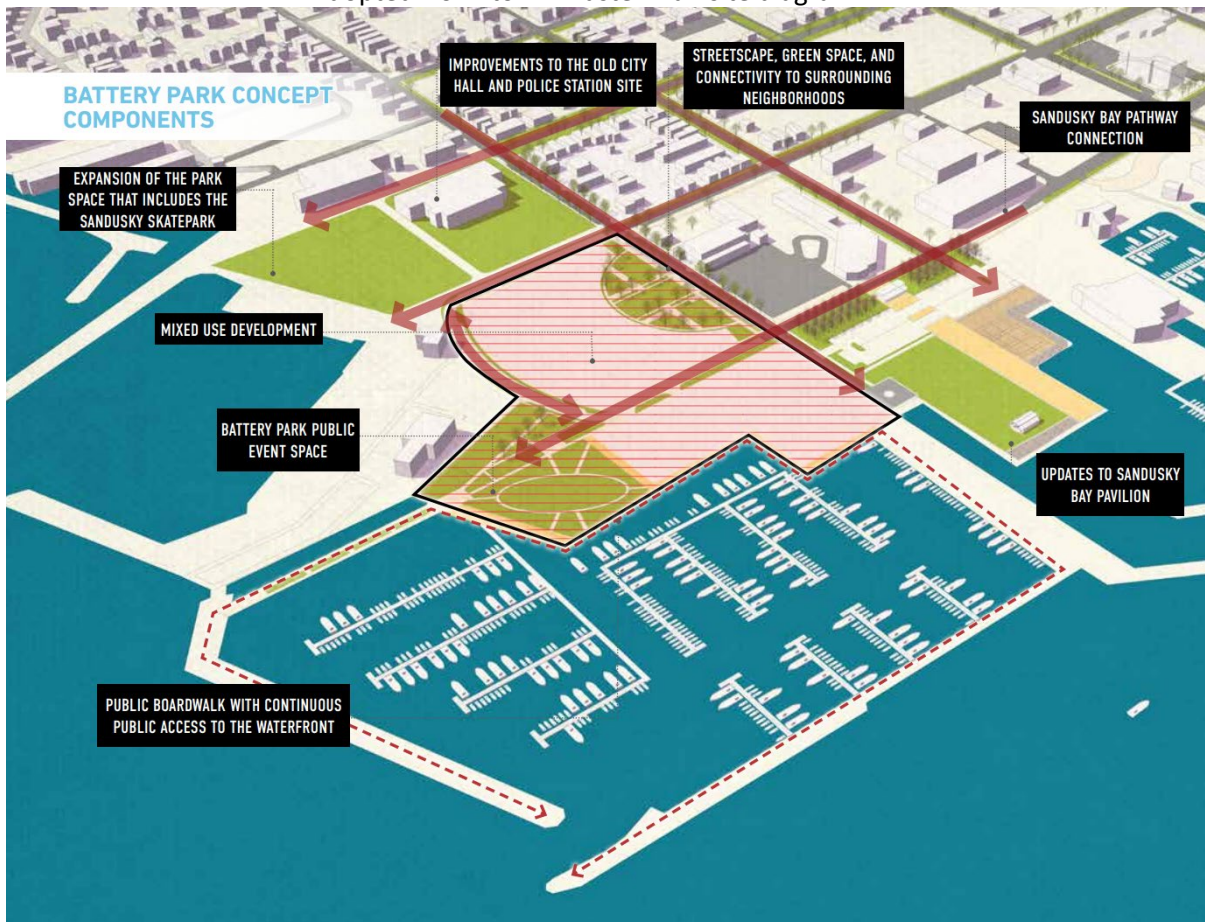


Diagram of all land area included in proposal (including marina break walls and piers)



Adopted Downtown Master Plan site diagram



Existing site condition



SITE DESCRIPTION

Battery Park has long been considered a transformational development site for the City of Sandusky. This is most recently documented in a 2007 Marina District Plan, multiple conceptual site diagrams in the 2018 Bicentennial Comprehensive Plan, 2017 East Waterfront Vision Plan, and 2021 Downtown Master Plan. All the concepts include mixed use development that celebrates the bayfront location, walkable and connected street grid, public access to the water's edge, and public park space.

The parcels of the site area are currently a mix of marina use, piers and break walls, park space, and surface parking. The marina includes restaurant, guest services, and private outdoor space. The site is approximately 12.10 acres of land area, with a total area of 32.90 acres including the water within the marina. There is approximately 6.5 acres of parking (54%, approximately 650 spaces), 0.5 acres of marina use (4%), and 5.1 acres of park / greenspace (42%).

PROJECT DESCRIPTION

The applicant has submitted a preliminary development plan in pursuance of a Planned Unit Development zoning district on the site. The proposed site plan is arranged into a walkable, mixed-use development that maximizes the pedestrian experience and access to a revitalized Battery Park public park space and Sandusky Bay. It utilizes shared parking within two parking structures accessible from Meigs Street and a new extension of East Water Street. The structures provide a significant increase in parking spaces, with a significant decrease in the land use area taken up by parking.

Retail space is organized on the ground floor on either side of Water Street and along the edge of Sandusky Bay. Along the entire waterfront, a wide (20-40 ft) public Shoreline Boardwalk maximizes public views and continuous access to the water. Views from Meigs Street and Water Street are preserved and terminate into revitalized public piers and Breakers Stroll around the Marina. The Battery Park public park occupies the north-eastern-most portion of the area, ensuring the best views of the Bay and Cedar Point are retained by open public space.

Residential condominiums occupy the upper floors of the northern building on East Water Street. Residential apartments are located in the curved building that fronts Sandusky Harbor Drive. A Hotel occupies the corner building at the south-east corner of Meigs and Water Street.

The parking structures are carefully integrated into the site, so they are visible and accessible to drivers, but do not detract from the pedestrian experience at street level. The south garage is embedded in the block with the hotel and residential apartments. The north garage is activated by first floor retail on all sides – Water Street, Meigs Street, and public Shoreline Boardwalk. The streetscapes include two-way drive lanes, on-street parking, wide sidewalks, landscape and amenities.

The master plan depicts a comprehensive development plan for the entire site that includes:

- Public open space (9.17 acres) with public amenities and expanded access to the water
- Public parking structures including 964 spaces, and +/-48 on-street public parking spaces
- Extension of two public streets (Water Street and Market Street) and new public street Sandusky Harbor Drive with broad sidewalks and landscape
- Development within three primary structures:
 - o Residential mix of 68 condominiums and 172 apartments
 - o Hotel 120-130 keys
 - o First floor retail space total gross square footage of 57,767
 - o Marina with +/- 530 boat slips

Preliminary site plan rendering



Proposed Public Open Space



APPLICABLE CODE SECTIONS

CHAPTER 1155

Planned Unit Development

1155.01 PURPOSE.

The PUD District is established to promote progressive development of land and construction thereon by encouraging planned unit developments to achieve:

- (a) A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and reductions in lot dimensions, yards, building setbacks, and area requirements;
- (b) A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services;
- (c) A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;
- (d) A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets;

(e) A development pattern in harmony with the land use, transportation, and other objectives of the City of Sandusky Comprehensive Plan;

(f) The City is prepared to accept a greater population density in undeveloped areas than that reflected by conventional zoning, provided the developer can demonstrate that any increment of public cost attributable to increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development.

(Ord. 08-038. Passed 4-28-08.)

1155.03 PERMITTED USES.

Compatible residential, commercial, public and quasi-public uses may be combined in the PUD District, provided the City Planning Commission and the City Commission find that the proposed location of the commercial uses will not adversely affect adjacent property, and/or the public health, safety, and general welfare.

(Ord. 08-038. Passed 4-28-08.)

1155.04 ACCESSORY BUILDINGS AND USES.

(a) Accessory buildings and uses are permitted provided that such buildings and uses are customary and incidental to the principal use and are situated on the same lot as the principal building.

1155.05 MINIMUM PROJECT AREA.

There is no minimum project area requirement for a PUD District.

(Ord. 08-038. Passed 4-28-08.)

1155.06 COMMON OPEN SPACE.

(a) A minimum of twenty percent (20%) of the land developed in any planned unit development project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed.

(b) At the discretion of the Planning Commission, the required amount of common open space land reserved under a planned unit development shall either:

(1) Be held in corporate ownership by owners of the project area for the use of each owner who buys property within the development; or

(2) Be acceptable to the City for dedication as common open space for parks, recreation, and related uses.

All land dedicated to the City must meet the Planning Commission's requirements as to size, shape, and location. Public utility and similar easements and rights-of-way for water courses and other similar channels are not acceptable for common open space dedication to the City unless such land or rights-of-way are usable as a trail or other similar purpose and approved by the Planning Commission. The legal responsibility and method of the maintenance of all open spaces shall be specified by the developer before approval of the Preliminary Development Plan.

(c) Landscaping of open spaces shall be sufficient to provide a park-like environment and reduce the harshness of bare structures and land. Planted species shall be of types and sizes to assure a park atmosphere and permanent survival.

(Ord. 08-038. Passed 4-28-08.)

1155.07 UTILITY REQUIREMENTS.

Underground utilities, including telephone and electrical systems, are required within the limits of all planned unit developments. The City encourages the location of utility lines in alleys or easements behind buildings instead of in street rights-of-way whenever possible.

Appurtenances to these systems which can be effectively screened may be exempted from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

(Ord. 08-038. Passed 4-28-08.)

(b) For the purpose of regulating accessory buildings and uses, all residential uses in PUD Districts shall conform to the Residential District regulations of the Zoning Code in Chapter 1129. (Ord. 08-038. Passed 4-28-08.)

1155.08 MINIMUM LOT SIZE AND MAXIMUM HEIGHT REGULATIONS.

(a) The following minimum and maximum requirements shall be observed:

Land Use	Minimum Lot Area (Square Feet)	Density (Not to exceed units / residential acre)	Maximum Height	Height (feet)
			Number of Stories	
Single family	4,200	6	2-1/2	30
Two family	2,100 per family	10	2-1/2	30
Garden, Townhouse, Apartments	1,200 per family	16	3	40
Multi-family	1,200 per family	16	10	120

A diversification of lot sizes is encouraged. Lot widths and setbacks may be varied to allow for a variety of structural designs. Clustering of dwellings is encouraged. Maintaining waterfront views/vistas for projects close to Sandusky Bay and Lake Erie is also encouraged.

(b) For determining density as shown in the above table, the term "residential acre" does not include street rights-of-way or common open space.

(c) Notwithstanding the provisions of this section, every building abutting the perimeter of the planned unit development shall maintain a building setback of at least twenty-five (25) feet.

(d) Where townhouses are used, there shall be no more than eight townhouse units in any contiguous group. (Ord. 08-038. Passed 4-28-08.)

1155.09 PARKING.

Off-street parking, loading and service areas shall be provided in accordance with Chapter 1149 of this Zoning Ordinance.

(Ord. 08-038. Passed 4-28-08.)

1155.10 ARRANGEMENT OF COMMERCIAL USES.

When planned unit development districts include commercial uses, the amount of land which may be devoted to commercial use shall be approved by the Planning Commission and the City Commission. Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections with thoroughfares. Planting screens or fences shall be provided on the perimeter of the commercial areas abutting residential areas. The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding noncommercial areas.
(Ord. 08-038. Passed 4-28-08.)

1155.11 MAINTENANCE OF UNDEVELOPED AREAS.

All areas designed for future expansion or not intended for immediate improvement or development shall be landscaped as approved by the Planning Commission and maintained in accordance with a landscape maintenance plan approved by the Planning Commission. Natural and scenic areas should be preserved wherever possible.
(Ord. 08-038. Passed 4-28-08.)

1155.14 APPLICATION CONTENTS; PRELIMINARY PLAN.

An application for zone change for a PUD District shall be accompanied by a preliminary plan and shall be filed with the Chairman of the Planning Commission by at least one owner or lessee of the property for which the planned unit development is proposed. At a minimum, the application shall contain the following information:

- (a) All information normally required for a zone change amendment under Chapter 1113 of this Zoning Ordinance;
 - (b) Name, address and telephone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary plan;
 - (c) A preliminary plan at a scale approved by the Chief Planner, showing topography at two foot intervals; location and type of residential and commercial uses; layout, dimensions, names of existing and proposed streets, rights-of-way, utility easements, parks and community spaces; layout and dimensions of lots and building setback lines; preliminary improvement drawings showing utility lines and other items as the Planning Commission deems necessary;
 - (d) Proposed schedule for the development of the site;
 - (e) Evidence that the applicant has sufficient control over the land in question to initiate the proposed development plan within eighteen (18) months;
 - (f) The application for planned unit development shall be accompanied by a written statement by the developer setting forth the reasons why, in his opinion, the planned unit development would be in the public interest and would be consistent with the City's statement of objectives for planned unit developments in Section 1155.01;
 - (g) A PUD filing fee and deposit as set by the City Commission. The number of copies of the application and preliminary plan required for submittal shall be set by the Planning Commission.
- (Ord. 08-038. Passed 4-28-08.)

1155.15 PRELIMINARY PLAN APPROVAL.

- (a) Review of Preliminary Plan. The Planning Commission shall review the preliminary plan and zone change request to determine if it is consistent with the objectives of this chapter; whether the proposed development advances the general welfare of the community and

neighborhood; and whether the benefits of combining various land uses justify the deviation from conventional district regulations.

(b) PUD Zone Change and Preliminary Plan Recommendations. After review, the Planning Commission shall recommend to the City Commission that the zone change request and the preliminary plan be approved as presented, approved with supplementary conditions, or disapproved. The City Commission will then follow normal zone change procedures specified in Chapter 1113.
(Ord. 08-038. Passed 4-28-08.)

CHAPTER 1113

Amendments

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

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

Required Parking Spaces: 2

Existing Parking Spaces at Property: 2

RELATION TO ADOPTED PLANNING DOCUMENTS

The Downtown Master Plan outlines a number of priorities for the Project. The Guiding Principles for the plan, set by public feedback dictate the plan will:

- 1) Connect downtown's assets with a cohesive, walkable street network
- 2) Increase connections to the water with public access and views
- 3) Grow downtown as a neighborhood with more residential options
- 4) Establish downtown as a year-round destination with things to do every season
- 5) Increase the number of visitors to downtown and increase how long they stay
- 6) Foster the success of downtown retail with public realm investments and a vision for new and infill development

The Downtown Master Plan also outlines specific guiding principles for development of Battery Park. These include:

- As development occurs, considerations to ensure it connects to existing neighborhoods as an extension of the historic street grid will be important for the success of new development.
- Likewise, development on this site should have no “back,” meaning it is welcoming to pedestrians approaching it from Water and Meigs Streets as well as from Sandusky Bay.
- The Battery Park concept emphasizes a balanced mix of uses and neighborhood character, including public and private development, public spaces, walkability, connectivity to surrounding neighborhoods, and connectivity to the downtown core.

The Downtown Master Plan includes the following specific components for development of Battery Park:

- 1) Streetscape, green space, and connectivity to surrounding neighborhoods
- 2) Sandusky Bay Pathway connection
- 3) Public boardwalk with continuous public access to the waterfront
- 4) Battery Park public event space
- 5) Mixed use development, such as hotel, medium to high density residential, and retail

PLANNING DIVISION COMMENTS

The mix of uses, public access, and arrangement of the site plan is in alignment with the vision for the development of Battery Park and are consistent with the objectives of the PUD ordinance. The parking requirements of the code are met.

Retail	231 spaces
Condo	136 spaces
Apartments	258 spaces
Hotel	130 spaces
Marina	353 spaces
Total demand by the code	1,108
Total provided in the plan	1,112

Further, staff expect parking will be shared by a high percentage of users – for example, residents walking to retail locations, hotel and marina guests visiting retail locations. The abundance of parking will support the existing parks and commercial establishments within walking distance of the development.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

Engineering comments have been incorporated into iterative site plan drafts before the submission of the Preliminary Development Plan to Planning Commission.

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 recommends the approval of the Preliminary Plan and support of the Amendment to the zoning map to Planned Unit Development for 701 E. Water St. (parcels 56-61377.000, 56-61377.001, 56-01377.001, & 56-01313.000 with the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to transient occupancy.
2. The legal responsibility and method of the maintenance of all open spaces, including streetscape amenity zones, shall be specified by the developer before approval of the Final Development Plan.
3. The building standards submitted as part of the Final Development Plan include dimensions of architectural features of all facades, and specification of materials.
4. The detailed landscape plan submitted as part of the Final Development Plan include an interim landscape treatment and garage screening for the future building site identified on Meigs Street.



PLANNING COMMISSION

Application for Zoning Map Amendment

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

Battery Park Sandusky LLC

Property Owner Address:

38119 Stevens Blvd.

Hilloughby, Ohio 44094

Property Owner Telephone:

440-521-8091

Email

Authorized Agent Name:

Lynn Horton

Authorized Agent Address:

38119 Stevens Blvd.

Hilloughby, Ohio 44094

Authorized Agent Telephone:

216-299-6498

Email

lhorton@marous-dg.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

701 E. Water St. Sandusky, Ohio

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

See Attached

Parcel Number:

56-01377.000 through 56-01377.003

56-61377.000

56-61377.001

56-61377.501

Zoning District:

DBD

DETAILED SITE INFORMATION:

Land Area of Property: 32.90 + .39 = 33.29 ac. (sq. ft. or acres)

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

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

Building #2: _____

Building #3: _____

Additional: _____

** See Attached sheet*

Total Building Coverage (as % of lot area): 12.90%

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 sheet

Proposed Building Height (for any new construction): Approx. 68' to cornice of Hotel

Number of Dwelling Units (if applicable): 240

Number of Off-Street Parking Spaces Provided: 964 (Parking Garages)

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

Common Open Space

Area: 399,442 (in sq. ft.) (approx. 28% of lot area inc. Marina)

Requested Zoning District Classification: PUD

South Garage + Drives = 50,832 SF
North Garage + Drives = 32,253 SF
Total = 83,085 SF

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

10/26/22

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 701 E. Water St. (municipal street address of property), I hereby authorize Lynn Harden to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

10/26/22

Date

REQUIRED SUBMITTALS:

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

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



Addendum to Planning Commission – Application for Zoning Map Amendment

Total Building Coverage:

New Building 1:	59,618 SF
New Building 2:	41,370 SF
New Building 3:	5,720 SF
South Garage:	43,575 SF
North Garage:	30,209 SF
N. Garage Retail:	7,079 SF
Gross Building Coverage:	187,571 SF

Gross Floor Area of Buildings:

Residential - Building 1:	174,005 GSF
Residential - Building 2:	105,902 GSF
Retail:	57,767 GSF
Hotel:	76,233 GSF
Building Services:	8,939 GSF
Marina Services:	5,778 GSF
South Garage:	205,517 GSF
North Garage:	132,051 GSF
Total:	766,192 GSF



Exhibit A

ALTA COMMITMENT

Property Description

Being a part of East Battery in the First Ward in the City of Sandusky, Erie County, Ohio and being more particularly described as follows:

Beginning at a point on the centerline of Water Street where the same intersects the easterly right of way line of Meigs Street (66 feet wide);

1. Thence North $21^{\circ} 51' 00''$ West parallel with and 33 feet easterly from by rectangular measurement, the centerline of Meigs Street, a distance of 320.00 feet to a point;
2. Thence North $11^{\circ} 10'$ West, a distance of 37.31 feet to a point;
3. Thence North $21^{\circ} 37' 05''$ West along the face of an existing wall, a distance of 586.3 feet to a point;
4. Thence North $68^{\circ} 25' 00''$ East continuing along the face of an existing wall, a distance of 1005.73 feet to a point;
5. Thence South $44^{\circ} 11' 00''$ East continuing along the face of an existing wall, a distance of 824.27 feet to a point;
6. Thence South $12^{\circ} 52' 00''$ West continuing along the face of an existing wall, a distance of 182.93 feet to a point;
7. Thence South $66^{\circ} 01' 15''$ West, a distance of 402.12 feet to an existing fence line;

Thence following the existing fence line for the next nine (9) courses.

8. Thence South $12^{\circ} 26' 10''$ West, a distance of 29.71 feet to a point;
9. Thence South $38^{\circ} 31' 10''$ East, a distance of 59.60 feet to a point;
10. Thence South $47^{\circ} 36' 15''$ West, a distance of 178.93 feet to a point;
11. Thence South $30^{\circ} 16' 30''$ West, a distance of 66.10 feet to a point;
12. Thence South $14^{\circ} 32' 30''$ West, a distance of 106.08 feet to a point;
13. Thence $02^{\circ} 40' 05''$ West, a distance of 48.36 feet to a point;
14. Thence South $16^{\circ} 32' 11''$ East, a distance of 94.42 feet to a point;
15. Thence South $15^{\circ} 53' 10''$ East, a distance of 67.36 feet to a point;
16. Thence South $39^{\circ} 17' 50''$ East, a distance of 73.38 feet to a point;
17. Thence South $50^{\circ} 37' 45''$ East, a distance of 53.58 feet to a point;
18. Thence South $68^{\circ} 00' 00''$ West, a distance of 530.80 feet to the easterly right of way line of Meigs Street;
19. Thence North $21^{\circ} 51' 00''$ West, along the easterly right of way line of Meigs Street, a distance of 585.44 feet to the place of beginning and containing 32.90 acres of land, be the same more or less, but subject to all legal highways.

PPN: 56-01377.000

PPN: 56-01377.001

PPN: 56-01377.002

PPN: 56-01377.003

PPN: 56-61377.000

PPN: 56-61377.001

PPN: 56-61377.501

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ORT Form 4690 B II 8-1-16

Schedule B II

ALTA Commitment for Title Insurance

Old Republic National Title Insurance Company



Battery Park: Project Narrative – Request for PUD Zoning

Located at 701 E. Water Street, Battery Park consists of over 33 acres of prime waterfront development overlooking Sandusky Bay and Cedar Point. Battery Park currently operates solely as a marina, offering seasonal and overnight boat slips, ship storage, gas services, etc. However, Marous Development Group, with the help of the City of Sandusky, has identified the site's potential as a major mixed-use waterfront development that would bring in new tourism and permanent residents, more overnight hotel bookings, and more amenities and recreational opportunities for Sanduskians, Northeast Ohio locals, as well as millions of out-of-state tourists who visit the region annually. While Sandusky benefits from Cedar Point and other nearby attractions, Downtown Sandusky rarely reaps the benefits of this tourism, regardless of the season. Given Sandusky's moniker as a "resort town", the City has pushed to create a narrative that Sandusky is more than just a day trip destination. Sandusky has the potential to bring in year-round visitors and add hundreds of permanent residents to downtown, though, there is currently not enough high-quality multifamily, retail, and for-sale product to capture these demographics.

Given the trends of commercial real estate in the past few years, demand for high-end multifamily and for-sale residential product is often coupled with mixed-use development in highly walkable areas that embody a unique "district" or modern town center that Sandusky lacks. Battery Park is the shot in the arm the City needs to capture more tourism, jobs, and new residents with one major development. To effectuate this change, Marous Development Group seeks a zoning change from Downtown Business to Planned Unit Development (PUD) to potentially condominiumize the entire development in the future. After months of intensive planning, expense, collaboration, and feedback, Marous Development Group has envisioned a state-of-the-art mixed-use project that will stand out as the premier mixed-use development in Sandusky, and possibly all of Ohio.

Battery Park will be largely defined by two major mixed-use buildings, the vast majority of which consists of residential space. Building 1, known as the "Crescent" building, is wedged between E. Water Street and E. Market Street, and Building 2, known as the "North" building is on the other side of E. Water Street and faces outward towards the marina, Meigs Street Pier, and the improved Battery Park common open space. Whereas the Crescent's residential component is a mix of studio, 1-bed, and 2-bed multifamily units, the North building is exclusively designated as a for-sale condominium development above street-level retail. The North building features a diverse range of one and two-bedroom units and will feature balconies, as well as a rooftop amenity deck exclusively for residents of the building. Both the



apartments and condominium buildings will feature various amenities, including fitness centers, community rooms, pools, and other amenities such as mail rooms and bike storage. The Crescent building will also play host to a boutique hotel, with an estimated 120-130 rooms, a lounge/breakfast bar, meeting rooms, conference center, and adjacent street-level retail within the same building. The bulk of the retail component of the project will be in the North building, with a mix of shops and restaurants located along the waterfront. A portion of the North building will be dedicated to Marina Services. A third standalone building will be located south of the newly designated Battery Park common open space. Given the enormity of the site and the variety of uses, Battery Park is best broken down below, with visuals that are included in this narrative.

Detailed Site Information

- Land Area of Property – 32.90 acres + .39 acres (Part of Block B not on the Legal Description)

Total Building Coverage

- Building 1 – 59,618 SF
- Building 2 – 41,370 SF
- Building 3 – 5,720 SF
- South Garage – 43,575 SF
- South Garage – 30,209 SF
- N Garage Retail – 7,079 SF
- **Gross Building Coverage – 187,571 SF**
- Total Building Coverage (as % of lot area) – 12.9%

- Proposed Building Height – Approx. 68' to cornice of Hotel
- Number of Dwelling Units – 240 (172 apartments, 68 condo units)
- Number of Off-Street Parking Spaces – 964 parking spaces (Garages)
- Number of On-Street Parking Spaces – 49 parking spaces (parallel spaces)
- Parking Area Coverage
 - South Garage/Driveways – 50,832 SF
 - North Garage/Driveways – 32,253
 - **Total – 83,085 SF**
- Common Open Space Area: 399,442 SF (Approx. 28% Open Space of the entire 32.90 acres that includes the water within the Marina)
- Requested Zoning District Classification: **PUD**



Transit services and overall connectivity are crucial to the success of Battery Park. Though Sandusky's population falls just below 25,000 residents, the region's popularity as a tourist destination has put Sandusky in an advantageous position regarding transit options for both visitors and locals. Even with a significant increase in residents, visitors, and jobs as a result of the development of Battery Park, Sandusky's existing transportation services are well equipped to handle a much higher demand for quality transit and recreational connectivity.

The Jet Express is a service which operates both in Sandusky and nearby Port Clinton. From the Sandusky Port, the Jet Express currently only offers direct routes to Cedar Point and Kelley's Island. However, Marous Development Group with the support of the City of Sandusky intends to establish a direct Jet Express route between Battery Park and Cedar Point. Additionally, future routes from the marina to the Sports Force Parks is also under serious consideration. The potential opening of a direct route from Cedar Point to Battery Park will bridge the gap between downtown and Cedar Point that has been missing for decades, not to mention the significant increase in foot traffic in Downtown Sandusky as a direct result. Aside from the proposed Jet Express route expansion, the development of Battery Park will benefit from the Sandusky Transit System (STS) and the Sandusky Bay Pathway, thereby benefiting Downtown Sandusky overall. The availability of public transit and recreational trails that are immediately connected to Battery Park will incentivize residents and visitors to utilize more pedestrian-friendly means of transportation, thereby reducing vehicular traffic within the development and downtown in particular. Ideally, the Jet Express will bring patrons of Cedar Point and Sports Force Park into the Downtown area, and the access to public transit and trails will entice residents and visitors to spend more time in the area, which will increase foot traffic and sales for the many shops and restaurants of Downtown Sandusky.

With the potential influx of high-end retail and waterfront living, one might wonder how a major mixed-use project will affect the surrounding community. Though concerns of gentrification are prevalent whenever mixed-use projects are wedged into areas with high poverty rates, Battery Park is uniquely positioned to create a positive trickle-down effect for Sandusky beyond the site itself. While this narrative highlights the impact of new construction in Sandusky, it should be noted that a significant portion of the development has dedicated common open space. In fact, the common open space for Battery Park will increase considerably because of this project. There have been a handful of groups who have voiced their concern over the development of Battery Park for fear of a loss of green space. However, the development of Battery Park will emphasize the creation of and revitalization of additional common open space to accommodate the influx of new residents and visitors to downtown Sandusky's waterfront. The development of Battery Park will be of great benefit to local



Sanduskians and Downtown Sandusky businesses. For example, the development of Battery Park will lead to significant job creation, mainly through retail, hotel, and marina operations. Additionally, new permanent residents to Sandusky will benefit downtown businesses as residents of Battery Park will take advantage of the city's walkability to support local businesses, waterfront amenities, and additional recreational opportunities such as nearby nature trails and bike paths.

Transient lodging is another revenue stream Downtown Sandusky has lacked for years. The lack of overnight stay options has prevented Sandusky from bringing people downtown to improve foot traffic, nightlife, etc. The introduction of an upscale hotel will not only be a complementary draw to patrons of Cedar Point and Sandusky's other resorts and attractions but will also be an opportunity to host major conferences, expositions, trade shows, and many other events that will bring in more visitors and further cement the region's reputation as a desirable, world-class destination. Battery Park will embody a live-work-play district that rebrands Sandusky's image as much more than just a day trip destination. A hotel within Battery Park will stand out significantly from competitors given its proximity to a multitude of dining, retail, and recreational amenities all within footsteps of one's room, as well as all the amenities and recreation Downtown Sandusky has to offer.

Given the diverse nature of the development, the impact that Battery Park will have beyond the project's borders will be monumental. For example, the introduction of a mixed-use development downtown will spur additional new development closer to downtown, particularly grocery stores, drug stores, and other much-needed spaces to rid Sandusky of its food-desert status. Additionally, Battery Park will be capable of hosting major events and year-round programming that will create an additional draw to the area by utilizing the common open spaces, hotel conference center, piers, etc. There will also be housing trickle-down effects of the new mixed-use development. For example, not everyone will want to live in a development like Battery Park. That said, those wanting to be close to the action could potentially invest in the City's existing housing by utilizing advantageous City programs such as the Community Housing Impact & Preservation (CHIP) program, as well as utilizing the Land Bank, residential tax abatements, housing development programs. While the perception of high-end developments like Battery Park might lead one to believe that it will price out existing homeowners, the truth is that the development will lead to significant reinvestment of existing single-family housing in Sandusky, as well as help develop blighted housing/lots and fill in gaps to increase pedestrian accessibility and safety in and around Downtown Sandusky.

Though Battery Park will create a tangible positive impact for the local community, the economic impact of the project cannot be overlooked. Below are some tables and datapoints that highlight the project's long-term impact:

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Calculation of Estimated Construction Jobs

Total Hard Costs	\$ 126,445,400
Estimate % Labor Dollars	50%

Total Estimated Labor Dollars	\$ 63,222,700
Divided by Estimated Hourly Rate	\$ 45.00

Estimated Total Project Labor Hours	1,404,949
Divided by Yearly Hours	2,080

Estimated Construction Jobs (FTEs)	675
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Construction Timeline

Start	3/1/2024
End	7/1/2026

24-month duration

= 80% Jobs in Year 1	540	80%
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= 20% Jobs in Year 2	135	20%
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OPERATIONS JOBS AND HOURLY WAGES - SUPPORTING DATA

YEAR 1

OPERATIONS	#	Salary	Payroll	Average
Director of Property Mgt	1.0	\$85,000	\$85,000	\$ 40.87
Apts-Property Mgr	0.5	\$73,000	\$36,500	\$ 35.10
Leasing Agent	1.5	\$46,000	\$69,000	\$ 22.12
Maintenance	2.0	\$68,000	\$136,000	\$ 32.69
General Laborer	1.5	\$46,000	\$69,000	\$ 22.12
Total	6.5	\$318,000	\$395,500	\$ 29.25

YEAR 2

% Increase 2.0%

OPERATIONS	#	Salary	Payroll	Average
Director of Property Mgt	1.0	\$86,700	\$86,700	\$ 41.68
Apts-Property Mgr	0.5	\$74,500	\$37,250	\$ 35.82
Leasing Agent	1.5	\$46,900	\$70,350	\$ 22.55
Engineer	2.0	\$69,400	\$138,800	\$ 33.37
General Laborer	1.5	\$46,900	\$70,350	\$ 22.55
Total	6.50	\$324,400	\$403,450	\$ 29.84

YEAR 3

% Increase 2.0%

OPERATIONS	#	Salary	Payroll	Average
Director of Property Mgt	1.0	\$88,400	\$88,400	\$ 42.50
Apts-Property Mgr	0.5	\$76,000	\$38,000	\$ 36.54
Leasing Agent	1.5	\$47,800	\$71,700	\$ 22.98
Engineer	2.0	\$70,800	\$141,600	\$ 34.04
General Laborer	1.5	\$47,800	\$71,700	\$ 22.98
Total	6.5	\$330,800	\$411,400	\$ 30.43

YEAR 4

% Increase 2.0%

OPERATIONS	#	Salary	Payroll	Average
Director of Property Mgt	1.0	\$90,200	\$90,200	\$ 43.37
Apts-Property Mgr	0.5	\$77,500	\$38,750	\$ 37.26
Leasing Agent	1.5	\$48,800	\$73,200	\$ 23.46

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Engineer	2.0	\$72,200	\$144,400	\$ 34.71
General Laborer	1.5	\$48,800	\$73,200	\$ 23.46
Total	6.5	\$337,500	\$419,750	\$ 31.05

YEAR 5		% Increase 2.0%		
OPERATIONS	#	Salary	Payroll	Average
Director of Property Mgt	1.0	\$92,000	\$92,000	\$ 44.23
Apts-Property Mgr	0.5	\$79,100	\$39,550	\$ 38.03
Leasing Agent	1.5	\$49,800	\$74,700	\$ 23.94
Engineer	2.0	\$73,600	\$147,200	\$ 35.38
General Laborer	1.5	\$49,800	\$74,700	\$ 23.94
Total	6.5	\$344,300	\$428,150	\$ 31.67

OPERATIONS RECEIPTS (E.G. RENTS)

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<u>Retail</u>						
	Base	\$ 565,000	\$1,162,253	\$1,285,725	\$1,311,300	\$1,337,800
	NNN					
	CAM	\$109,700	\$273,800	\$ 294,800	\$306,800	\$307,200
	Total	\$674,700	\$1,436,053	\$1,580,525	\$1,618,100	\$1,645,000
<u>Apts.</u>	Total Rev	\$1,885,800	\$3,479,800	\$3,593,500	\$3,665,400	\$3,738,700
<u>Marina</u>	Total Rev	\$2,001,700	\$2,515,100	\$2,565,400	\$2,616,700	\$2,669,000
<u>Hotel</u>	Total Rev	\$ -	\$ -	\$3,614,000	\$4,888,800	\$5,375,100
<u>Garages</u>	Total Rev	\$113,300	\$241,500	\$266,900	\$385,000	\$428,400
Total		\$4,675,500	\$7,672,453	\$11,620,325	\$13,174,000	\$13,856,200

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TENANT JOBS - FTE'S - SUPPORTING DATA

YEAR	TENANT JOBS - FTE'S					
	<u>Retail - Buildings 1-2</u>	<u>Other Retail</u>	<u>Marina</u>	<u>Hotel</u>	<u>Building Services</u>	<u>Total</u>
1	72	16	60	70	51	269
2	72	18	60	70	51	271
3	76	20	62	72	51	281
4	82	20	65	75	55	297
5	85	24	65	75	55	304

TENANT JOBS - HOURLY WAGES - SUPPORTING DATA

% Increase		2.0%					
YEAR	TENANT JOBS - HOURLY WAGES						Total Weighted Avg
	<u>Retail - Buildings 1-2</u>	<u>Other Retail</u>	<u>Marina</u>	<u>Hotel</u>	<u>Building Services</u>		
1	\$ 22.50	\$ 20.00	\$ 28.00	\$ -	\$ 19.00		\$ 17.10
2	\$ 23.00	\$ 20.40	\$ 28.56	\$ -	\$ 19.38		\$ 17.46
3	\$ 23.46	\$ 20.81	\$ 29.13	\$ 27.50	\$ 19.77		\$ 24.89
4	\$ 23.93	\$ 21.22	\$ 29.71	\$ 28.05	\$ 20.16		\$ 25.36
5	\$ 24.41	\$ 21.65	\$ 30.31	\$ 28.61	\$ 20.57		\$ 25.79

YEAR	TENANT JOBS - TOTAL PAYROLL						Total
	<u>Retail - Buildings 1-2</u>	<u>Other Retail</u>	<u>Marina</u>	<u>Hotel</u>	<u>Building Services</u>		
1	\$ 3,359,148	\$ 662,896	\$3,521,336	\$ -	\$ 2,008,485		\$9,551,865
2	\$ 3,444,480	\$ 763,776	\$3,591,763	\$ -	\$ 2,055,830		\$9,855,849
3	\$ 3,708,557	\$ 865,613	\$3,756,760	\$4,118,400	\$ 2,096,947		\$14,546,276
4	\$ 4,081,364	\$ 882,925	\$4,017,309	\$4,375,800	\$ 2,306,642		\$15,664,040
5	\$ 4,315,296	\$ 1,080,700	\$4,097,655	\$4,463,316	\$ 2,352,775		\$16,309,742

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Calculation of Resident Number of Units & Per-Unit Resident Annual Income

RESIDENTS - YEAR 1

Use Type	Units	Average Annual Wage per Resident		Payroll		Average
Apartments - Market Rate	172	\$	63,333	\$	10,893,333	\$ 63,300

RESIDENTS - YEAR 2

% Increase 2.0%

Use Type	Units	Average Annual Wage per Resident		Payroll		Average
Apartments - Market Rate	172	\$	64,600	\$	11,111,200	\$ 64,600

RESIDENTS - YEAR 3

% Increase 2.0%

Use Type	Units	Average Annual Wage per Resident		Payroll		Average
Apartments - Market Rate	172	\$	65,900	\$	11,334,800	\$ 65,900

RESIDENTS - YEAR 4

% Increase 2.0%

Use Type	Units	Average Annual Wage per Resident		Payroll		Average
Apartments - Market Rate	172	\$	67,200	\$	11,558,400	\$ 67,200

RESIDENTS - YEAR 5

% Increase 2.0%

Use Type	Units	Average Annual Wage per Resident		Payroll		Average
Apartments - Market Rate	172	\$	68,500	\$	11,782,000	\$ 68,500

Overall, the need to change Battery Park from Downtown Business to PUD zoning is driven by the complexity and size of the project compared to other mixed-use properties in Sandusky that fall within DB zoning. With so many different uses and components to the site, the existing Downtown Business zoning may potentially impose limitations on residential density, land use requirements, parking/setback requirements, etc. Although Downtown Business zoning accommodates mixed-use development, it is still technically a single-use zoning district. PUD zoning would maximize land use and allow greater flexibility for the site because the permitting/approval process would be much quicker as opposed to meeting submittal requirements for each site use individually, which would significantly lengthen the overall development timeline, and perhaps impact the feasibility of the project itself. Most importantly, PUD zoning would help eventually condominiumize the entire development, which



would help divide ownership interests and simplify property management of common areas, as opposed to a global property management and maintenance structure for the entire development.

Additionally, a PUD would provide fee simple ownership for condominium unit owners as opposed to a traditional HOA. Further, a PUD would help alleviate the management and maintenance responsibilities of different uses within the same building so that residents are not responsible for retail common area maintenance, retail tenants are not responsible for upstairs residential common area maintenance, so on and so forth. With PUD zoning, Battery Park can maximize site efficiency, reduce street construction and utility connection costs, as well as lower overall maintenance costs for the City of Sandusky. Should the development remain Downtown Business zoning, the costs the City and developer will incur will be significantly higher in the long-run and ultimately make the project infeasible. By implementing PUD zoning, Battery Park would be well-positioned to sustain itself long after construction is complete and without significant public infrastructure subsidization in the future from the City of Sandusky.

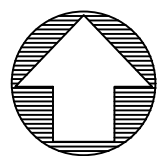
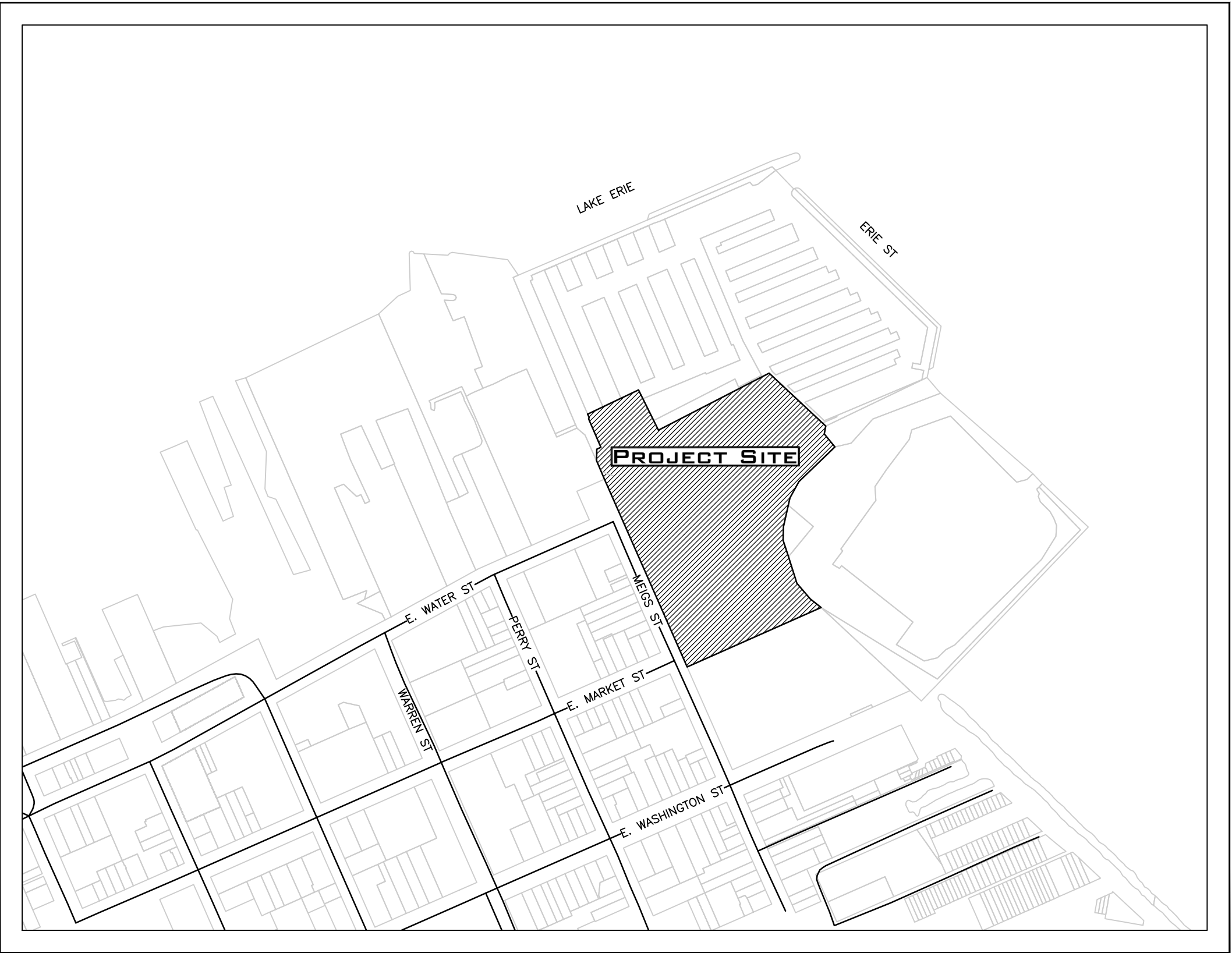
BP Sand Dev Sch for Planning Commission

Task Name	Duration	Start Date	End Date	Assigned To	Status	Comments
BATTERY PARK SANDUSKY	1173d	01/03/22	07/01/28			Updated 10-26-2022
CITY PRELIMINARY REVIEWS	280d	01/03/22	12/30/22			
Development Agreement	280d	01/03/22	12/30/22			
Negotiate / Finalize Development Agreement	280d	01/03/22	12/30/22		In Process	
Lease Agreement	280d	01/03/22	12/30/22			
Negotiate / Finalize Lease Terms	280d	01/03/22	12/30/22		In Process	
PUD PROCESS	68d	10/26/22	01/30/23			
PUD Preliminary Application	1d	10/26/22	10/26/22	MDG	In Progress	
Submit to Zoning	1d	10/26/22	10/26/22	MDG	In Progress	
Staff Review & Submission to Planning Commission (Preliminary Plan)	1d	10/26/22	10/26/22	MDG - City	Complete	
To Planning Commission for Public Meeting (if required) - Preliminary Plan	1d	10/26/22	10/26/22	MDG	In Progress	
Planning Commission Public Meeting - Preliminary Plan	1d	11/22/22	11/22/22	MDG - City	In Progress	
Planning Commission PUD Approval - Preliminary Plan	1d	11/22/22	11/22/22	MDG - City	In Progress	
To First Commissioner's Meeting Preliminary Plan & Recommendation from Planning Commission	1d	11/22/22	11/22/22	MDG - City	In Progress	
First Commissioner's Meeting Preliminary Plan & Recommendation from Planning Commission	1d	10/26/22	10/26/22	MDG	In Progress	
Second Commissioner's Meeting/Approval (only if requested)	1d	11/28/22	11/28/22	MDG - City	Not Started	
To Planning Commission - Final Plan	1d	12/12/22	12/12/22	MDG - City	Not Started	
Planning Commission Meeting - Final Plan	1d	11/23/22	11/23/22	MDG	Not Started	
Planning Commission PUD Approval - Final Plan	1d	12/28/22	12/28/22	MDG - City	Not Started	
30 Day Enactment Period	1d	12/28/22	12/28/22	MDG - City	Not Started	
DESIGN & CONSTRUCTION	240d	01/03/23	12/04/23			
DC 1 SITE & INFRASTRUCTURE	90d	01/03/23	05/08/23			
Schematic Design through Construction Documents	90d	01/03/23	05/08/23	Riverstone	Not Started	
DC 2 LANDSCAPE & AMENITIES	120d	01/03/23	06/19/23			
Schematic Design through Construction Documents	120d	01/03/23	06/19/23	MKSK Studios	Not Started	
DC 3 BUILDING 1	150d	01/03/23	07/31/23			
Schematic Design through Construction Documents	150d	01/03/23	07/31/23	VOCON	Not Started	
DC 4 BUILDING 2	150d	01/03/23	07/31/23			
Schematic Design through Construction Documents	150d	01/03/23	07/31/23	VOCON	Not Started	
DC 5 BUILDING 3	150d	01/03/23	07/31/23			
Schematic Design through Construction Documents	150d	01/03/23	07/31/23	VOCON	Not Started	
DC 6 HOTEL	150d	01/03/23	07/31/23			
Schematic Design through Construction Documents	150d	01/03/23	07/31/23	VOCON	Not Started	
DC 7 PARKING GARAGE 1	150d	01/03/23	07/31/23			
Schematic Design through Construction Documents	150d	01/03/23	07/31/23	VOCON	Not Started	
DC 8 PARKING GARAGE 2	150d	01/03/23	07/31/23			
Schematic Design through Construction Documents	150d	01/03/23	07/31/23	VOCON	Not Started	
DC 9 MARINA	240d	01/03/23	12/04/23			
Conceptual Design through Construction Documents and Permits	240d	01/03/23	12/04/23	Moffatt & Nichol Engineering	Not Started	
DC 10 PIERS & BREAKWATERS	240d	01/03/23	12/04/23			
Schematic Design through Construction Documents and Permits	240d	01/03/23	12/04/23	Moffatt & Nichol Engineering	Not Started	
BUILDING PERMIT PROCESS	90d	08/07/23	12/08/23			
Submit for Building Permits	90d	08/07/23	12/08/23	MDG - City of Sandusky	Not Started	

46	Task Name	Duration	Start Date	End Date	Assigned To	Status	Comments
47	CONSTRUCTION	609d	03/01/24	07/01/26			
48	Construction of Building 1, Building 2, Building 3, North Garage, South Garage	609d	03/01/24	07/01/26	Marous Builders	Not Started	
49							
50							

IMPROVEMENT PLANS FOR BATTERY PARK

THE CITY OF SANDUSKY, COUNTY OF
ERIE AND STATE OF OHIO



VICINITY MAP
SCALE: 1" = 400'

INDEX TO DRAWINGS

TITLE PAGE	C1.01
OVERALL PLAN	C2.01
EXISTING CONDITIONS	C2.02
SITE PLAN	C3.01
UTILITY PLAN	C4.01

DAVID PIETRANTONE P.E. #61756

DATE

PREPARED FOR:
MARDUS DEVELOPMENT GROUP
38025 SECOND STREET - SUITE 102
WILLOUGHBY OHIO 44094
PHONE 440-391-5339

Preliminary
Not for Construction

RIVERSTONE
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2021-258

PLAN REVISIONS:

PAGE REVISIONS:

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PLANNING COMMISSION
10/26/2022
NOT FOR CONSTRUCTION

BATTERY PARK
SANDUSKY, OHIO

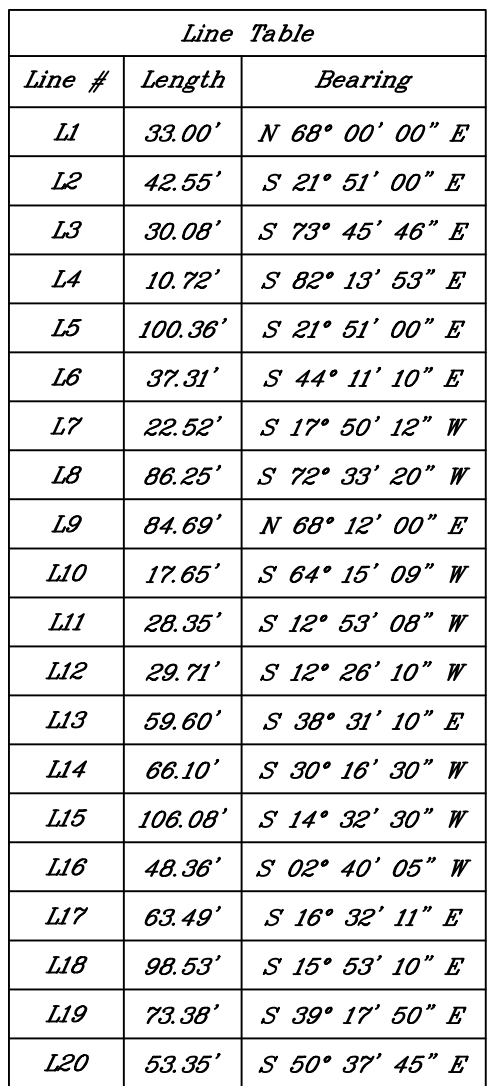
TITLE PAGE

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 752-2844 ext. 001

C1.01

Not Part of Survey
Parcel No. 56-01377.004
Parcel 6



<i>Line Table</i>		
<i>Line #</i>	<i>Length</i>	<i>Bearing</i>
L21	143.35'	N 68° 00' 00" E
L22	60.09'	N 10° 53' 21" N
L23	110.42'	N 18° 52' 30" W
L24	169.84'	N 30° 31' 35" W
L25	96.08'	N 34° 37' 38" W
L26	60.53'	N 54° 37' 18" W
L27	55.04'	N 54° 37' 18" W
L28	90.31'	N 63° 28' 06" W
L29	44.57'	N 68° 36' 52" W
L30	41.05'	N 02° 46' 56" E
L31	15.90'	N 66° 33' 44" E
L32	111.39'	N 31° 41' 00" W
L33	4.62'	N 22° 13' 12" E
L34	13.90'	N 21° 40' 18" W
L35	10.20'	N 65° 23' 08" E
L36	15.32'	N 20° 51' 40" W
L37	21.02'	N 73° 35' 33" E
L38	15.79'	S 38° 43' 28" E
L39	17.72'	N 78° 11' 29" E
L40	82.50'	N 53° 44' 15" E

Line Table		
Line #	Length	Bearing
L41	18.73'	N 44° 11' 00" W
L42	101.33'	S 19° 57' 04" E
L43	62.00'	S 68° 26' 54" W
L44	102.54'	N 19° 57' 04" W
L45	60.79'	S 68° 26' 54" W
L46	102.54'	S 19° 57' 04" E
L47	62.00'	S 68° 26' 54" W
L48	102.54'	N 19° 57' 04" W
L49	57.05'	N 68° 26' 54" E
L50	102.54'	S 19° 57' 04" E
L51	62.00'	S 68° 26' 54" W
L52	102.50'	N 21° 35' 58" W
L53	58.03'	S 68° 26' 54" W
L54	102.50'	S 21° 35' 58" E
L55	56.50'	S 68° 26' 54" W
L56	102.50'	N 21° 35' 58" W
L57	46.50'	S 68° 26' 54" W
L58	72.05'	N 68° 07' 08" E
L59	86.00'	N 68° 26' 54" E
L60	54.00'	N 68° 57' 02" E

Line Table		
Line #	Length	Bearing
L61	71.00'	N 68° 26' 54" E
L62	45.00'	N 68° 57' 02" E
L63	77.00'	N 68° 26' 54" E
L64	52.50'	N 68° 57' 02" E
L65	52.50'	N 68° 26' 54" E
L66	6.78'	N 68° 57' 02" E
L67	60.88'	S 21° 35' 58" E
L68	130.99'	S 68° 57' 02" W
L69	6.00'	N 68° 35' 58" W
L70	242.31'	N 68° 57' 02" W
L71	87.05'	S 24° 30' 25" E
L72	326.62'	N 64° 26' 44" E
L73	32.08'	N 61° 35' 56" E
L74	92.25'	N 64° 26' 44" E
L75	141.29'	N 26° 33' 53" W
L76	41.44'	S 21° 05' 58" E
L77	208.63'	S 68° 54' 02" W
L78	9.35'	S 21° 05' 58" E
L79	21.31'	S 68° 54' 02" W
L80	25.41'	S 21° 05' 58" E

Line Table		
Line #	Length	Bearing
L81	65.50'	S 21° 05' 58" E
L82	42.00'	S 21° 05' 58" E
L83	46.00'	S 21° 05' 58" E
L84	35.00'	S 21° 05' 58" E
L85	25.00'	S 21° 05' 58" E
L86	27.00'	N 68° 54' 02" E
L87	34.50'	S 21° 05' 58" E
L88	41.50'	S 21° 05' 58" E
L89	28.00'	S 21° 05' 58" E
L90	27.00'	N 68° 54' 02" E
L91	32.50'	S 21° 05' 58" E
L92	36.32'	S 20° 33' 53" E
L93	23.50'	S 21° 05' 58" E
L94	24.50'	N 68° 54' 02" E
L95	32.33'	S 21° 05' 58" E
L96	19.22'	S 20° 33' 53" E
L97	18.45'	S 45° 03' 59" E
L98	23.45'	S 21° 05' 58" E
L99	23.00'	N 68° 54' 02" E
L100	28.30'	S 21° 05' 58" E

Line Table		
Line #	Length	Bearing
L101	34.40'	S 45° 03' 59" E
L102	28.50'	S 21° 05' 56" E
L103	23.33'	S 68° 54' 02" W
L104	19.00'	S 21° 05' 56" E
L105	95.11'	S 45° 03' 59" E
L106	47.40'	N 69° 27' 00" E
L107	30.58'	S 13° 04' 04" W
L108	40.90'	S 77° 30' 07" E
L109	17.32'	S 11° 53' 26" W
L110	25.68'	N 78° 03' 23" W
L111	138.66'	N 12° 35' 13" W
L112	182.93'	N 12° 52' 00" E
L113	4.42'	S 68° 42' 27" E
L114	56.08'	S 68° 43' 12" E
L115	16.21'	S 43° 37' 51" E
L116	15.58'	S 49° 43' 43" E
L117	245.35'	S 65° 12' 15" E
L118	445.57'	N 64° 17' 43" E
L119	35.90'	S 26° 06' 10" E
L120	125.00'	S 24° 30' 25" E

<i>Line Table</i>		
<i>Line #</i>	<i>Length</i>	<i>Bearing</i>
<i>L121</i>	<i>201.40'</i>	<i>N 66° 07' 08" E</i>
<i>L122</i>	<i>76.74'</i>	<i>N 39° 40' 54" W</i>
<i>L123</i>	<i>63.21'</i>	<i>N 84° 01' 28" E</i>
<i>L124</i>	<i>48.09'</i>	<i>S 42° 55' 50" E</i>
<i>L125</i>	<i>16.62'</i>	<i>N 44° 21' 17" E</i>
<i>L126</i>	<i>71.80'</i>	<i>N 46° 14' 54" W</i>
<i>L127</i>	<i>49.50'</i>	<i>S 22° 53' 29" E</i>
<i>L128</i>	<i>10.00'</i>	<i>N 22° 53' 29" E</i>
<i>L129</i>	<i>82.00'</i>	<i>N 67° 06' 31" E</i>
<i>L130</i>	<i>10.00'</i>	<i>N 22° 53' 29" W</i>

Line Table		
Line #	Length	Bearing
L131	49.51'	S 21° 51' 00" E
L132	49.51'	S 21° 51' 00" E
L133	33.01'	N 67° 06' 31" E
L134	29.35'	N 21° 22' 19" E
L135	82.00'	N 67° 06' 31" E

Curve Table						
Curve #	Length	Radius	Tan	Delta	Chord	Bearing
C1	45.78'	15.00'	335.16'	174° 52' 30"	29.97'	N 19° 16' 00" W
C2	23.37'	18.75'	13.48'	071° 25' 38"	21.89'	N 79° 55' 39" W
C3	35.53'	18.75'	26.09'	108° 35' 01"	30.45'	S 10° 04' 21" W



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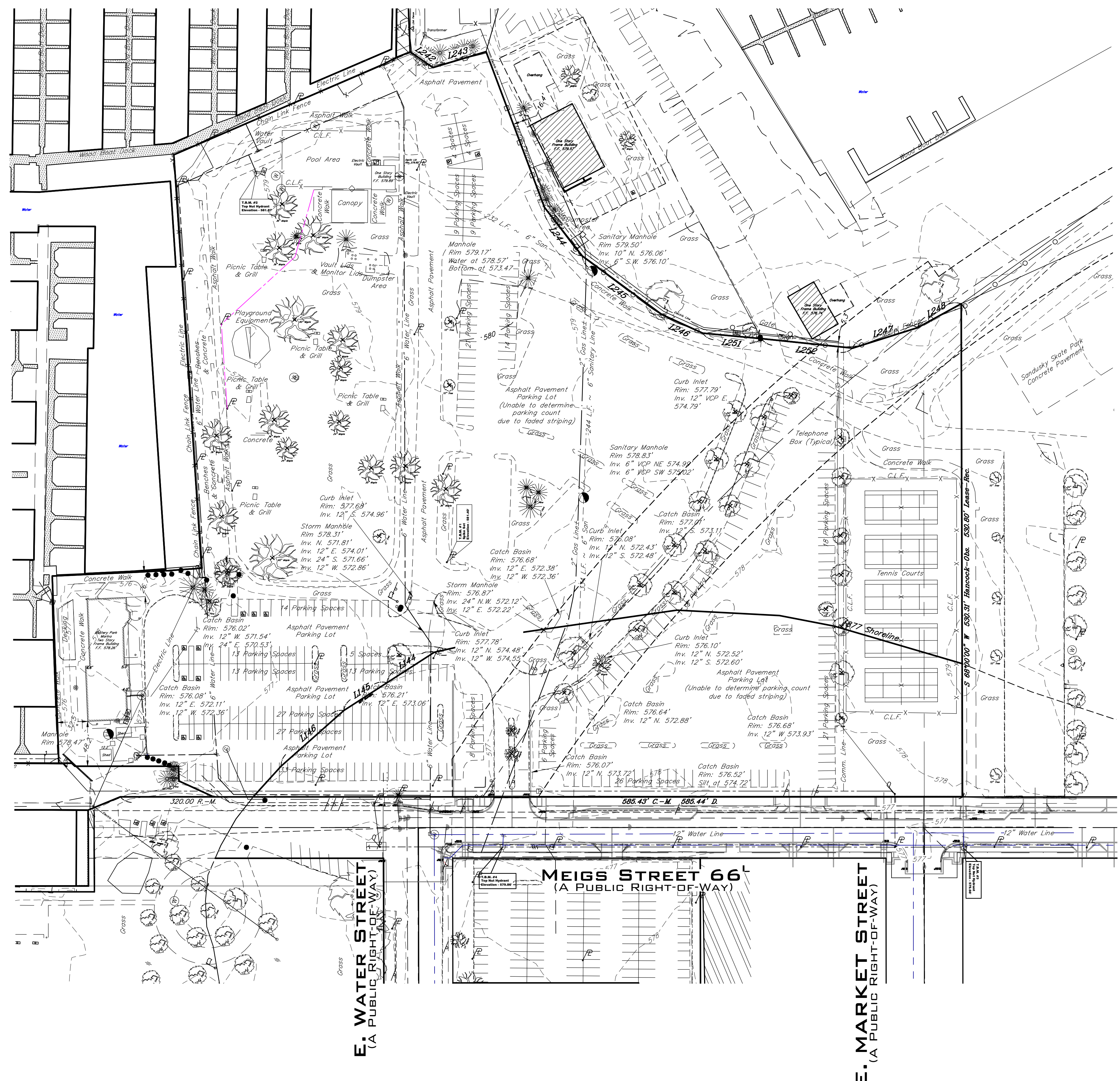
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BATTERY PARK
SANDUSKY, OHIO
OVERALL PLAN

Ohio Utilities Protection Service
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OGPUPS 
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2984 or 811

C2.01



LEGEND

Ⓜ

 = Monument Box Found

Ⓢ

 = Iron Pin or Pipe Found

●

 = 5/8" Iron Pin Set and Capped Riverstone Company Dudley P56747

+

 = P.K. Nail

⊙

 = Gas Meter

⊕

 = Gas Valve

⊖

 = Utility Pole

⊗

 = Light Pole

⊘

 = Guy Anchor & Line

⊙

 = Telephone Box

⊕

 = Electric Box

⊖

 = Cable Box

⊗

 = Bollard

⊘

 = Cleanup / Test Tee

⊙

 = Spot Elevation Tag

⊕

 = Hydrant

⊖

 = Water Service Valve

⊗

 = Water Valve

⊘

 = Water Meter

⊙

 = Reducer

⊕

 = Storm Manhole

⊖

 = Sanitary Manhole

⊗

 = Curb Inlet

⊘

 = Catch Basin

⊙

 = Property Line

⊕

 = Centerline

Ex. Parcel Line

Original Sublot Line

Original Lot Line

Centerline

Property Line

Right-of-way Line

Easement Line

Railroad Tracks

Electric Line

Gas Line

Sanitary/Combination Sewer

Storm Sewer

Waterline

Fence Line (Wooden)

Fence Line (Chain-Link)

Guardrail

Ac.

 Acres

Adj.

 Adjacent

A.F.N.

 Auditor's File Number

Asp.

 Asphalt

B.F.

 Basement Floor

B.W.

 Bottom of Wall

Calc./C.

 Calculated

CB

 Catch Basin

C.C.M.R.

 Cuyahoga County Map Records

C.L.F.

 Chain-link Fence

Clr.

 Clears

C.O.

 Clean Out

Comb.

 Combination

Conn.

 Connection

Drill Hole

 Drill Hole

D.I.W.M.

 Ductile Iron Water Main

Ele.

 Electric

Elev

 Elevation

Enor.

 Encroaches

Ex.

 Existing

F.F.

 Finished Floor

GUT

 Gutter

Inv

 Invert

L.C.A.

 Limited Common Area

L.F.

 Lineal Feet

M.E.

 Match Existing

Meas./M.

 Measured

Mh

 Manhole

Obs.

 Observed

Pg.

 Page

P.P.N.

 Permanent Parcel Number

Prop

 Proposed

Rec./R.

 Record

R/W

 Right-of-way

San.

 Sanitary

S.F.

 Square Feet

S/L

 Sublot

Stm.

 Storm

T.B.M.

 Temporary Bench Mark

TBR

 To Be Removed

T/C

 Top of Curb

Tel

 Telephone

T.F.

 Top Of Footer

T.T.

 Test Tee

TW

 Top of Wall

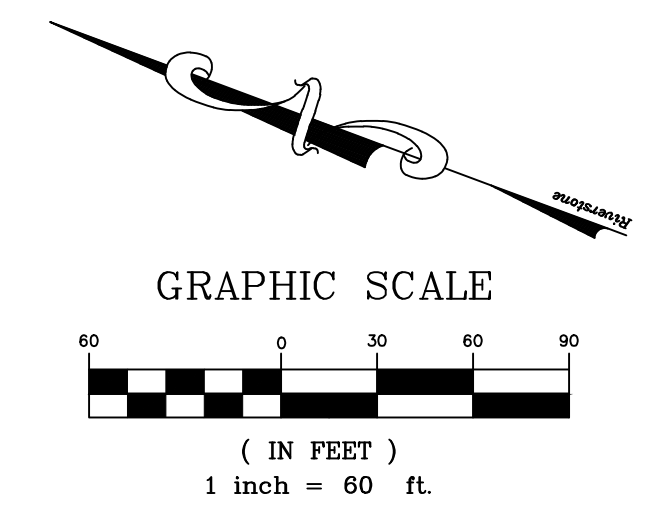
Typ.

 Typical

Vol.

 Volume

Wat

 Water

PRELIMINARY
Not for Construction

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BATTERY PARK

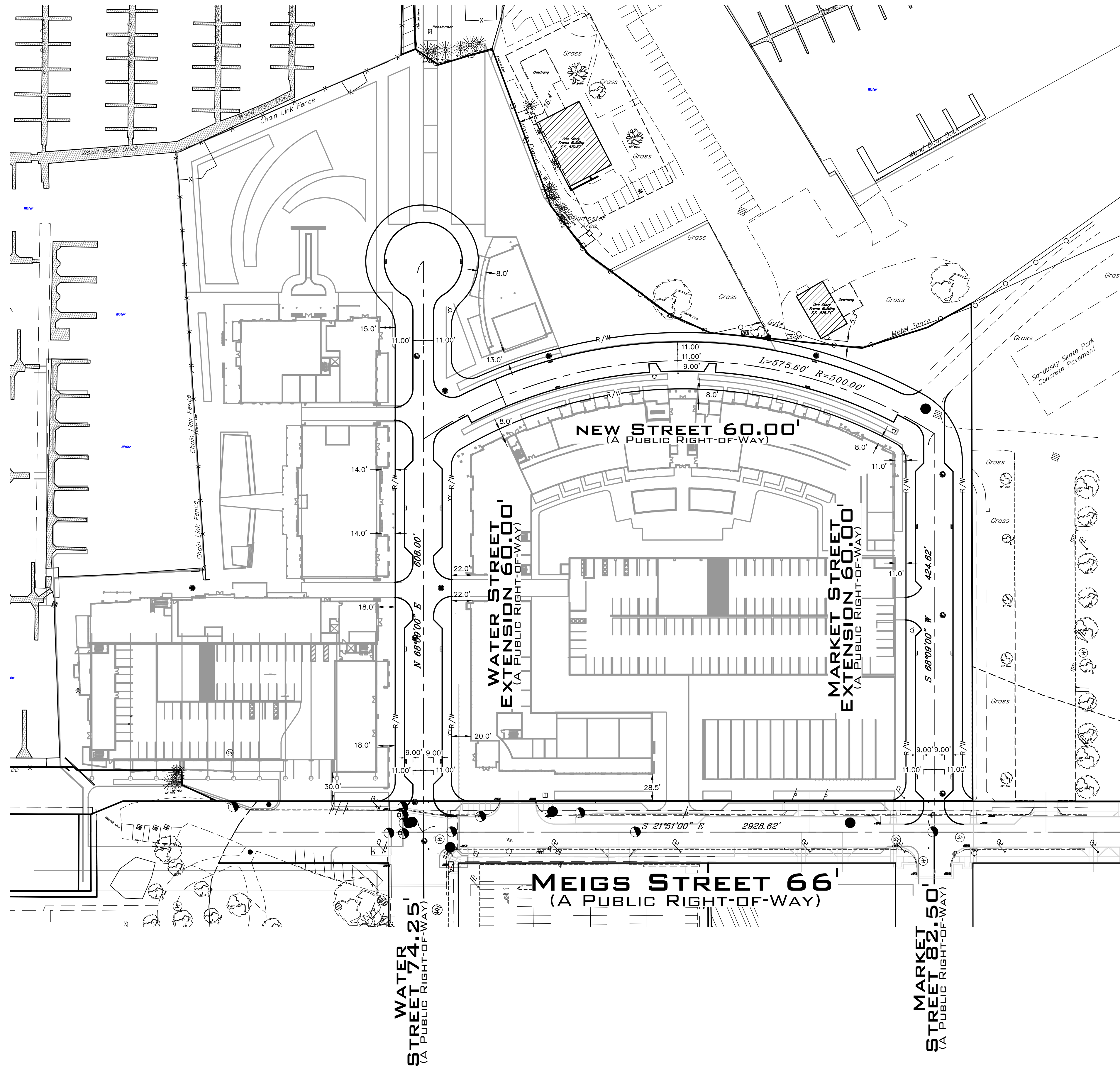
SANDUSKY, OHIO

EXISTING CONDITIONS

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Protection Underground Protection Service
Call 811 or 1-800-481-0811

C2.02



LEGEND

= Monument Box Found	= Spot Elevation Tag
= Iron Pin or Pipe Found	= Hydrant
= P.K. Nail	= Water Service Valve
= Gas Meter	= Water Valve
= Gas Valve	= Water Meter
= Utility Pole	= Reducer
= Light Pole	= Storm Manhole
= Guy Anchor & Line	= Sanitary Manhole
= Telephone Box	= Curb Inlet
= Electric Box	= Catch Basin
= Cable Box	= Property Line
= Bollard	= Centerline
= Cleanup / Test Tee	

Ex. Parcel line
Original Sublot Line
Original Lot Line
Centerline
Property Line
Right-of-way Line
Easement Line
Railroad Tracks

Electric Line
Gas Line
Sanitary/Combination Sewer
Storm Sewer
Waterline
Fence Line (Wooden)
Fence Line (Chain-Link)
Guardrail

Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	Mh	Manhole
BW	Bottom of Wall	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel
C.C.M.R	Cuyahoga County Map	Prop	Proposed
Records	Records	Rec./R.	Record
C.L.F.	Chain-link Fence	R/W	Right-of-way
Clr.	Clears	San.	Sanitary
C.O.	Clean Out	S.F.	Square Feet
Comb.	Combination	S/L	Sublot
Conc.	Concrete	Stm.	Storm
Conn.	Connection	T.B.M.	Temporary Bench Mark
D.H.	Drill Hole	TBR	To Be Removed
D.I.W.M.	Ductile Iron Water	T/C	Top of Curb
Main	Main	Tele	Telephone
Elev	Elevation	T.F.	Top Of Footer
Enor.	Encroaches	T.T.	Test Tee
Ex.	Existing	TW	Top of Wall
F.F.	Finished Floor	Typ.	Typical
GUT	Gutter	Vol.	Volume
Inv	Invert	Wat	Water

Preliminary
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Construction

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BATTERY PARK
SANDUSKY, OHIO
SITE PLAN



OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (814) 745-2884 or 811

C3.01



LEGEND

Legend:

- M** = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8" Iron Pin Set and Capped
- ⊕** = Capped Riverstone Company Dugout PS6747
- +** = P.K. Nail
- ⊙** = Gas Meter
- ⊗** = Gas Valve
- ⊕** = Utility Pole
- ⊕** = Light Pole
- ⊕** = Guy Anchor & Line
- ⊕** = Telephone Box
- ⊕** = Electric Box
- ⊕** = Cable Box
- ⊕** = BOLLARD
- ⊕** = **Cleanout / Test Tee**
- ⊕** = Spot Elevation Tag
- ⊕** = Hydrant
- ⊕** = Water Service Valve
- ⊕** = Water Valve
- ⊕** = Water Meter
- ⊕** = Reducer
- ⊕** = Storm Manhole
- ⊕** = Sanitary Manhole
- ⊕** = Curb Inlet
- ⊕** = Catch Basin
- ⊕** = Property Line
- ⊕** = Centerline

Proposed

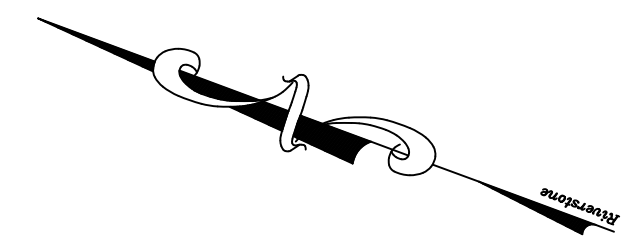
Existing

Diagram Description:

The diagram shows a plan view of a property with various features and boundaries. The property is bounded by a chain-link fence (indicated by 'x' marks) and a guardrail. The property is divided into several sections, including a 'Proposed' section and an 'Existing' section. The 'Proposed' section shows a 'Proposed' line, a 'Proposed' line, and a 'Proposed' line. The 'Existing' section shows an 'Existing' line, an 'Existing' line, and an 'Existing' line. The diagram also shows a 'Proposed' line, a 'Proposed' line, and a 'Proposed' line. The diagram includes a legend for various symbols and a list of features to be shown on the map.

Legend:

- Ac.** Acres
- Adj.** Adjacent
- A.F.N.** Auditor's File Number
- Asp.** Asphalt
- B.F.** Basement Floor
- BW** Bottom of Wall
- Calc./C.** Calculated
- C.B.** Catch Basin
- C.C.M.R** Cuyahoga County Map Records
- C.L.F.** Chain-link Fence
- C.O.** Clears
- C.O.** Clean Out
- Comb.** Combination
- Conc.** Concrete
- Conn.** Connection
- D.H.** Drill Hole
- D.I.W.M.** Ductile Iron Water Main
- Elev** Elevation
- Encl.** Encroaches
- Exc.** Existing
- Ex.** Finished Floor
- GUT** Gutter
- Inv** Invert
- L.C.A.** Limited Common Area
- L.F.** Lineal Feet
- M.E.** Measured
- Meas./M.** Measured
- MH** Manhole
- MH** Observed
- Pg.** Page
- P.N.** Permanent Parcel Number
- Prop** Proposed
- Rec./R.** Record
- R/W** Right-of-way
- San.** Sanitary
- S.F.** Square Feet
- S/L** Sublot
- Storm** Storm
- T.B.M.** Temporary Bench Mark
- TBR** To Be Removed
- T/C** Top of Curb
- Tele** Telephone
- T.F.** Top of Footer
- T.T.** Test Tee
- TW** Top of Wall
- Typ.** Typical
- Vol.** Volume
- Wat** Water



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Preliminary
Not for
Construction

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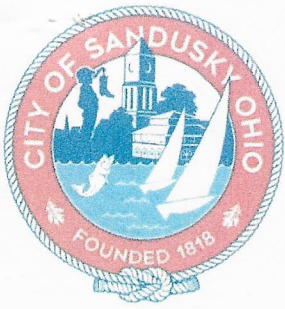
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SANDUSKY, OHIO

UTILITY PLAN

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Call (614) 715-2984 or 811

C4.01



DEPARTMENT of COMMUNITY DEVELOPMENT

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

PLANNING COMMISSION NOTICE OF HEARING

The City of Sandusky, Planning Commission will conduct a public hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

The Planning Commission has set a public hearing to consider an amendment to the zoning map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000). The application is to amend the zoning map to expand the Transient Rental Overlay District to include the above mentioned parcels.

The Planning Commission has set a public hearing to consider an application for an amendment to the zoning map for 701 E. Water St. (parcels 56-61377.000, 56-61377.001, 56-01377.001, & 56-01313.000). The application is to amend the zoning map to a Planned Unit Development at the above mentioned parcels.

The City of Sandusky, Planning Commission will conduct an adjudication hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

Ralph Chamberlin, on behalf of the Erie Metropolitan Housing Authority has submitted an application for a conditional use permit at 914 Hancock St. to make the existing community garden a legal conforming main use and allow a shed as an accessory use.

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. 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