



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

January 25, 2023

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 November 22, 2022**
3. **Election of Officers**
4. **Public Hearing**

Havinfun, LLC., has submitted an application for an amendment to the zoning map for 306 W. Water St. St. (parcels 56-00131.000, 56-61007.000). The application is to amend the zoning map from LM – Limited Manufacturing to DBD – Downtown Business District.

Lionel McCrimon, on behalf of Z Commercial, LLC., has submitted an application for an amendment to the zoning map for 1315 Campbell St. (parcel 57-00229.000). The application is to amend the zoning map from R2F – Two Family Residential to RRB – Residential Business District.
5. **New Business**

2130 Hayes Ave. – Site Plan
Claire Bank & Arie Swirsky with ThenDesign Architects, on behalf of the Sandusky Board of Education, has submitted a site plan for 2130 Hayes Ave. for a pool addition to the Sandusky High School.

1502 Hayes Ave. – Site Plan
Victor Huston has submitted a site plan for 1502 Hayes Ave. to build a barber shop.

223 Meigs St. – Site Plan
John Hancock, on behalf of McGookey Properties, LLC, has submitted a site plan for 223 Meigs St. for a building expansion at the Bait House Brewery.

Superior St. Public Right-of-Way Dedication

6. **Adjournment**

NEXT MEETING: February 22, 2023 at 5:00pm

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

**Planning Commission
November 22, 2022
Meeting Minutes**

Meeting called to order:

Chair McGory called the meeting to order at 5:00 pm. The following members were present: Vice Chair Miller, Commissioner Castile, Commissioner Jackson, Commissioner Poggiali, Commissioner Whelan, and Commissioner Zuilhof. 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:

Chair McGory asked for a motion on the amended July 2022 minutes. Vice Chair Miller made a motion to approve the minutes as amended and the motion was seconded by Commissioner Poggiali. The Commission voted unanimously to approve the amended minutes of the July Planning Commission Minutes.

Approval of minutes from October 26, 2022:

Chair McGory stated amended minutes were passed out prior to the meeting and asked for a motion. Vice Chair Miller made a motion to approve the minutes as amended and the motion was seconded by Commissioner Jackson. The Commission voted unanimously to approve the amended minutes of the July Planning Commission Minutes.

Adjudication Hearing

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

Staff presented the conditional use application and recommended the applicant seek a conditional use permit because local business zoning does not allow a shed for a primary building. Staff is in favor of the application with the condition that all applicable permits are obtained prior to construction. Mr. Chamberlain spoke on behalf of request. Chair McGory asked if the shed will have a foundation. Mr. Chamberlain stated there were existing concrete pads that would be used for the shed location. Vice Chair Miller asked if it would be a permanent installation. Mr. Chamberlain stated no, the shed would be able to be removed, if necessary. Chair McGory asked for a motion. Vice Chair Miller made a motion to approve the application with conditions of Staff and the motion was seconded by Commissioner Castile. The Commission voted unanimously to approve the application with Staff conditions.

New Business

1001 Fremont Avenue- Site Plan

John Carrigan, on behalf of Classic Investors, LLP, has submitted a site plan for 1001 Fremont Avenue to build a storage building in a Commercial District.

Ms. Blair stated that Mr. Ochs had been ill during the week but was on the phone to answer any questions the Commission may have regarding the application. Ms. Blair presented the application with the recommendation of approval with the condition that all applicable permits be obtained prior to construction. Commissioner Jackson asked if there would be fencing around the property. Ms. Blair

believed there was fencing. Commissioner Zuilhof stated that he believed there was barbed wire fence that did not completely encompass the property and did not give a friendly appearance. Mr. Ochs stated that barbed wire is allowed with a conditional use permit but this property does not have conditional use permit in place. Mr. John Carrigan, one of the applicants, spoke on behalf of the project. Commissioner Zuilhof asked if any fencing was being added. Mr. Carrigan stated no. Commissioner Poggiali asked if there was barbed wire fencing. Mr. Carrigan stated there was 3 strand barbed wire fence installed. Commissioner Poggiali made a motion to approve the application as presented with Staff conditions. The motion was seconded by Commissioner Zuilhof. The Commission voted unanimously to approve the application with Staff conditions.

Public Hearing

Danielle Murray on behalf of Lioness Realty, has submitted an application for an amendment to the zoning map for 603, 605, 611, 617, and 619 E. Washington Street (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 Overlay District to include the above mentioned parcels.

Chair McGory introduced the application and asked for the staff presentation. Ms. Blair presented the application. Ms. Murray had a signed affidavit from all the property owners to represent the properties listed in the application. Staff is not opposed to the request and requested any approval be granted with the conditions that all applicable permits be obtained through City Departments as necessary. Chair McGory asked if transient rental was allowed in downtown business zoning. Ms. Blair stated that it was an allowed use. The applicant, Danielle Murray, spoke on behalf of the request. Chair McGory asked if Ms. Murray had obtained notarized statements from all property owners to act on their behalf. Ms. Murray answered yes. Chair McGory asked if there was any other public comment. Mr. Schwanger asked if the applicant was required to get the other properties rezoned for her request to be approved. Ms. Blair explained that typically single zoning of properties does not occur but it is not illegal to do so. Commissioner Zuilhof added that the request is for a district and once parcel does not make a district. Chair McGory stated the property owner did not have to do it that way. Ms. Blair added that all property owners within 300 feet of all the properties on the application were notified about the request. Commissioner Poggiali added that he thought there was a moratorium on these type of requests. Commissioner Zuilhof stated that if it was a single property owner requesting this, it would not be consistent with the ordinance. Commissioner Poggiali asked if the property was a duplex and if it had been rented out. Ms. Murray answered that yes it was a duplex and it had not been rented out in recent years. Commissioner Poggiali asked the applicant if she spoke to property owners across the street, the applicant stated she had not spoken to those owners. Ms. Blair stated they were notified per ordinance guidelines. Commissioner Zuilhof asked for the zoning of the properties across the street. Ms. Blair stated the zoning across the street is Residential 2 Family. Vice Chair Miller made a motion to approve the application with staff conditions and the motion was seconded by Commissioner Whelan. The following Commissioners voted yes to approve the application as presented with Staff conditions: Chair McGory, Vice Chair Miller, Commissioner Castile, Commissioner Jackson, and Commissioner Whelan. Commissioner Poggiali voted against the motion because of his concern on where it would stop if the Commission continues to approve contiguous properties. Commissioner Castile added that she agreed with Commissioner Poggiali but added that this particular property was in proximity to the downtown area and overlay district, which was why she voted in favor of the approval. Chair McGory stated just because it gets approved doesn't mean people will do transient rental. Commissioner Poggiali stated he

is concerned about too much rental and people being discouraged from living in the City. Commissioner Zuilhof added that the district is an overlay district so the initial zoning will remain in place.

Lynn Harlan, on behalf of Battery Park Sandusky, LLC, has submitted an application for an amendment to the zoning map for 701 E. Water Street (parcels 56-61377.000, 56-61377.00, 56-01377.001, and 56-01313.000). The application is to amend the zoning map to a Planned Unit Development (PUD) at the above mentioned parcels

Chair McGory introduced the next application and asked for Staff presentation. Ms. Blair presented the Staff Report. Commissioner Zuilhof asked why the agenda stated the application was an amendment to the zoning map, when they were being presented a site plan. Ms. Blair stated the application for a rezone to a PUD was the review and approval of a preliminary site plan. Ms. Blair described the process for the approval of a PUD and explained that if the Commission approved the rezone tonight, within 18 months of a City Commission approval of the rezoning, the Planning Commission would be presented with the Final Site Plan. Staff supported the application to rezone the property to PUD with the condition (in summary) that all applicable permits be acquired prior to occupancy, who the legal responsibility and method of the maintenance of all open spaces be specified, to include in the design specifications: dimensions, architectural features of all facades and materials to be used, and a detailed landscape plan/ garage screening. Chair McGory asked if the Commission was being asked to recommend the Site Plan to City Commission. Ms. Blair answered that was incorrect, Planning Commission approves site plans and the Commission approving the preliminary site plan was a recommendation to the City Commission to approve the rezone request. Commissioner Whelan asked if the developer would be committed to completing the project through all phases. Ms. Blair stated that with final development plan there would be a schedule that must be met. Commissioner Castile questioned if the public space would be guaranteed. Ms. Blair answered that it would be locked in, like the building structures. Chair McGory asked the applicant to present. Chip Marous, the applicant, introduced the project and his architectural team. Denver Brooker, and Cullen Eves, the applicant's architecture and design team, presented the preliminary site plan. Commissioner Jackson asked if there was an order the buildings would be built in. Mr. Marous stated from north to south after the infrastructure is in place. Chair McGory opened the floor for public comment. Mr. Oliver spoke against the application. He stated the City is acting illegally, the development doesn't offer any low to moderate income housing, and the plan does not preserve the historic nature of Battery Park. Ms. Ashburn spoke next and asked that the Commission table the application until the citizens can vote on the matter. Mr. McCloskey told the Commission that letting permanent changes, such as changes to roads, would no longer make it a lease, but taking over the property from the citizens of Sandusky. He asked the item be tabled until after the vote. Mr. Schwanger said that Battery Park is underutilized because of the lack of wayfinding signage, lack of access, and lack of maintenance by former lease holders. He continued City Commission did not hold lease holders accountable. Mr. Schwanger presented the 2009 Battery Park Plan and compared it to the current presentation. Ms. Marzuga voiced her concern that Mr. Harris (former City Law Director) stated in a 2020 City Commission Meeting, "that no one can parcel out and sell the land," but this preliminary site plan shows condominium parcels. She also wanted the Commission to consider the preservation of the existing trees. Mr. Wiedle expressed that there were 30 existing empty retail spaces in downtown Sandusky and there was not a need for more retail in Sandusky, the proposed developer had not finished the Feick Building, and Sandusky does not need more renters. Mr. LaMarca shared that every several years the City was presented with a new/ better plan and he felt this plan served the interest of the developer more the welfare of Sandusky residents.

Mr. Carl McGookey spoke in favor of the proposal, he continued it offered many amenities for the public and would draw in visitors. Mr. Dan McGookey told the Commission this project would increase the quantity and quality of access to the water for the public. Chair McGory asked for a motion. Commissioner Miller made a motion to approve the preliminary plan in support of amending the zoning map subject to Staff conditions. The motion was seconded by Commissioner Jackson. Commissioner Zuilhof stated that water access was greatly improved with the presented plan and quality of green space was also greatly improved. Commissioner Miller stated that he understood the residents that spoke against the proposal earnestly believed that presented plan would not be good for Sandusky; but he also knew many of those same people were against the Jackson Street Pier project and that many of those people he has encountered down at the pier enjoying themselves. Commissioner Jackson concurred with Vice Chair Miller's experience. Commissioner Whelan stated that he was concerned about access to water and if the green space would remain the same, he felt this proposal met those requirements. He added that he believes the voters would support this plan and he would not like to see the final development plan until after the upcoming vote. Chair McGory had concerns about the retail space as well, but the Commission was not voting on that matter. Commissioner Zuilhof asked for clarification of what the Commission was being asked to do tonight. Staff reviewed PUD guidelines for the Commission. Vice Chair Miller explained the certainty of which a PUD provided to the City. Commissioner Castile voiced that she was not particularly in favor of PUD's but the goals for this property had not been achieved in years and this PUD would accomplish those goals. The Commission discussed the lease and submerged lands regulations with input from Mr. Heil. Chair McGory called for a vote and the vote was approved unanimously by all commissioners to approve the preliminary plan in support of amending the zoning map subject to Staff conditions.

Adjournment:

Commissioner Castile moved to adjourn and the motion was seconded by Commissioner Whelan. The meeting ended at 7:42 PM.

Next Meeting:

December 28, 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 MAP AMENDMENT TO THE
ZONING MAP FOR 306 W. WATER ST. (PARCELS 56-
00131.000, 56-61007.000)

Reference Number: PRZ22-0010

Date of Report: January 12, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant / Owner: Havinfun, LLC
161 Sunset Dr.
Sandusky, OH 44870

Site Location: 306 W. Water St.
Sandusky, OH 44870

Current Zoning: LM – Limited Manufacturing

Surrounding Zoning: North- DDB – Downtown Business District
East- LM – Limited Manufacturing
South- LM – Limited Manufacturing
GB – General Business
West- LM – Limited Manufacturing

Existing Use: Business

Proposed Zoning: DDB – Downtown Business District

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1133 Business Districts (a)(4)

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



Southern side of W. Water St. looking eastward



PROJECT DESCRIPTION

The site at 306 W. Water St. is currently a bar & restaurant on the first floor. The site is zoned LM – Local Manufacturing, but is a business use.

The applicant at 306 W. Water St. is proposing to re-zone the property to use the second floor for transient occupancy and to provide the property more accurate zoning restrictions for the existing use.

The applicant's property at 306 W. Water St. is contiguous to a DBD – Downtown Business Zoning District across the street to the north and east, and GB – General Business to the south, both districts that allow transient occupancy. The surrounding uses are a mix between light-manufacturing, downtown mixed use, vacant buildings anticipated to become downtown mixed use, and residential.

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 1133 Business Districts

1133.08 PERMITTED BUILDINGS AND USES; DOWNTOWN BUSINESS DISTRICT.

- (a) Main Buildings and Uses.
 - (1) Single, two and multi-family residential uses above the first floor.
 - (2) All stores and services permitted in the General Business District;
 - (3) Public uses as follows and as defined in Section [1123.02](#): governmental, civic, education, religious, recreational and transportation.
 - (4) Transient Occupancy.
- (b) Similar Main Uses. Any other business, service or recreation activity not listed above or in any subsequent use classification and determined as similar by the Commission.
- (c) Conditional Uses Permitted: Outdoor recreational facilities such as beaches, waterparks, amphitheaters, marinas, swimming pools, etc.
- (d) Accessory Buildings or Uses:

- (1) Accessory off-street parking and loading facilities as required and set forth in Chapter [1149](#);
- (2) Any accessory use and building clearly incident to the conduct of a permitted main use, providing the use has no injurious effect on adjoining residential districts.
(Ord. 17-088. Passed 5-8-17.)

CHAPTER 1139

Manufacturing Districts

1139.03 PERMITTED BUILDINGS AND USES; LIMITED MANUFACTURING DISTRICTS.

- (a) Main Buildings and Uses.
 - (1) Living accommodations for watchmen and other personnel required to live in close proximity to their operation and their families;
 - (2) Retail stores and services as permitted in the General Business District;
 - (3) Offices, research and development parks and facilities;
 - (4) Wholesale business, services, and storage and manufacturing uses as permitted in Commercial Service Districts;
 - (5) Manufacturing limited to the following products and processes:
 - A. Aircraft and automobiles, trucks, trailers, motors, bodies, parts, supplies.
 - B. Building materials. Sash, doors, insulation, wallboards, partitions, prefabricated house panels;
 - C. Ceramic products. Pottery and glazed tiles; crayons;
 - D. Chemicals. Blending and packaging of disinfectants, insecticides, fungicides, ink, detergents, and related household and industrial chemical compounds;
 - E. Electrical supplies; miscellaneous manufacturing and assembly;
 - F. Glass products from previously manufactured glass;
 - G. Machinery and light equipment such as air conditioning, firearms, refrigerators, stoves, heaters, washing machines;
 - H. Machine tools such as metal lathes, presses, stamping machines, woodworking machines;
 - I. Metal alloys; miscellaneous products; brass, bronze, pewter, tin, lead;
 - J. Metal processes. Cleaning, enameling, galvanizing, japanning, lacquering, heat treatment, rust-proofing;
 - K. Metal products. Miscellaneous fabrication and assembly, cabinets, doors, fencing, furniture, small castings;
 - L. Paper products. Shipping containers, boxes, crates, newsprint;
 - M. Plastic products. Kitchenware, buttons, wallboards;
 - N. Porcelain products. Kitchen and bathroom equipment;
 - O. Rubber products. Gloves, footwear, bathing caps, tires, tubes, hose.
 - (6) Storage, limited to the following establishments and products:
 - A. Coal, and gas in tanks, in open yard;
 - B. Scrap metal, paper, rags, within an enclosed structure;
 - C. Materials used in, or goods produced by, permitted manufacturing uses in an enclosed structure.
 - (7) Miscellaneous uses, as follows:
 - A. Incinerators, sewage disposal plants;
 - B. Sand and gravel pits, quarries;

- C. Trucking terminals, motor freight stations.
- (8) Large brewery.
- (b) Similar Main Uses. Any other manufacturing use not listed above or in subsequent use classifications and determined as similar by the Commission. Main uses set forth in the General Manufacturing District may be permitted in the Limited Manufacturing District if a conditional use permit is granted.
- (c) Accessory Buildings or Uses.
- (1) Accessory off-street parking and loading facilities as regulated and set forth in Chapter [1149](#).
- (2) Any accessory use customarily incident to a permitted main use.
(Ord. 15-201. Passed 12-28-15.)

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 would satisfy the above conditions.

Staff considers DBD – Downtown Business zoning District as a more appropriate zoning for this site. The site is within the area of existing downtown business uses and is contiguous to a Downtown Business Zoning District. From a zoning perspective, the DBD – Downtown Business Zoning District is more restrictive than LM – Limited Manufacturing. This rezoning is a suitable change in line with the recent expansion of downtown business and mixed use development, and the expected downtown business character of development in this portion of the city.

The applicant has been working with city staff over the past year to pursue the best solution for this case. Staff encouraged the applicant to find neighboring property owners of the parcel within the block (bound north by Water Street, east by Jackson Street, south by Market Street, and west by Decatur Street) to also seek a rezoning to Downtown Business District. According to the applicant, neighboring property owners were not interested in being part of a rezoning application at this time. In turn, staff supports the rezoning of this single parcel and would encourage other owners or Planning Commission to pursue rezoning of the remaining parcels in this block to Downtown Business over time.

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 to this request.

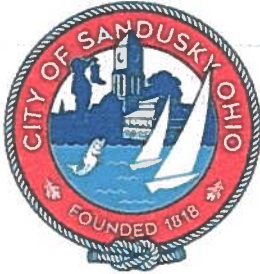
Fire Department:

The Police Department has no objections to this request.

CONCLUSION/RECOMMENDATION

In conclusion, staff recommends the approval of the proposed amendment to the zoning map for 306 W. Water St. (Parcels 56-00131.000 & 56-61007.000),
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 Zoning Map Amendment

Division of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name: Havinsen LLC.

Property Owner Address: 161 Sunset Dr.

Sandusky, OH 44870

Property Owner Telephone: 419-656-2015

Email: da bier@aol.com

Authorized Agent Name: David Bier

Authorized Agent Address: 161 Sunset Dr.

Sandusky, OH 44870

Authorized Agent Telephone: 419-656-2015

Email: da bier@aol.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 306 W. Water ST.

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

44 Water Street E 1/2 + 1 Jackson ST 8x101 & 44 Water ST. 1.5 x 150'

Parcel Number: 56-00131.000 and Zoning District: _____
56-61007.000

DETAILED SITE INFORMATION:

Land Area of Property: 0.1367 (sq. ft. or acres)

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

Building #1: 2,245 (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:

2,245 sq. ft. Restaurant/Bar 1st Floor

1,785 sq. ft. Residential - 2 one BR units 2nd Floor

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): 2

Number of Off-Street Parking Spaces Provided: 2 ++

Parking Area Coverage (including driveways): 20,000⁺⁻ (in sq. ft.)

Landscaped Area: 2,500⁺⁻ (in sq. ft.)

Requested Zoning District Classification: Downtown Business

APPLICATION AUTHORIZATION:

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

Donald R. Thie
Signature of Owner or Agent

12-22-2022
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

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

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

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: _____



An aerial photograph of a property with a yellow outline. The property is situated on Jackson St. and 15th Ave. The lot numbers are 148.5, 149.0, 149.5, 150.0, 150.5, 151.0, 151.5, 152.0, 152.5, 153.0, 153.5, 154.0, 154.5, 155.0, 155.5, 156.0, 156.5, 157.0, 157.5, 158.0, 158.5, 159.0, 159.5, 160.0, 160.5, 161.0, 161.5, 162.0, 162.5, 163.0, 163.5, 164.0, 164.5, 165.0, 165.5, 166.0, 166.5, 167.0, 167.5, 168.0, 168.5, 169.0, 169.5, 170.0, 170.5, 171.0, 171.5, 172.0, 172.5, 173.0, 173.5, 174.0, 174.5, 175.0, 175.5, 176.0, 176.5, 177.0, 177.5, 178.0, 178.5, 179.0, 179.5, 180.0, 180.5, 181.0, 181.5, 182.0, 182.5, 183.0, 183.5, 184.0, 184.5, 185.0, 185.5, 186.0, 186.5, 187.0, 187.5, 188.0, 188.5, 189.0, 189.5, 190.0, 190.5, 191.0, 191.5, 192.0, 192.5, 193.0, 193.5, 194.0, 194.5, 195.0, 195.5, 196.0, 196.5, 197.0, 197.5, 198.0, 198.5, 199.0, 199.5, 200.0, 200.5, 201.0, 201.5, 202.0, 202.5, 203.0, 203.5, 204.0, 204.5, 205.0, 205.5, 206.0, 206.5, 207.0, 207.5, 208.0, 208.5, 209.0, 209.5, 210.0, 210.5, 211.0, 211.5, 212.0, 212.5, 213.0, 213.5, 214.0, 214.5, 215.0, 215.5, 216.0, 216.5, 217.0, 217.5, 218.0, 218.5, 219.0, 219.5, 220.0, 220.5, 221.0, 221.5, 222.0, 222.5, 223.0, 223.5, 224.0, 224.5, 225.0, 225.5, 226.0, 226.5, 227.0, 227.5, 228.0, 228.5, 229.0, 229.5, 230.0, 230.5, 231.0, 231.5, 232.0, 232.5, 233.0, 233.5, 234.0, 234.5, 235.0, 235.5, 236.0, 236.5, 237.0, 237.5, 238.0, 238.5, 239.0, 239.5, 240.0, 240.5, 241.0, 241.5, 242.0, 242.5, 243.0, 243.5, 244.0, 244.5, 245.0, 245.5, 246.0, 246.5, 247.0, 247.5, 248.0, 248.5, 249.0, 249.5, 250.0, 250.5, 251.0, 251.5, 252.0, 252.5, 253.0, 253.5, 254.0, 254.5, 255.0, 255.5, 256.0, 256.5, 257.0, 257.5, 258.0, 258.5, 259.0, 259.5, 260.0, 260.5, 261.0, 261.5, 262.0, 262.5, 263.0, 263.5, 264.0, 264.5, 265.0, 265.5, 266.0, 266.5, 267.0, 267.5, 268.0, 268.5, 269.0, 269.5, 270.0, 270.5, 271.0, 271.5, 272.0, 272.5, 273.0, 273.5, 274.0, 274.5, 275.0, 275.5, 276.0, 276.5, 277.0, 277.5, 278.0, 278.5, 279.0, 279.5, 280.0, 280.5, 281.0, 281.5, 282.0, 282.5, 283.0, 283.5, 284.0, 284.5, 285.0, 285.5, 286.0, 286.5, 287.0, 287.5, 288.0, 288.5, 289.0, 289.5, 290.0, 290.5, 291.0, 291.5, 292.0, 292.5, 293.0, 293.5, 294.0, 294.5, 295.0, 295.5, 296.0, 296.5, 297.0, 297.5, 298.0, 298.5, 299.0, 299.5, 300.0, 300.5, 301.0, 301.5, 302.0, 302.5, 303.0, 303.5, 304.0, 304.5, 305.0, 305.5, 306.0, 306.5, 307.0, 307.5, 308.0, 308.5, 309.0, 309.5, 310.0, 310.5, 311.0, 311.5, 312.0, 312.5, 313.0, 313.5, 314.0, 314.5, 315.0, 315.5, 316.0, 316.5, 317.0, 317.5, 318.0, 318.5, 319.0, 319.5, 320.0, 320.5, 321.0, 321.5, 322.0, 322.5, 323.0, 323.5, 324.0, 324.5, 325.0, 325.5, 326.0, 326.5, 327.0, 327.5, 328.0, 328.5, 329.0, 329.5, 330.0, 330.5, 331.0, 331.5, 332.0, 332.5, 333.0, 333.5, 334.0, 334.5, 335.0, 335.5, 336.0, 336.5, 337.0, 337.5, 338.0, 338.5, 339.0, 339.5, 340.0, 340.5, 341.0, 341.5, 342.0, 342.5, 343.0, 343.5, 344.0, 344.5, 345.0, 345.5, 346.0, 346.5, 347.0, 347.5, 348.0, 348.5, 349.0, 349.5, 350.0, 350.5, 351.0, 351.5, 352.0, 352.5, 353.0, 353.5, 354.0, 354.5, 355.0, 355.5, 356.0, 356.5, 357.0, 357.5, 358.0, 358.5, 359.0, 359.5, 360.0, 360.5, 361.0, 361.5, 362.0, 362.5, 363.0, 363.5, 364.0, 364.5, 365.0, 365.5, 366.0, 366.5, 367.0, 367.5, 368.0, 368.5, 369.0, 369.5, 370.0, 370.5, 371.0, 371.5, 372.0, 372.5, 373.0, 373.5, 374.0, 374.5, 375.0, 375.5, 376.0, 376.5, 377.0, 377.5, 378.0, 378.5, 379.0, 379.5, 380.0, 380.5, 381.0, 381.5, 382.0, 382.5, 383.0, 383.5, 384.0, 384.5, 385.0, 385.5, 386.0, 386.5, 387.0, 387.5, 388.0, 388.5, 389.0, 389.5, 390.0, 390.5, 391.0, 391.5, 392.0, 392.5, 393.0, 393.5, 394.0, 394.5, 395.0, 395.5, 396.0, 396.5, 397.0, 397.5, 398.0, 398.5, 399.0, 399.5, 400.0, 400.5, 401.0, 401.5, 402.0, 402.5, 403.0, 403.5, 404.0, 404.5, 405.0, 405.5, 406.0, 406.5, 407.0, 407.5, 408.0, 408.5, 409.0, 409.5, 410.0, 410.5, 411.0, 411.5, 412.0, 412.5, 413.0, 413.5, 414.0, 414.5, 415.0, 415.5, 416.0, 416.5, 417.0, 417.5, 418.0, 418.5, 419.0, 419.5, 420.0, 420.5, 421.0, 421.5, 422.0, 422.5, 423.0, 423.5, 424.0, 424.5, 425.0, 425.5, 426.0, 426.5, 427.0, 427.5, 428.0, 428.5, 429.0, 429.5, 430.0, 430.5, 431.0, 431.5, 432.0, 432.5, 433.0, 433.5, 434.0, 434.5, 435.0, 435.5, 436.0, 436.5, 437.0,

Owner	HAVINFUN LLC
Property Address	306 WATER ST SANDUSKY OH 44870
Mailing Address	161 SUNSET DR SANDUSKY OH 44870
Land Use	430 - RESTAURANT AND/OR BAR
Deed	CURRENT DEED VOLUME/PAGE: /
Legal Description	44 WATER STREET E 1/2

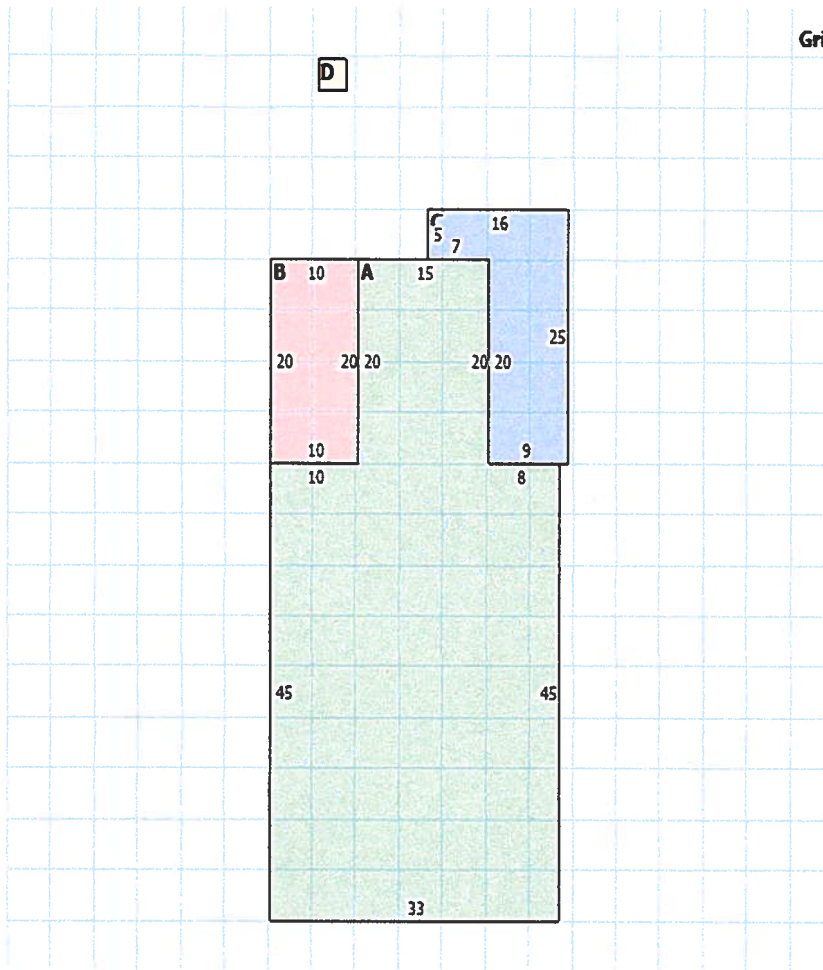
	Appraised	Assessed
Land Value	\$14,110.00	\$4,940.00
Improvements Value	\$130,300.00	\$45,610.00
CAUV Value	\$0.00	\$0.00
Total Value	\$144,410.00	\$50,550.00
Taxable Value	\$50,550.00	
Net Annual Tax	\$3,678.22	

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.1129	0	0	100	14110

IMPROVEMENTS

COMMERCIAL

Date	Buyer	Seller	Price
8/23/2017	HAVINFUN LLC	HAVIN FUN LLC	0
8/7/2017	HAVIN FUN LLC	BIER DAVID R & DAWSON	0
9/2/2014	BIER DAVID R & DAWSON	HEYS HARVEY	9737
3/16/1995	HEYS HARVEY	BROWN EDDIE	67176
1/1/1950	BROWN EDDIE	unknown	0



Erie County, Ohio - Property Record Card
Parcel 56-61007.000
Card 0

GENERAL PARCEL INFORMATION	
Owner	HAVINFUN LLC
Property Address	JACKSON ST SANDUSKY OH 44870
Mailing Address	161 SUNSET DR SANDUSKY OH 44870
Land Use	400 - COMMERCIAL VACANT LAND
Deed	CURRENT DEED VOLUME/PAGE: /
Legal Description	1 JACKSON ST 8X101 & 44 WATER ST 1.5X150'

VALUATION	
Land Value	Appraised \$2,980.00 Assessed \$1,040.00
Improvements Value	\$0.00 \$0.00
CAUV Value	\$0.00 \$0.00
Total Value	\$2,980.00 \$1,040.00
Taxable Value	\$1,040.00
Net Annual Tax	\$75.68

LAND	
Land Type	Acreage Depth Frontage Depth Value
P1 - PRIMARY	0.0238 0 0 100 2980

AGRICULTURAL	
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SALES			
Date	Buyer	Seller	Price
8/23/2017	HAVINFUN LLC	HAVIN FUN LLC	0
5/22/2017	HAVIN FUN LLC	HEYS HARVEY	0
5/18/2017	HEYS HARVEY	STATE OF OHIO (DEPT OF 1588	
9/25/2006	STATE OF OHIO (DEPT OF	STATE OF OHIO (DEPT OF	0
1/1/1950	STATE OF OHIO (DEPT OF	unknown	0



GENERAL PARCEL INFORMATION

Owner
PARADISO MANAGEMENT LLC
Property Address
165 JACSON SANDUSKY OH 44870
Mailing Address
165 JACSON ST
SANDUSKY OH 44870
Land Use
447 - OFFICES (1 & 2 STORIES)
CURRENT DEED VOLUME/PAGE: /
Deed
PT LTS 1 3&5 JACSON ST PT2 DECATUR ST
Legal Description
LT44,45,46 WATER ST 1,1976A

VALUATION

Assessed	\$52,400.00	Land Value
Appraised	\$149,700.00	Land Value
	\$493,760.00	Improvements Value
	\$0.00	CAUV Value
	\$643,460.00	Total Value
	\$225,220.00	Taxable Value
	\$16,387.88	Net Annual Tax

LAND

Land Type	P1 - PRIMARY
Acreage	1.1976
Depth	0
Frontage	0
Depth	100
Value	149700

AGRICULTURAL

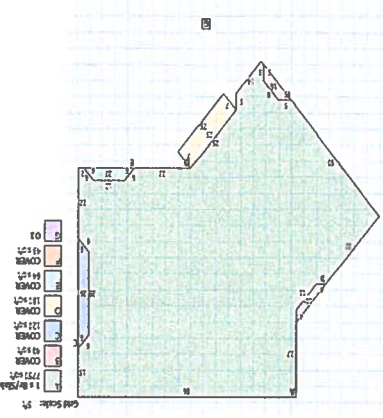
SALES

Date	Buyer	Seller	Price
11/23/2015	PARADISO MANAGEMENT	165 JACSON STREET LLC	400000
6/28/2007	165 JACSON STREET LLC	165 JACSON STREET LLC	0
6/28/2007	165 JACSON STREET LLC	DOUTHIT HAROLD K &	0
11/1/1950	DOUTHIT HAROLD K &	unknown	0

ADDITIONS

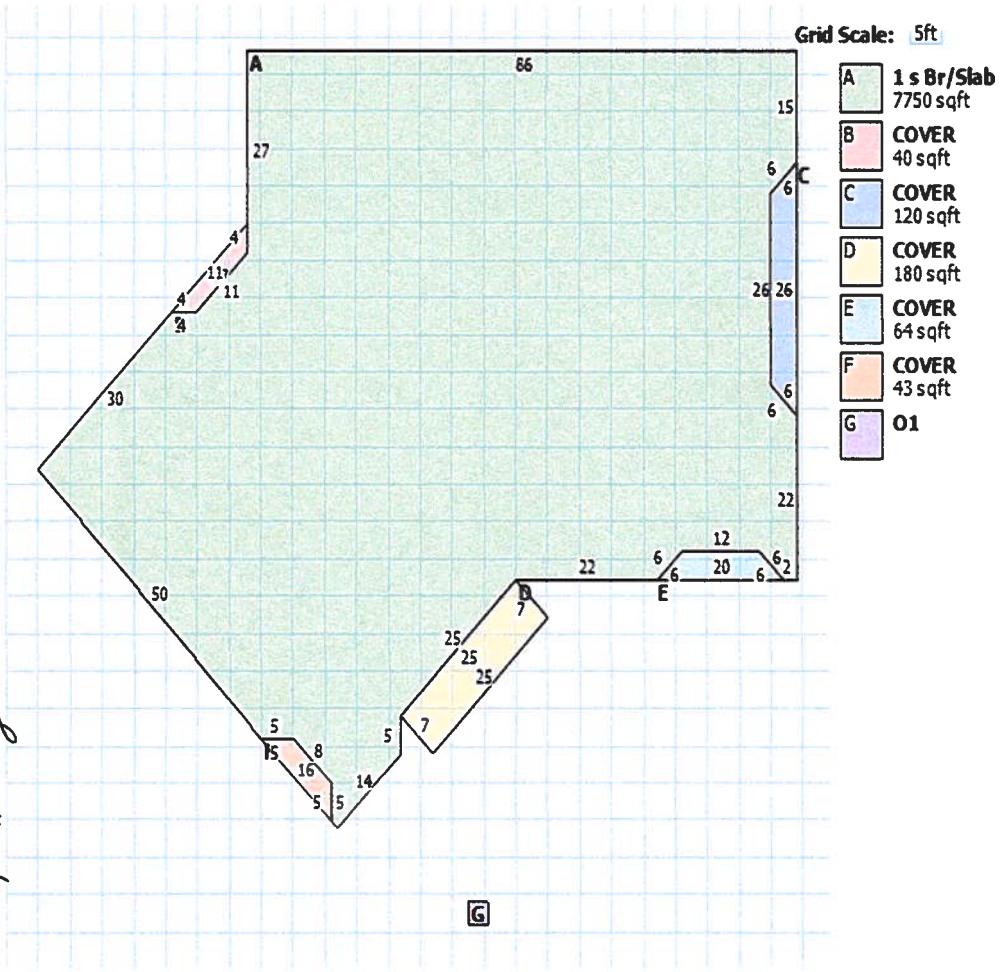
Description	Area	Year Built	Value
COVER - Cover / Canopy	40	0	210
COVER - Cover / Canopy	120	0	460
COVER - Cover / Canopy	180	0	640
COVER - Cover / Canopy	64	0	280
COVER - Cover / Canopy	43	0	210

IMPROVEMENTS



Parking Lot - Leased

Parking LOT - Leased



Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	9.13
Exempt:	
R.E. TRANSFER:	
\$	29.19
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$.50
Date: 9/2/14	By: [Signature]

RN: 201407027 Page 1 of 2 ERIE COUNTY OHIO
 RECORDER, Barbara A. Sessler
 Recording Fee: \$28.00 Recorded 09/02/2014 Time
 12:05:58PM

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Harvey Heys, single, the Grantor, claiming title by or through instrument recorded in O. R. Book 214, Page 27, Erie County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to his full satisfaction of **David R. Bier and Dawson E. Foster**, the Grantees, whose tax mailing address will be c/o P. O. Box 1862, Sandusky, Ohio 44870 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantees, their heirs and assigns, the following described premises, situated in the City of Sandusky, County of Erie, and State of Ohio:

Being the east one-half (1/2) of Lot number forty-four (44) on Water Street, subject to all legal highways.

Permanent Parcel No(s): 56-00131.000

Property Address: 306 W. Water Street, Sandusky, Ohio 44870

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

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

The Grantor hereunto set his hand the 200 day of September, 2014.

GRANTOR:


HARVEY HEYS

STATE OF OHIO)
) **SS:**
ERIE COUNTY)


BEFORE ME, a Notary Public in and for said County and State, personally appeared Harvey Heys, single the above named Grantor and acknowledged that he did sign this instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 200 day of September, 2014.

(SEAL)



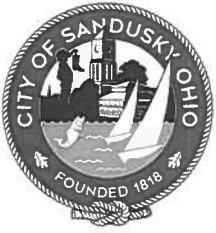
JUDITH A SCHMENK
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES 10/20/15


NOTARY PUBLIC

This Instrument Prepared By:

Paul M. Koch, Esq.
THE LAW OFFICE OF PAUL M. KOCH, LLC
Sandusky, Ohio 44870

SOUTHERN TITLE OF OHIO LTD.
14-125 • SANDUSKY, OHIO 44870



City of Sandusky
240 Columbus Avenue
Sandusky, Ohio 44870

EXT. RECEIPT NUMBER

10583

Paid By

HAVINFUN TOO LLC- DAVID BIER
PO BOX 1862
SANDUSKY, OH 44871

Date Paid: 12/27/2022

Transaction Property Address	Record Type	Record #	Description Invoice Number	Amount
00092221 W 306 WATER ST	PZE Process	PRZ22-0010	Rezoning 00096540	\$ 300.00

Total	\$ 300.00
Cash	
Check	\$ 300.00
Check #	1107
Credit	
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.

The City of Sandusky Planning Commission will conduct a public hearing on Wednesday, January 25th, 2023 at 5:00 pm in the City Commission Chamber at City Hall, 240 Columbus Ave to consider the following Applications:

Havinfun, LLC., has submitted an application for an amendment to the zoning map for 306 W. Water St. St. (parcels 56-00131.000, 56-61007.000). The application is to amend the zoning map from LM - Limited Manufacturing to DBD - Downtown Business District.

Lionel McCrimon, on behalf of Z Commercial, LLC., has submitted an application for an amendment to the zoning map for 1315 Campbell St. (parcel 57-00229.000). The application is to amend the zoning map from R2F - Two Family Residential to RRB - Residential Business District.

The meeting will be live streamed on www.YouTube.com/CityofSanduskyOH. Applications and staff reports will be posted online at www.cityofsandusky.com/Planning Commission the week before the meeting. Questions of the cases listed above contact auchs@cityofsandusky.com. Please email or call 419-627-5973 with any questions.

Alec Ochs, Assistant Planner

January 9, 2023



DEPARTMENT of PLANNING

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

PLANNING COMMISSION NOTICE OF HEARING

The City of Sandusky Planning Commission will conduct a public hearing on Wednesday, January 25th, 2023 at 5:00 pm in the City Commission Chamber at City Hall, 240 Columbus Ave to consider the following Applications:

1. Havinfun, LLC., has submitted an application for an amendment to the zoning map for 306 W. Water St. St. (parcels 56-00131.000, 56-61007.000). The application is to amend the zoning map from LM – Limited Manufacturing to DBD – Downtown Business District.
2. Lionel McCrimon, on behalf of Z Commercial, LLC., has submitted an application for an amendment to the zoning map for 1315 Campbell St. (parcel 57-00229.000). The application is to amend the zoning map from R2F – Two Family Residential to RRB – Residential Business District.

The meeting will be live streamed on www.YouTube.com/CityofSanduskyOH. Applications and staff reports will be posted online at www.cityofsandusky.com/PlanningCommission the week before the meeting. Questions of the cases listed above contact aochs@cityofsandusky.com. Please email or call 419-627-5973 with any questions.

Tuesday, January 10, 2023

Alec Ochs
Assistant Planner

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE
ZONING MAP FOR 1315 CAMPBELL ST. (PARCEL
57-00229.000)

Reference Number: PRZ22-0009

Date of Report: January 12, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant / Owner: Z Commercial, LLC
32425 Grand River Ave.
Farmington, MI 48336

Site Location: 1315 Campbell 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

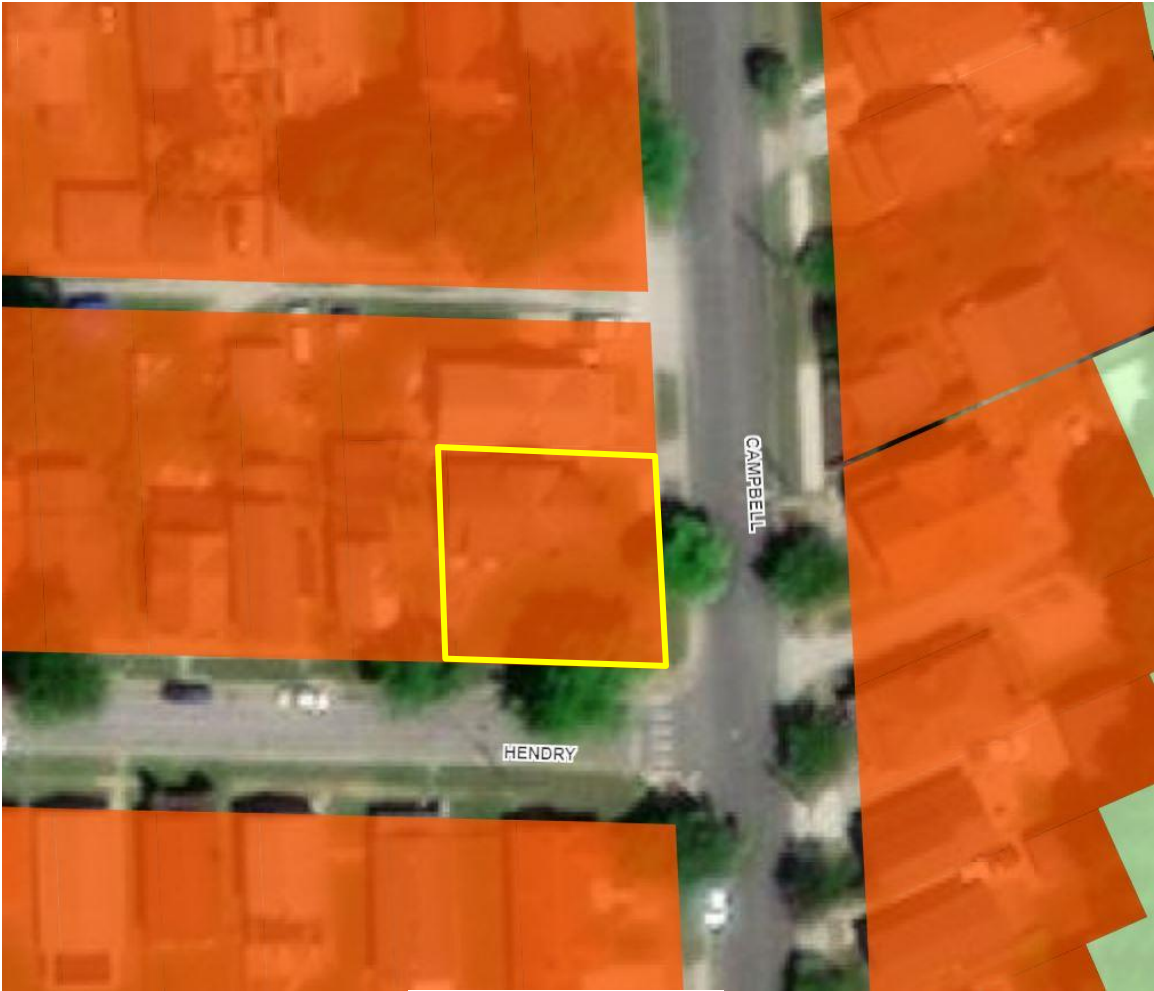
Existing Use: Residential

Proposed Zoning: RRB – Residential Business

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



View of the property from Campbell St. looking westward



PROJECT DESCRIPTION

The site at 1315 Campbell St. currently has a two-family dwelling. The applicant at 1315 Campbell St. is proposing the rezoning of the property from R2F – Two Family Residential to RRB – Residential Business to use the home for transient occupancy.

The applicant's property at 1315 Campbell St. is not contiguous to any transient rental zoning districts, it is surrounded by two family residential zoning on all sides and for the majority of the neighborhood. The surrounding uses are a mix between single, two-family and multi-family dwellings.

Transient rental is not permitted in the R2F – Two Family Residential District.

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.

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

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

- 1) The Key Plan: Preserving historic housing stock, strengthening neighborhoods, enhancing amenities and connections to downtown.
- 2) Top Priority: Preserve historic and intact housing stock and maintain quality of neighborhood.

Staff has been guided by the Commission to approach re-zoning for transient rentals with caution. In some cases a zoning map amendment makes sense to match zoning and land-use trends in the surrounding area. In this case, there is still a strong residential neighborhood feel to this block. The parcel for this application is in the center of a residentially zoned neighborhood with no business districts in close proximity. However, it is within ¼ mile of Firelands Regional Medical Center and a block of Local Business zoning on Hayes Avenue. The character of the homes and streets surrounding the parcel is residential neighborhood.

Staff has observed that the housing stock on this block of Campbell St. is in fair exterior condition and appears to be occupied.

Staff has determined there is an abundance of properties zoned appropriately for transient rental in the City. Re-zoning a parcel to a less restrictive zoning district in the center of a residential neighborhood does not meet the goals of the comprehensive plan nor does it meet the trends of the surrounding area.

Code Compliance found transient rental operations occurring at this property and filed a violation on 11/9/22. The applicant contacted the Division of Planning soon after, looking for guidance. Staff talked with the applicant and addressed we would not support a re-zone in this case, but the applicant has the legal right to apply. Staff is unaware if transient rental is still occurring at this property.

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 to this request.

Fire Department:

The Fire Department has no objections to this request.

CONCLUSION/RECOMMENDATION

In conclusion, staff does not recommend Commission support the approval of the proposed amendment to the zoning map for 1315 Campbell St. (Parcel 57-00229.000). If the application is approved, staff would add the following conditions to be considered by the Planning Commission:

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



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:

Z-Commercial

Property Owner Address:

32125 Grand River Ave
Farmington, NJ 08830

Property Owner Telephone:

(248) 974 5361

Email

dragon@zpaintingllc.com

Authorized Agent Name:

Loel McGinnis

Authorized Agent Address:

5503 Cleveland Rd East A48A
Huron OH 44839

Authorized Agent Telephone:

(417) 538-3888

Email

lmcginnis@truehospitality.mgt.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1315 Campbell Street
Sandusky, OH 44870

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

Situated in the City of Sandusky, Ohio, in the Township of Sandusky, Ohio, in the County of Seneca, Ohio, being the south (4) rods of Lot Number Thirty-three (33) and Thirty (30) of Hendry's Subdivision as per plat recorded in Volume 1 of Plat, Page 65, Erie County Ohio records.

Parcel Number:

57-00229.000

Zoning District:

R2F

DETAILED SITE INFORMATION:

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

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

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

Building #2: _____

Building #3: _____

Additional: _____

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

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

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

Landscaped Area: _____ (in sq. ft.)

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.

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1015 Campbell St (municipal street address of property), I hereby authorize Sandra J. Hill to act on my behalf during the Planning Commission approval process.

Doreen Tsui
Signature of Property Owner

12/20/22
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: _____

Rental Registration 2023 Invoice

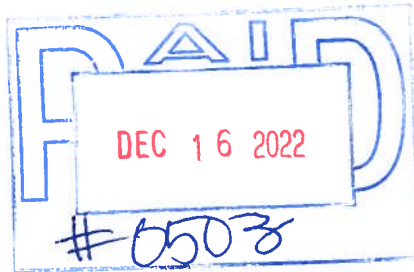
City of Sandusky
Division of Code Compliance
240 Columbus Ave.
Sandusky, Ohio 44870
419-627-5913



Date: 12/02/2022

Due Date: 01/01/2023

Z COMMERCIAL LLC
32425 GRAND RIVER AVE STE 12
FARMINGTON, MI 48336



Pay by Account In Full



TOTAL AMOUNT DUE

\$ 135.00

Under City of Sandusky Ordinance #04-063, Section 1341.29, all rental properties must be registered with the City and a registration fee paid by January 1st of each year. A rental unit is defined as "a dwelling unit or rooming unit not occupied by the person with the legal title." Our records show that you are the owner of the following:

Pay by Invoice Code	Type	Invoice No.	Address	Amount Due
	Certificate	00093475	527 HANCOCK ST 2 Unit	\$ 135.00
	Effective Date:	11/22/2022		

Total Amount Due

\$ 135.00

If the above information is correct, and if you do not own any additional properties, please mail payment by check or money order payable to the City of Sandusky or pay online with credit/debit card. Please enclose a copy of this invoice with your signature certifying this information is correct and write the invoice number(s) on the check memo section.

If the above information is not correct, or if you have acquired or sold any properties within the last year or any of your personal information has changed, please make the corrections to this form and mail to City of Sandusky, 240 Columbus Avenue, Sandusky, Ohio 44870 or email: TParker@cityofsandusky.com.

Please contact the Code Compliance Division at 419-627-5913 with any questions. Thank you.

I hereby certify that the property information above is correct, and should any changes occur, I will contact the City of Sandusky within thirty days of the change.

The phone number our office has on file for you is

If this is not correct or blank please provide a phone number below and cross out the incorrect number.

Print Name

Email

Signature

Phone Number

Date

Property Manager Name (if applicable)

Property Manager Phone Number (if applicable)

Have you provided your tenants a copy of the pamphlet "Protect Your Family from Lead in Your Home" issued by the Environmental Protection Agency? ____ YES ____ NO

This can be found on the EPA Website <https://www.epa.gov/lead/protect-your-family-lead-your-home>

Registration fee is due by January 1st. If not paid by this date, a \$10.00 late fee will be applied

TRANSFERRED

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

Fee: \$85.00

Exempt:

R.E. Transfer Fee: \$255.00

Richard H. Jeffrey

Erie County Auditor

Trans. Fees: : \$1.00

Date: Jun 23, 2021 by JC

eFile#: 18436974

LIMITED LIABILITY COMPANY GENERAL WARRANTY DEED

GREATER K & G INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, for valuable consideration paid, grants to **Z-COMMERCIAL LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, whose tax mailing address is 32425 Grand River Ave., Farmington, Michigan 48336, the following real property:

Situated in the City of Sandusky, County of Erie and State of Ohio: The South Four (4) rods of Lots Numbers Thirty-three (33) and Thirty-four (34) of Hendry's Subdivision as per plat recorded in Volume 1 of Plats, Page 68, Erie County, Ohio Records. *YH*

Prior Deed Reference:

RN201509228

Erie County, Ohio Official Records

These premises are transferred with general warranty covenants, excepting taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

IN WITNESS WHEREOF, said Limited Liability Company has caused its name to be subscribed by **GREGG WINNESTAFFER, MEMBER**, under authorization granted to such Member under the Limited Liability Company documents, this 22 day of June, 2021.

GREATER K & G INVESTMENTS, LLC

By: *[Signature]*

Gregg Winnestaffer, Member

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **GREGG WINNESTAFFER, MEMBER, ON BEHALF OF GREATER K & G INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY**, who acknowledged that he did sign the foregoing instrument with full power and authority, and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 22 day of June, 2021.



SALLY A. CROW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JANUARY 25, 2024

[Signature]
Notary Public

Prepared by the Law Firm of TONE, GRUBBE, MCGORY & VERMEEREN, LTD., 1401 Cleveland Road, Sandusky, Ohio 44870; Telephone: 419-626-0055.

HARTUNG TITLE ORDER # E-3081550

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Prior Deed Reference: RN201509228
Erie County, Ohio Official Records

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GREATER K & G INVESTMENTS, LLC

By: 

Gregg Winnestaffer, Member

STATE OF OHIO, COUNTY OF ERIE: ss

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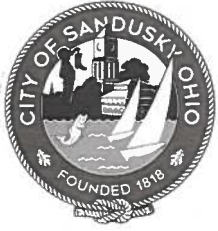
SALLY A. CROW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JANUARY 25, 2024


Notary Public

Prepared by the Law Firm of **TONE, GRUBBE, McGORY & VERMEEREN, LTD.**, 1401 Cleveland Road, Sandusky, Ohio 44870; Telephone: 419-626-0055.

HARTUNG TITLE ORDER # E 3081550

E-FILED



City of Sandusky
240 Columbus Avenue
Sandusky, Ohio 44870

EXT. RECEIPT NUMBER

10544

Paid By

Z-COMMERCIAL
32425 GRAND RIVER AVE
FARMINGTON, MI 48336

Date Paid: 12/21/2022

Transaction	Record Type	Record #	Description	Amount
Property Address			Invoice Number	
00092149	PZE Process	PRZ22-0009	Rezoning	\$ 300.00
1315 CAMPBELL ST			00096515	

Total	\$ 300.00
Cash	
Check	\$ 300.00
Check #	90
Credit	
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.

The City of Sandusky Planning Commission will conduct a public hearing on Wednesday, January 25th, 2023 at 5:00 pm. in the City Commission Chamber at City Hall, 240 Columbus Ave to consider the following Applications:

Havinfun, LLC., has submitted an application for an amendment to the zoning map for 306 W. Water St. St. (parcels 56-00131.000, 56-61007.000). The application is to amend the zoning map from LM - Limited Manufacturing to DBD - Downtown Business District.

Lionel McCrimon, on behalf of Z Commercial, LLC., has submitted an application for an amendment to the zoning map for 1315 Campbell St (parcel 57-00229.000). The application is to amend the zoning map from R2F - Two Family Residential to RRB - Residential Business District.

The meeting will be live streamed on www.YouTube.com/CityofSanduskyOH. Applications and staff reports will be posted online at www.cityofsandusky.com/Planning Commission the week before the meeting. Questions of the cases listed above contact aochs@cityofsandusky.com. Please email or call 419-627-5973 with any questions.

Alec Ochs, Assistant Planner

January 9, 2023



DEPARTMENT of PLANNING

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

PLANNING COMMISSION NOTICE OF HEARING

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Tuesday, January 10, 2023

Alec Ochs
Assistant Planner

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
AT 2130 HAYES AVE. PARCELS (57-65013.000, 57-
69021.000, 57-65007.000)

Reference Number: PSPOS22-0014

Date of Report: January 12, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: Sandusky Board of Education
Attn. Daniel Rambler - CEO / Superintendent
407 Decatur St.
Sandusky, OH 44870

Authorized Agent: Claire Bank / ThenDesign Architects
4230 River St.
Willoughby, OH 44094

Arie Swirsky / ThenDesign Architects
4230 River St.
Willoughby, OH 44094

Site Location: 2130 Hayes Ave.
Sandusky, OH 44870

Zoning: PF – Public Facilities

Surrounding Zoning: North: PF – Public Facilities
East: PF – Public Facilities
GB – General Business
South: Perkins Township - I-1 Light Industrial
West: PF – Public Facilities
GB – General Business

Surrounding Uses: Parks, Business

Existing Use: Sandusky Public Schools

Proposed Use: Sandusky Public Schools

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking
1123 Public Facilities Districts

Subject property outlined in red



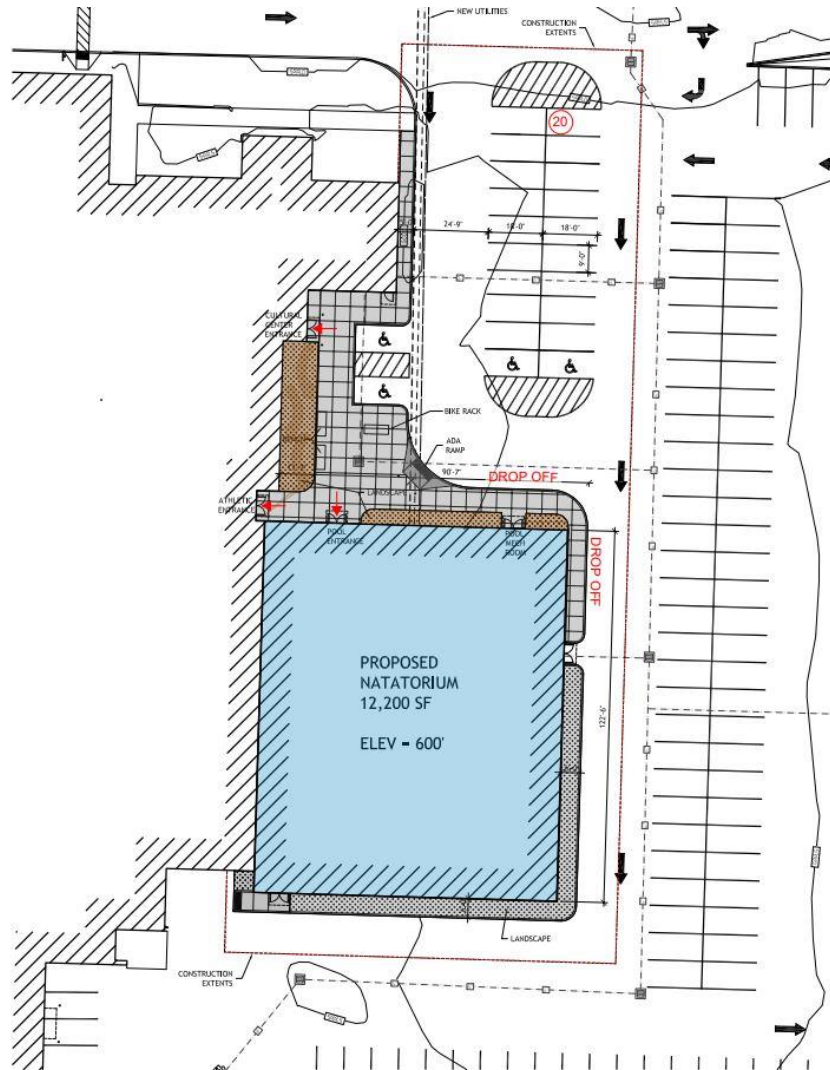
Zone Map Setbacks	Zoning	
	AG - Agriculture	PF - Public Facilities
PUD - Planned Unit Development	CA - Commercial Amusement	R1-40 - Single Family Residential
	CR - Commercial Recreation	R1-50 - Single Family Residential
Parcels	CS - Commercial Service	R1-60 - Single Family Residential
	DBD - Downtown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

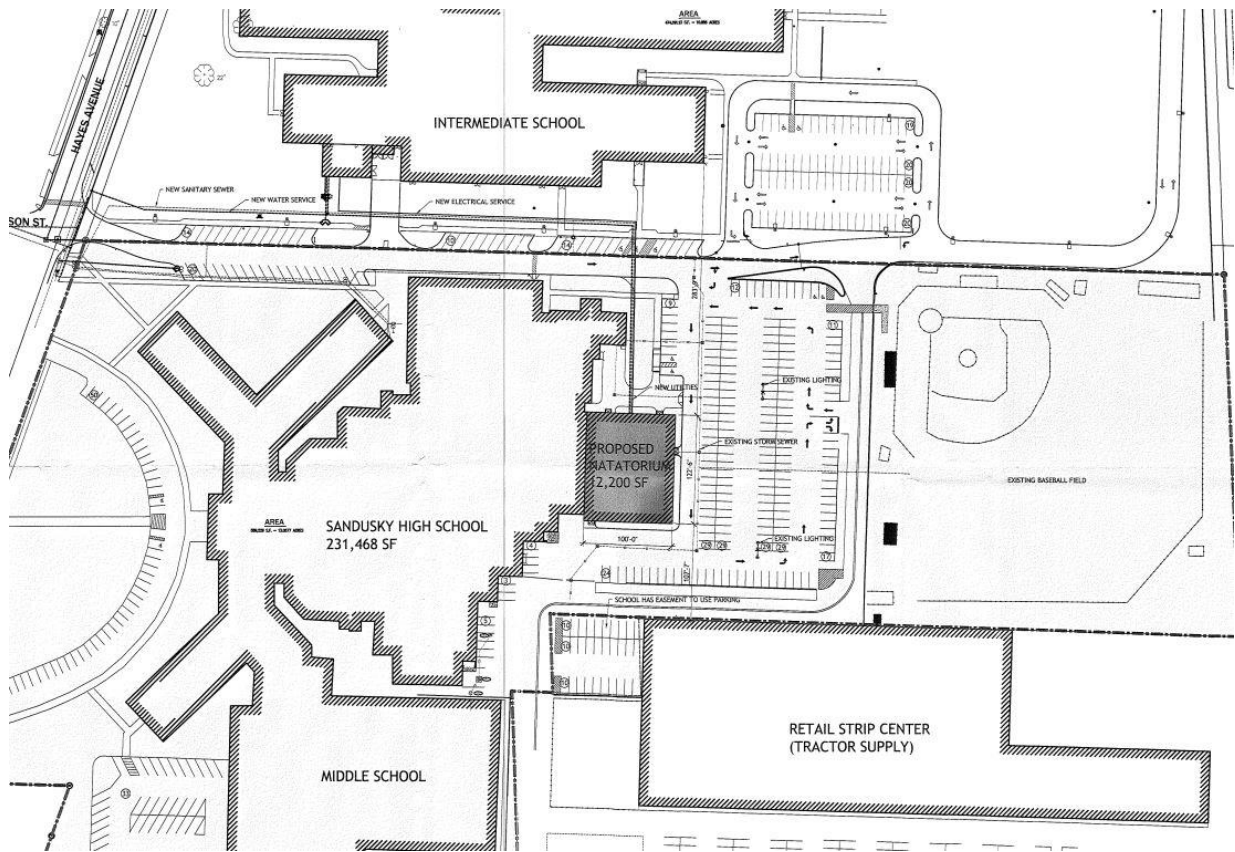
County Auditor Property Map (subject property outlined in red)



Aerial Photo (taken March 2021)







PROJECT DESCRIPTION

The Sandusky Board of Education is proposing a natatorium addition attached to the Sandusky High School building. The scope consists of renovating the existing pool locker rooms, converting the existing pool into an athletics multi-purpose room, family locker rooms, and constructing the new natatorium. The proposed plan will have a seating capacity of 285 bleacher seats.

The facility will be used by students and the community. The hours of use are still to-be-determined.

The proposed natatorium is 12,200 sq. ft. and will be placed on the east side of the building on the existing parking lot.

The site is approximately 13.0677 acres. The total land coverage is 29.2%. Sandusky High School currently has 322 parking spaces + 30 easement /113 intermediate school spaces. The proposal will remove approximately 56 spaces.

The total landscaped area is 350,147 sq. ft. The proposed height of the natatorium building is 26 feet.

APPLICABLE CODE SECTIONS

CHAPTER 1123

Public Facilities District

1123.02 SCHEDULE OF PERMITTED BUILDINGS AND USES.

(c)	Education: primary and secondary schools, colleges, universities (excluding business-colleges.)	Refreshment stands designed and located to 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,	Recreational area in connection with schools.

1123.04 YARD REGULATIONS.

(a) Front Yards. The front yards shall be not less than required for the street in which the district is located.

(b) Side and Rear Yards. The side and rear yards shall be determined for each development; however, in general, the yards shall be not less than:

	<u>Minimum Yard Side and Rear (ft.)</u>	<u>Maximum Coverage by Building</u>
Civic and governmental	40	45%
Churches	50	40%
Educational (except nursery schools)	75	30%

1123.05 HEIGHT REGULATIONS.

Public and semipublic institutional buildings may be erected to a height not exceeding 60 feet, provided the yard shall be not less than the height of the building wall abutting on the yard, except that flagpoles, antennas, towers, and mechanical appurtenances located upon and designed in connection with the building may be erected above the height limit, but not to exceed 100 feet from the finished grade. (1980 Code 151.05)

1129.13 AREA, YARD, AND HEIGHT REGULATIONS.

(a) The area of a zoning lot shall be not less than the area in square feet required for each unit as set forth in the schedule in Section 1129.14, multiplied by the number of units in the building. In an RRB District, the minimum area per unit in the aforesaid schedule may include one dwelling unit with a retail store or service unit on the same lot.

(d) (1) Two side yards shall be provided for every dwelling and for the stores and services permitted on the zoning lot in an RRB District. The width of either side yard of a lot shall be not less than the width for a single yard, as set forth in Section 1129.14, and the width of both side yards shall be not less than the total width as set forth in Section 1129.14 for the district in which it is located; except that any side yard containing a driveway shall be not less than 10 feet wide, and the other side yard of the lot shall be not less than the minimum yard width designated.

CHAPTER 1149

Site Plan Review and Off-Street Parking

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

(b) Institutions

(1)	Hospitals	1 space per 5 beds
(2)	Libraries	1 space per 400 sq. ft. of floor area
(3)	Places of worship	1 space per each 4 seats in auditorium assembly room
(4)	Public buildings, municipal and education	Number of spaces to be determined based on site development

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The architect and applicants are confident that removing 56 parking spaces would not negatively impact parking demand for the proposed facility or school operations. No additional parking is required.

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
Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

Police Department:

The Police Department has no objections to this request.

Fire Department:

The Fire Department has no objections to this request.

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan at 2130 Hayes Ave. parcels (57-65013.000, 57-69021.000, 57-65007.000)

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

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:	Daniel Rambler - CEO / Superintendent Sandusky Board Of Education
Property Owner Address:	407 Decatur Street
	Sandusky, OH 44870
Property Owner Telephone:	419-984-1000
Property Owner Email:	drambler@scs-k12.net
Authorized Agent Name:	Claire Bank / ThenDesign Architects
Authorized Agent Address:	4230 River Street
	Willoughby, Ohio 44094
Authorized Agent Telephone:	440-269-2266
Authorized Agent Email:	cbank@thendesign.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: **2130 Hayes Ave**

Legal Description of Property (check property deed for description):
OL 66 67 68 & PT 76 13.0677A

Parcel Number: **57-65013.000**

Zoning District: **PF**
public facilities

DETAILED SITE INFORMATION:

Land Area of Property: 23.95 acres ~ 1,043,420 sf

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

Building #1: 102,488 sf - Intermediate School

Building #2: 188,584 sf - Sandusky High School

Building #3: 12,200 sf - Natatorium addition

Additional: 1,712 sf - Accesory Buildings

Total Building Coverage (as % of lot area): 29.2%

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): 26'

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

Number of Off-Street Parking Spaces Provided: 496 + 30 EASEMENT

Parking Area Coverage (including driveways): 291,713 (in sq. ft.)

Landscaped Area: 724,836 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

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

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

The project consists of renovating the existing pool locker rooms, converting the existing pool into an athletics multi purpose room, family locker rooms, and constructing a new natatorium addition to the Sandusky High School.

**proposed (12,200sf) Natatorium addition
existing (231,468sf) Sandusky High School**

The Sandusky High School - Natatorium will be used used by students and the community.

Operation Hours - TBD

Seating capacity = 285 bleacher seats

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.

 **Claire Bank**
ThenDesign Architects 12/28/22
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2130 Hayes Ave (municipal street address of property), I hereby authorize ThenDesign Architects to act on my behalf during the Planning Commission approval process.

 **Daniel Rambler - CEO / Superintendent**
Sandusky Board of Education 12/28/22
Signature of Property Owner Date

REQUIRED SUBMITTALS:

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

APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

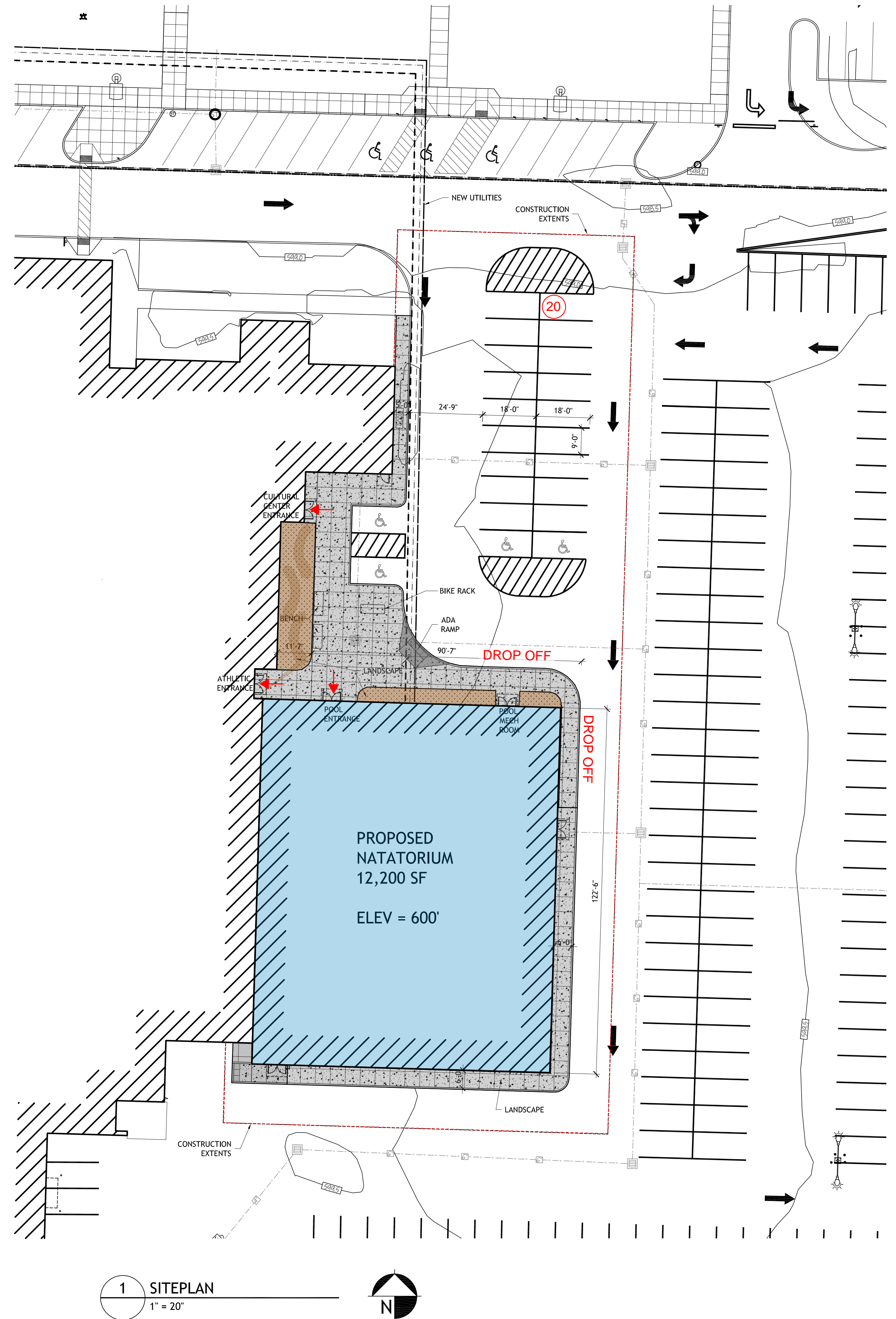
Planning Commission File Number: _____



AERIAL PHOTO #1



AERIAL PHOTO #2

[illegible]

no.	description	date
revisions / issues		

design and construction documents as instruments of service are given in confidence and remain the property of the design architecture firm, the use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of the design architecture firm.

SHEET NAME: SITEPLAN

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL AT
AT 1502 HAYES AVE. PARCEL (57-01272.000)

Reference Number: PSPOS22-0011

Date of Report: January 17, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: City of Sandusky
1502 Hayes Ave.
Sandusky, OH 44870

Authorized Agent: Vic Huston
1008 Seavers Way
Sandusky, OH 44870

Site Location: 1502 Hayes Ave.
Sandusky, OH 44870

Zoning: RRB – Residential Business

Surrounding Zoning: North: RRB – Residential Business
East: RRB – Residential Business
South: RRB – Residential Business
West: RRB – Residential Business

Surrounding Uses: Residential / business

Existing Use: Vacant

Proposed Use: Business

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking
1129 Residential 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)



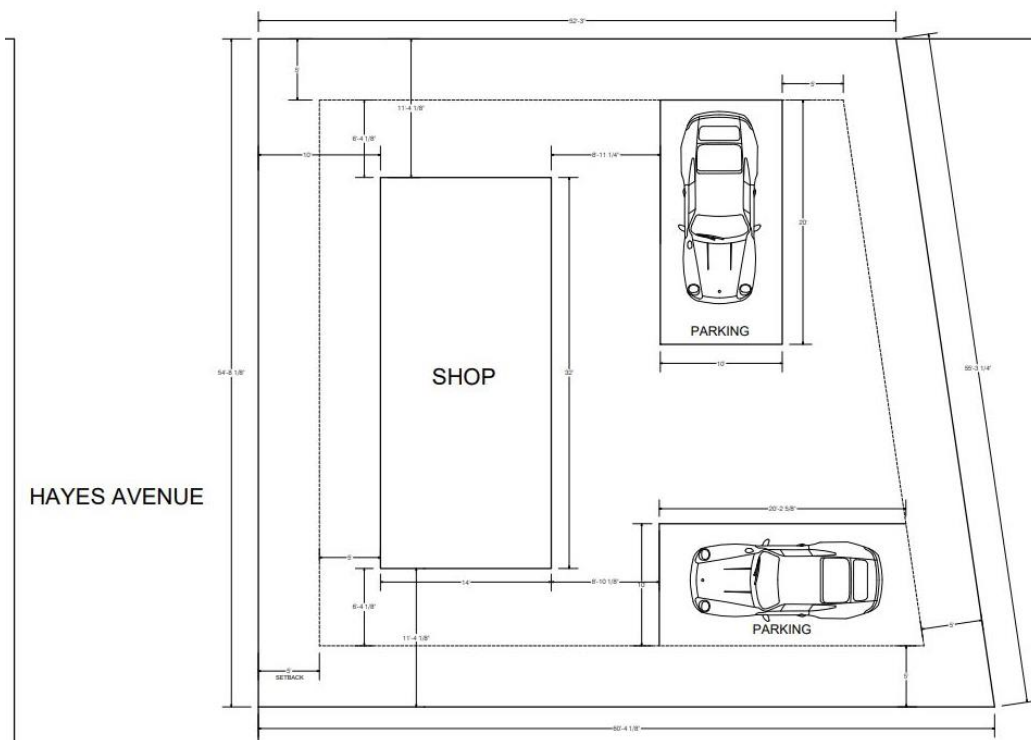
Aerial Photo (taken March 2021)



Google Street View from 2019



Provided Site Plan
OSBOURNE STREET





PROJECT DESCRIPTION

The site is approximately 0.08 acres. The site abuts Hayes Ave., a focus corridor in the comprehensive plan. This four way corner is currently and has been historically a node for businesses. The applicant is proposing to buy the lot from the City and place a barber shop on the site.

This property was obtained by the City in 2015 and is currently vacant and in the City's Land bank Program. The new building will be 14' x 32' and will include 2 off street parking spaces.

This proposal would add a taxable parcel back into the auditor's database.

APPLICABLE CODE SECTIONS

1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

RRB	Uses permitted in RMF District.	Accessory uses permitted in RMF District.
	All home offices and occupations.	Accessory (without fee) off-street parking areas.
	Apartment hotels, rooming houses.	
	Stores and services as a conditional use:	Accessory uses clearly incident to the main uses.
	Local retail stores to serve the immediate neighborhood to the following extent, for the sale of:	
	Confectionery drugs.	
	Delicatessen, baked goods, dairy products, groceries, fruits, meats, vegetables, excluding supermarkets.	
	Florists, gifts, periodicals, books.	
	Services to the following limited extent:	
	Beauty and barber shops.	

1129.13 AREA, YARD, AND HEIGHT REGULATIONS.

(a) The area of a zoning lot shall be not less than the area in square feet required for each unit as set forth in the schedule in Section 1129.14, multiplied by the number of units in the building. In an RRB District, the minimum area per unit in the aforesaid schedule may include one dwelling unit with a retail store or service unit on the same lot.

(d) (1) Two side yards shall be provided for every dwelling and for the stores and services permitted on the zoning lot in an RRB District. The width of either side yard of a lot shall be not less than the width for a single yard, as set forth in Section 1129.14, and the width of both side yards shall be not less than the total width as set forth in Section 1129.14 for the district in which it is located; except that any side yard containing a driveway shall be not less than 10 feet wide, and the other side yard of the lot shall be not less than the minimum yard width designated.

		Minimum lot size			Minimum yard dimensions			Max. Height	
			Width at Front building depth line		Side Width		Rear Depth	Main Building	
RRB	Local Stores and Services	5,200	40	10	3	10	40	1	15
	Funeral Homes	22,000	132	40	20	40	50	1	30

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.

(d) Business.

(1)	Gasoline service stations	1 space per 2 gas pumps plus 2 spaces per bay
(2)	Medical and dental offices and clinics	1 space per 200 sq. ft. floor area
(3)	Retail stores, banks, other office buildings, service establishments and auto repair shops	1 space per 250 square feet gross floor area of ground floor; 1 space per 300 sq. ft. of other floors

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The parking standards are below 25 required spaces. No additional landscaping is required. However, staff recommends low level landscaping (i.e. small shrubs) along the facades facing Osbourne St. & Hayes Ave.

All area standards are satisfied.

All yard regulations are satisfied.

This is a permitted use.

The zoning code calls for 2 off-street parking spaces. Staff suggests these two parking spaces are designed as two 90 degree pull in spaces off of W. Osborne St as opposed to the two spaces proposed by the applicant. Please see supplemental image.



□ Building ■ Staff Recommended Parking area

Parking Requirement – Estimate by Staff:

Gross floor Area: Approximately 448sq. ft. / 250 sq. ft. = **1.5 spaces**

Total: 2 spaces

OTHER DEPARTMENT COMMENTS

Engineering Staff:

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

Engineering has concerns regarding the applicant proposed parking area being blocked by parked cars owned by surrounding residents. If parking issues do occur, Engineering has stated that the applicant can reach out to City Staff about putting temporary structures in the public-right-of-way to deter blocking these parking spots.

Building Staff:

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

Police Department:

The Police Department has no objections to this request.

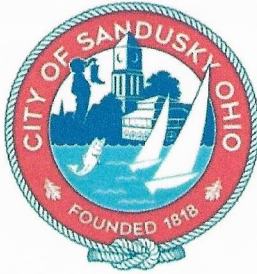
Fire Department:

The Fire Department has no objections to this request.

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan for 1502 Hayes Ave. (parcel 57-01272.000) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency.
2. Parking space layout follows staff recommendations



PLANNING COMMISSION

Application for Site Plan Approval

Division of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

City of Sandusky OH

Property Owner Address:

1502 Hayes AVE
Sandusky Ohio 44870

Property Owner Telephone:

419-984-5225

Property Owner Email:

vichuston2@gmail.com

Authorized Agent Name:

Victor D. Huston

Authorized Agent Address:

1008 Seavers Way
Sandusky Ohio 44870

Authorized Agent Telephone:

419-984-5225

Authorized Agent Email:

V.huston2@gmail.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1502 Hayes AVE

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

Parcel Number:

#57-01272.0000

Zoning District:

PRB

DETAILED SITE INFORMATION:

Land Area of Property: 0.08 (sq. ft. or acres)

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

Building #1: 12 x 20 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 11.89%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

100% of space used for
Barbershop

Proposed Building Height (for any new construction): 15 ft

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

Number of Off-Street Parking Spaces Provided: 2

Parking Area Coverage (including driveways): 600 (in sq. ft.)

Landscaped Area: 120 (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.):

Proposed development will be for
a Barbershop 12x20 structure with
2 off street parking spaces
Hours of operation would be
Normal Retail hours including weekends
M-SAT 9am - 10pm
2x barber chair / work
6- waiting chairs

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.

Date _____

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

Date _____

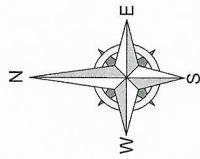
1 copy of a site plan/off-street parking plan for property
\$25.00 application fee

APPLICATION MUST BE FILLED OUT COMPLETELY

Date Application Accepted: _____ **Permit Number:** _____

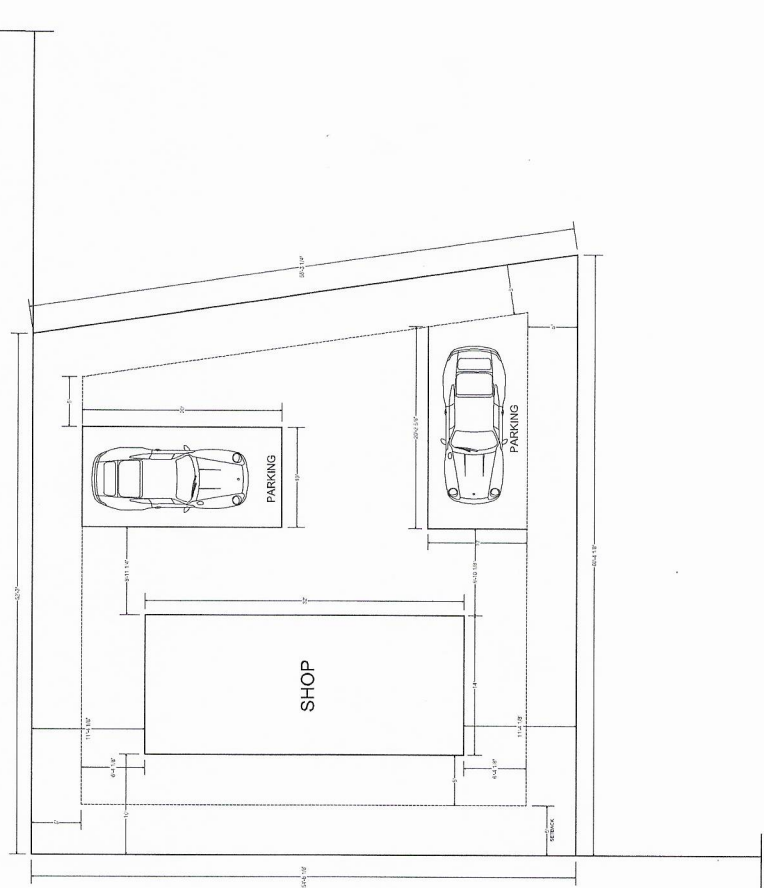
Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



OSBOURNE STREET

HAYES AVENUE



PROPERTY INFORMATION:
LOCATION: 1502 Hayes Avenue Sandusky Ohio 44870, UNITED STATES
Size (gross): 0.065 ACRES

DATE SEP-2022

REVISION:

SCALE 1"=8'

SCOPE OF WORK
-SITE PLAN OF THE PROPERTY
UNDER REVIEW SHOWING THE
PROPOSED SHOP AND PARKING

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR 223 MEIGS ST. (PARCELS 57-01320.000)

Reference Number: PSPOS22-0015

Date of Report: January 11, 2023

Report Author: Alec Ochs, Assistant Planner



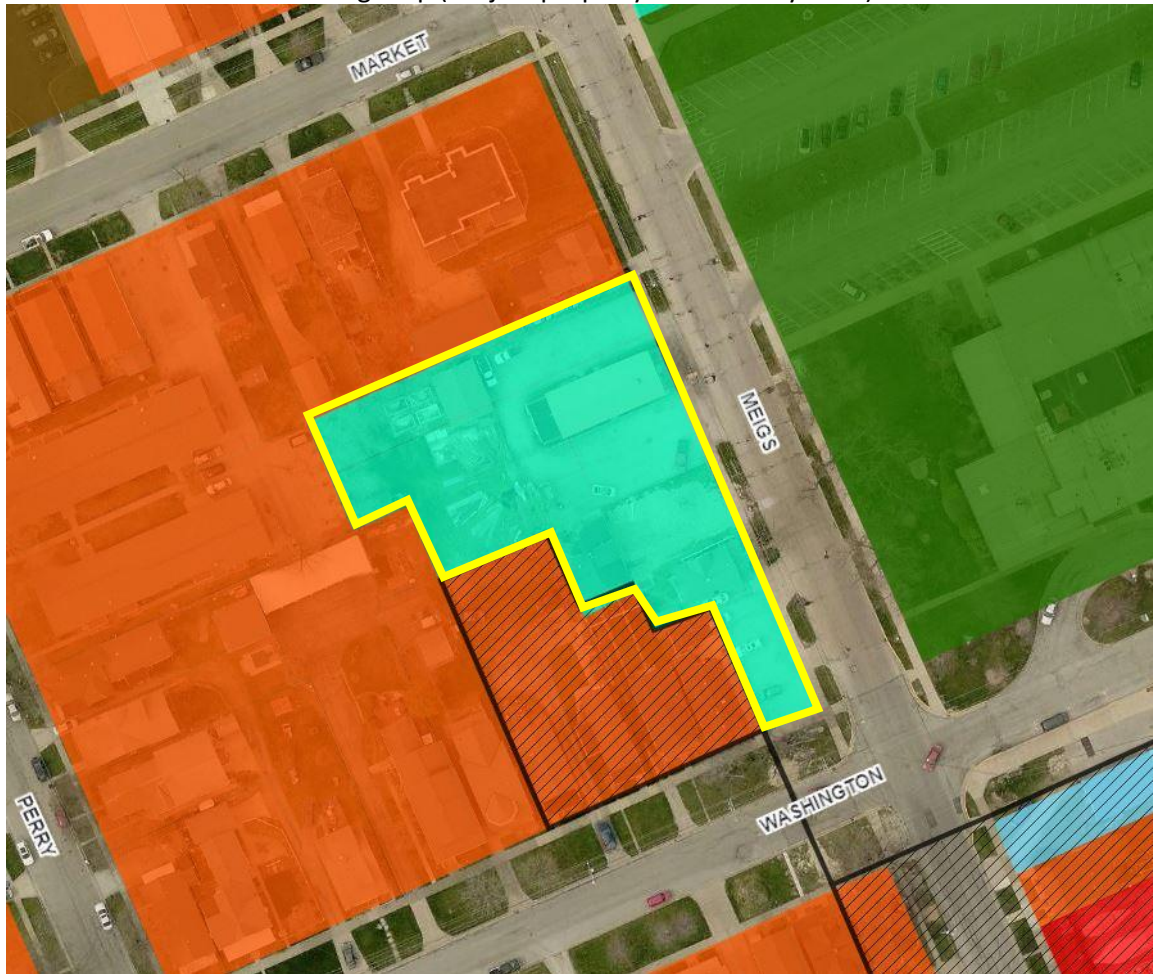
City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Property Owner:	McGookey Properties, LLC 225 Meigs St. Sandusky, OH 44870
Site Location:	223 Meigs St. Sandusky, OH 44870
Current Zoning:	DBD – Downtown Business District
Adjacent Zoning:	North: R2F – Two Family Residential East: PF – Public Facilities West: R2F – Two Family Residential South: R2F – Two Family Residential
Existing Use:	Restaurant / Brewery
Proposed Use:	Restaurant / Brewery
Applicable Plans & Regulations:	1149 Site Plan Review and Off-Street Parking 1133 Business Districts

Zoning Map (subject property outlined in yellow)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

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

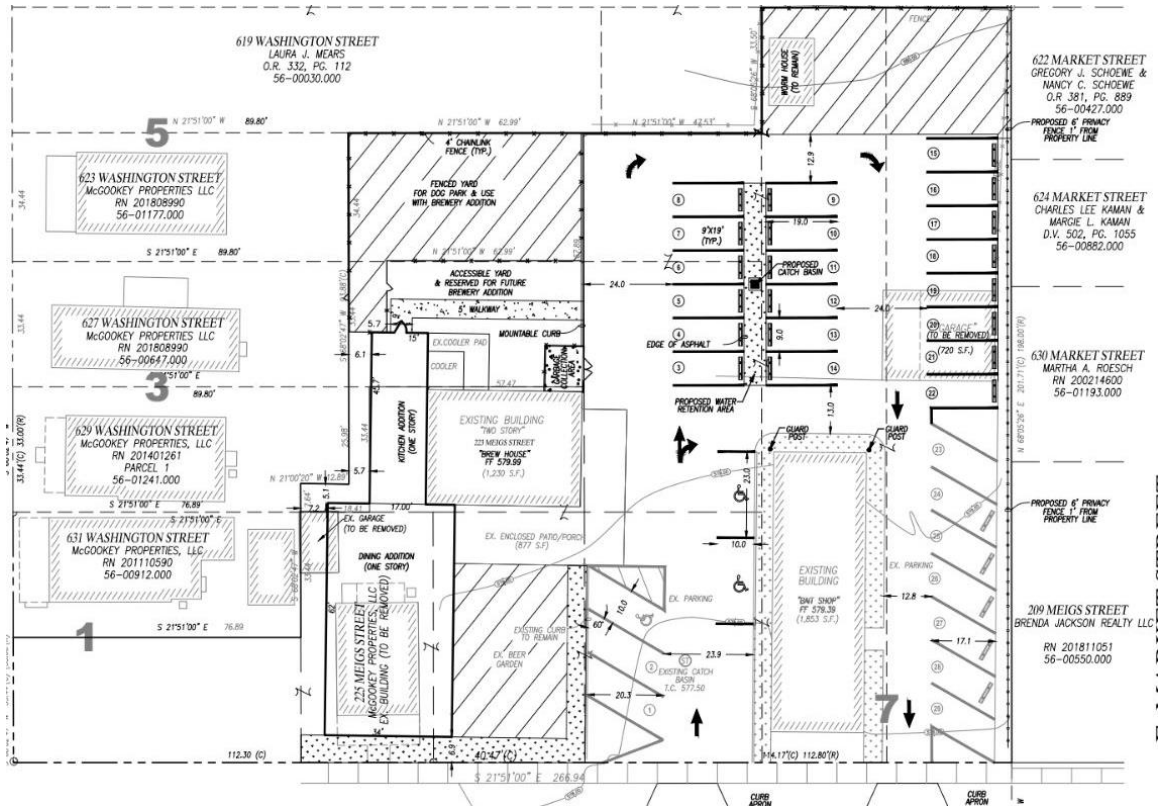
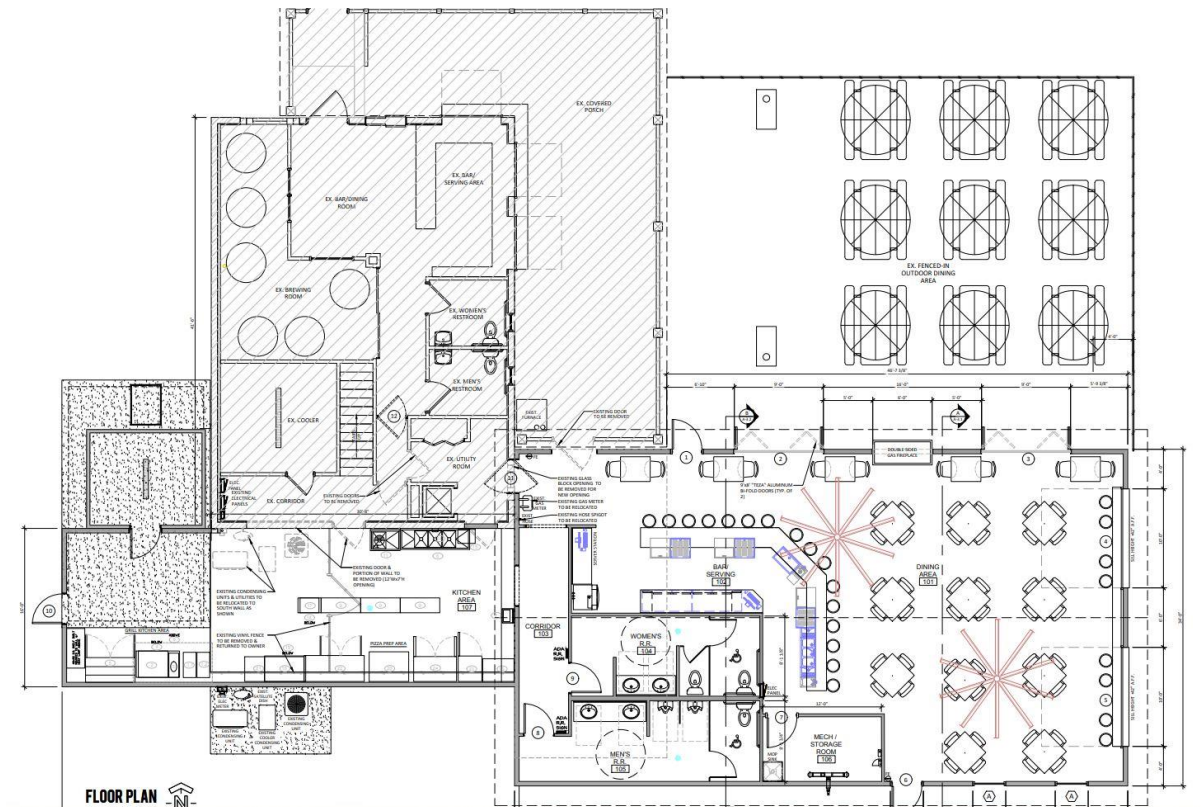
- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential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

County Auditor Property Map (subject property outlined in yellow)



Birdseye Photo (taken March 2021)







PROJECT DESCRIPTION

The site of 223 Meigs St. sits on .8167 acres and proposes a total building coverage of 15.5%. The applicant is constructing a building to expand seating for the brewery / restaurant and move the current 2nd floor kitchen to the ground floor. The new addition will include an additional bar and seating.

The proposed building addition will be 1 story at 23 feet 2 inches. The existing building area is 1,853 sq. ft. The proposed building addition is 2,107 sq. ft., plus an enclosed patio of 877 sq. ft. for a total gross floor area of 4,837 sq.ft.

The proposal contains 29 parking spaces + 3 ADA space, equaling 32 spaces. The code calls for approximately 37.5 spaces (see staff comments).

The proposed parking area coverage is 15,132 sq. Ft. The landscaping area is 2,100 sq. ft.

The hours of operation have not been confirmed by the applicant.

The applicant is proposing to demolish an existing historic residential structure (used as a business for the applicant) and an existing garage on the property to make room for the new building / parking layout. Staff talked to the applicant about the feasibility of moving the historic residential structure to a nearby empty parcel. The house has not been moved as of yet, and no further discussions have taken place.

APPLICABLE CODE SECTIONS

1133.08 PERMITTED BUILDINGS AND USES; DOWNTOWN BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (1) Single, two and multi-family residential uses above the first floor.
- (2) All stores and services permitted in the General Business District;
- (...)

1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) All stores, services, dwellings, and other uses permitted in Roadside Business Districts;

(...)

1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) All stores, services, dwellings, and other uses permitted in Local Business Districts;

(..)

1137.08 YARD REGULATIONS.

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

(a) Front Yards. There shall be a setback of not less than 30 feet in depth, and on corner lots, the setback shall be not less than 10 feet on a secondary street, unless shown otherwise on the Zone Map.

(b) 1133.04 PERMITTED BUILDINGS AND USES; LOCAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(...)

(3) Brewpub.

(b) Side and Rear Yards. Where side yards are provided, the total width of the 2 side yards on a lot or between buildings on adjacent lots shall be not less than 15 feet.

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

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

(1980 Code 151.68)

CHAPTER 1149

Site Plan Review and Off-Street Parking

1149.02 ACCESSORY PARKING FACILITIES REQUIRED.

(a) Whenever a building is constructed or new use established;

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

(d) Business.

- | | | |
|-----|--|---|
| (1) | Gasoline service stations | 1 space per 2 gas pumps plus 2 spaces per bay |
| (2) | Medical and dental offices and clinics | 1 space per 200 sq. ft. floor area |

- | | | |
|-----|--|---|
| (3) | Retail stores, banks, other office buildings, service establishments and auto repair shops | 1 space per 250 square feet gross floor area of ground floor; 1 space per 300 sq. ft. of other floors |
| (4) | Eating places, bars, taverns | 1 space per 100 square feet gross floor area |

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(...)

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

1149.09 SURFACE IMPROVEMENTS OF PARKING AREAS.

(a) All parking areas and access driveways shall be a paved surface unless otherwise approved by the Planning Commission. These surfaces shall have adequate drainage so as not to negatively effect adjoining properties. Water shall not drain across public roads or walkways. Appropriate bumper guards or curbs shall be provided, to prevent the location of vehicles within required setbacks or right-of-ways.

(b) Landscaping shall be required for all surface parking lots along the sides immediately adjacent and parallel to streets, sidewalks, alleys, lawns, and adjoining surface parking lots. Landscape shall include a combination of hardy canopy trees, shrubbery, and ground cover as follows:

- (1) Shrubby shall have a minimum height of 12 inches and shall extend the entire length of the landscaped strip, excluding driveways, alleys, sidewalks, pedestrian access points and other approved means of landscaping. The landscaped strip shall not extend into a public right-of-way.
- (2) Canopy trees of at least 2-inch caliper shall not be set apart less than 30-feet on center. Canopy trees may be located within a public right-of-way with City permission. The species of canopy tree shall be approved by the Department of Horticultural Services.
- (3) Any area within the landscaped strip not occupied by trees or shrubbery shall consist of ground cover. Ground cover within a public right-of-way shall only consist of grass.
- (4) Each landscaped strip shall be at least 3-feet in width.

(c) All surface parking lots containing 25 or more parking spaces shall contain one landscaped island measuring at least 100 square feet for each 25 parking spaces provided or fraction thereof. Each landscaped island shall contain the following:

- (1) At least one hardy deciduous 2-inch minimum caliper canopy tree.
- (2) The area of the island not occupied by trees shall consist of ground cover, grass and/or shrubbery.
- (3) The island shall be contained within a poured-in place or pre-cast 6-inch high concrete curb.

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

In the 12/6/22 preliminary meeting, staff met with the applicant at the site to better understand the proposed concept for the addition, pedestrian circulation, parking needs, and site

constraints. The proposed site plan configuration is optimal for the flow and placement of the back of house needs – kitchen, staff areas – given the location of the walk-in cooler and the existing dinign area.

The parking demand for the site, upon strict application of the code, is 48 spaces. However, the municipal building parking lot across Meigs Street is utilized for the Bait House Brewery parking after business hours when the municipal building is not in use. This lot contains more than 100 spaces. Further, the recently completed Meigs Street project has added on-street parking spaces in proximity to the site. Given these ample parking opportunities for customers, staff recommends approval of the proposed parking counts including the enhanced numbers and recommended layout described below in the Engineering Staff comments section.

To meet the landscape requirements a 100 square foot island is required as part of the lot improvements, as well as paving the lot. Potential locations for landscaping are defined in the Engineering Staff comments.

Due to close proximity to the new addition of the Sandusky Bay Pathway, staff suggests the addition of bike racks in the parking lot proximate to the front entrance that would accommodate up to six bicycles.

Project next steps:

In order to construct the development as proposed, an approved site plan would be followed by the following processes:

1. Side setback variance
2. Minimum buildable lot variance
3. Lot split
4. Lot combination

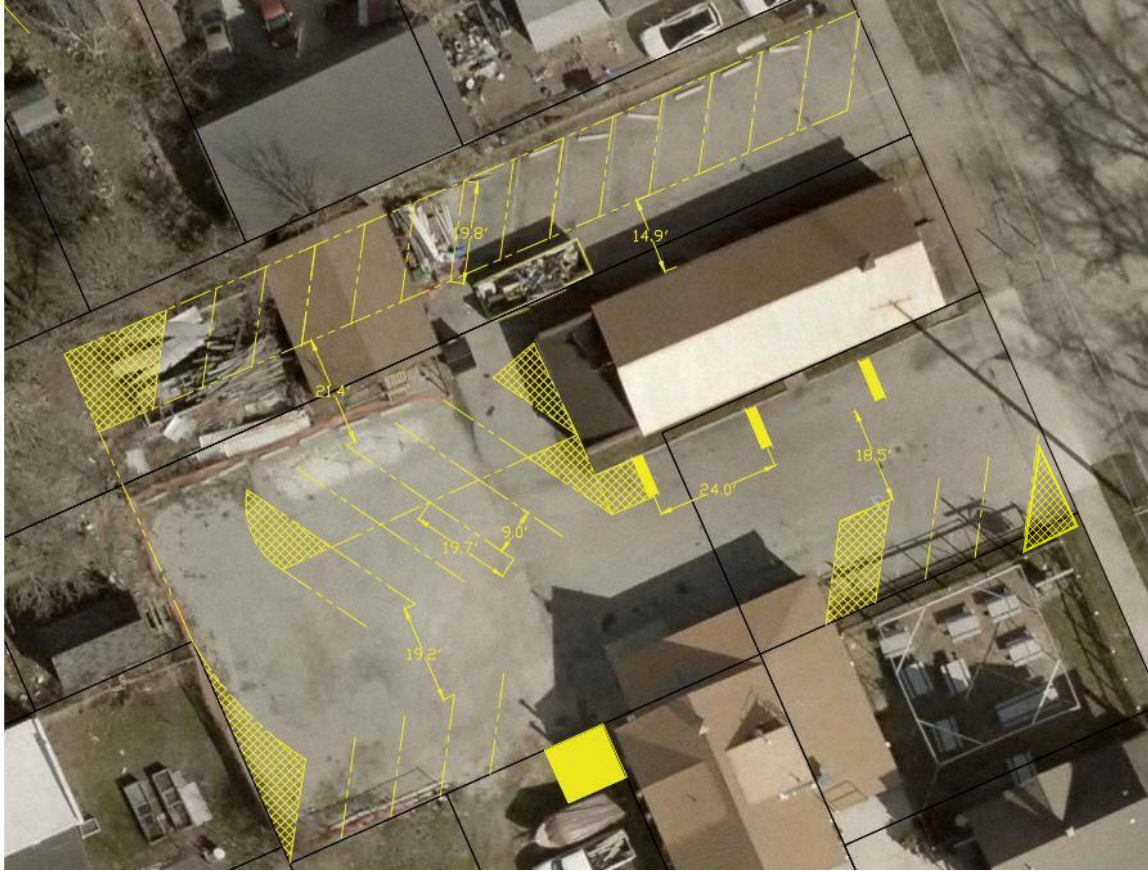
DETAILS ADDED SINCE 2/8/22 INTERNAL PRELIMINARY REVIEW MEETING


- Existing garage removal
- Detailing a future phase area for brewery expansion and a fenced dog area.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

Engineering recommends re-configuration of the proposed parking to better align the drive aisles, improve circulation, accommodate one-way traffic's parking/unparking, and increase total number of spaces.



 Green Space & Bike Rack Opportunity Areas

Engineering's recommendation adds 2 additional spaces (31 total) + 2 - 3 ADA spaces (33 – 34 total spaces).

Building Staff:

No objections have been received as of the writing of this report. Building staff were in attendance at the preliminary site plan meeting.

Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

Police Department:

The Police Department has no objections to this request.

Fire Department:

The Police Department has no objections to this request.

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan for 223 Meigs St. (parcels 57-01320.000),

With the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. A variance application is submitted and approved by the Board of Zoning Appeals for the following:
 - a. Encroaching into 15 feet side yard setback requirement of the proposed building addition
 - b. Creating 4 parcels that do not meet the minimum area, and yard requirements
3. A lot split to accommodate the building footprint of the new addition.
4. A lot combination to consolidate the new lots into the Baithouse parcel.
5. The gravel portion of the existing parking lot becomes a paved surface, 100 foot of landscape area is added, bike racks are added, and the layout of the parking lot follows Engineering Staff recommendations.



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:

McGookey Properties LLC

Property Owner Address:

225 Meigs Street

Property Owner Telephone:

419-271-5094

Property Owner Email:

dmcgookey@mcgookeylaw.com

Authorized Agent Name:

John Hancock

Authorized Agent Address:

326 E. Market St., Sandusky, OH 44870

Authorized Agent Telephone:

419-656-2658

Authorized Agent Email:

jhhancock8@gmail.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

225 Meigs Street → use 223 Meigs

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

Attached

Parcel Number:

56-00693.000

Zoning District:

DBD

DETAILED SITE INFORMATION:

Land Area of Property: 0.8167 acres combined (sq. ft. or acres)

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

Building #1: 1853 sf Baithouse (in sq. ft.)

Building #2: 720 sf Garage (demolish)

Building #3: 2107 sf Brewhouse & Enclosed Patio

Additional: 836 sf Office Building @ 225 Meigs (demolish)

160 sf Garage @ 225 Meigs (demolish)

Total Building Coverage (as % of lot area): 15.5 %

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: Baithouse 1853 sf

proposed rear garage 720 sf

brewhouse and enclosed patio 3337 sf

kitchen and dining addition 2830 sf

Proposed Building Height (for any new construction): 1 story

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

Number of Off-Street Parking Spaces Provided: 32

Parking Area Coverage (including driveways): 15132 sf (in sq. ft.)

Landscaped Area: 2100 sf (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.):

Project is for an approximate 2800 sf addition to the existing Brewhouse, bar and enclosed patio.

The addition will provide a new kitchen and seating to supplement the present enclosed patio and the

Beer Garden which becomes seasonal outdoor dining.

Hours of operation:

Seating capacity including existing:

APPLICATION AUTHORIZATION:

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

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 225 Meigs Street (municipal street address of property), I hereby authorize John Hancock to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

10/28/22

Date

REQUIRED SUBMITTALS:

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

APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

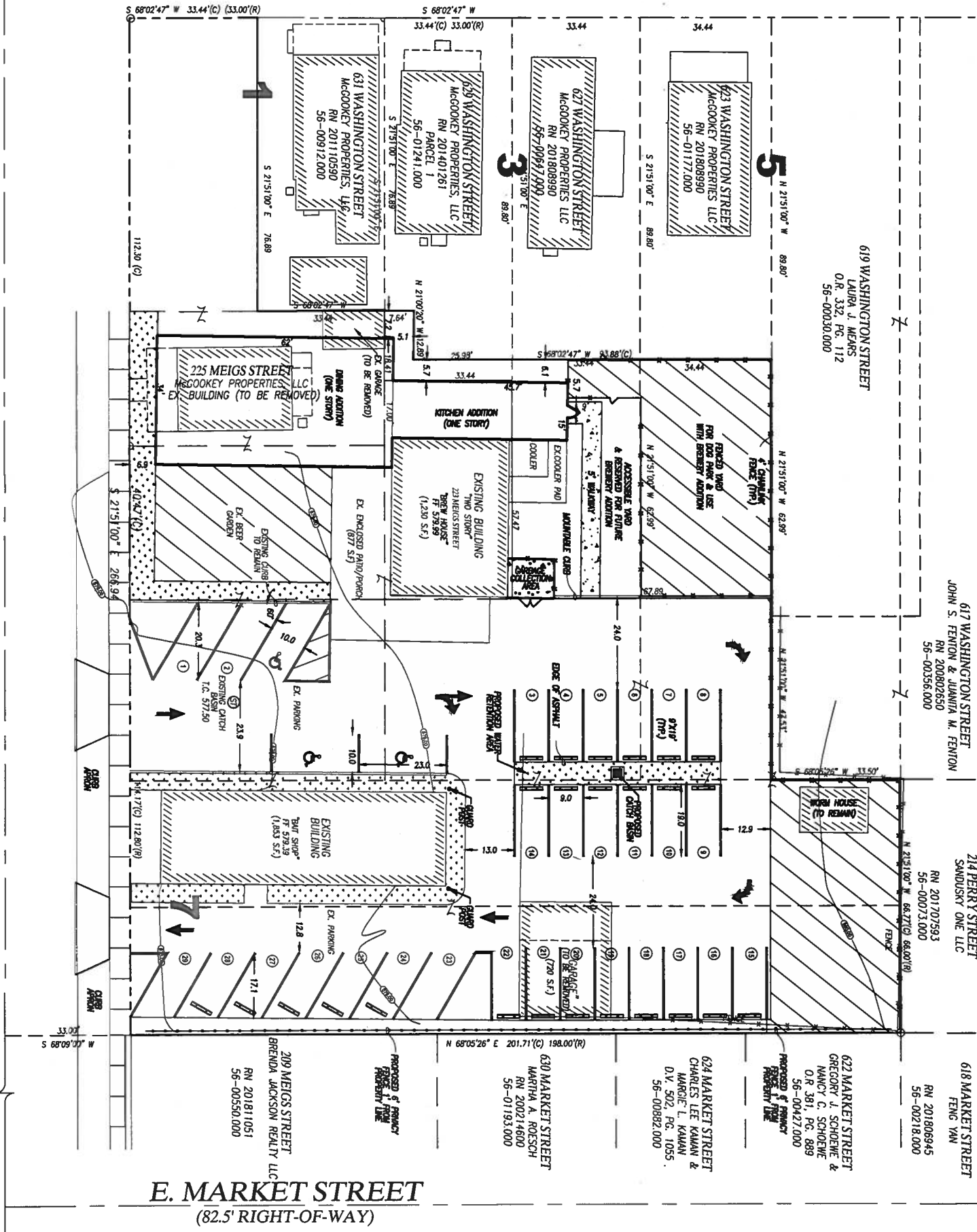
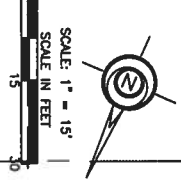
Planning Commission File Number: _____

REVISED:
12/08/2022

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 302-1215

PRELIMINARY SITE PLAN
McGOOKEY PROPERTIES, LLC
LOT 7 ON MEIGS STREET AND PART OF LOTS 1, 3 & 5
WASHINGTON STREET
WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

JOB NO.: 164608
DRN BY: JHH
1646-FSP
DATE: 10/28/2022
SCALE: 1" = 15'
SHEET NO.: 1 OF 1



LEGEND:

- EXISTING BUILDING (SIZE NOTED)
- PROPOSED BUILDING (SIZE NOTED)
- EXISTING DRIVE (SIZE NOTED)
- PROPOSED DRIVE (SIZE NOTED)
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING LOT
- PROPOSED LOT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING

EXISTING PARCEL
0.7121 ACRES
31,019 S.F.

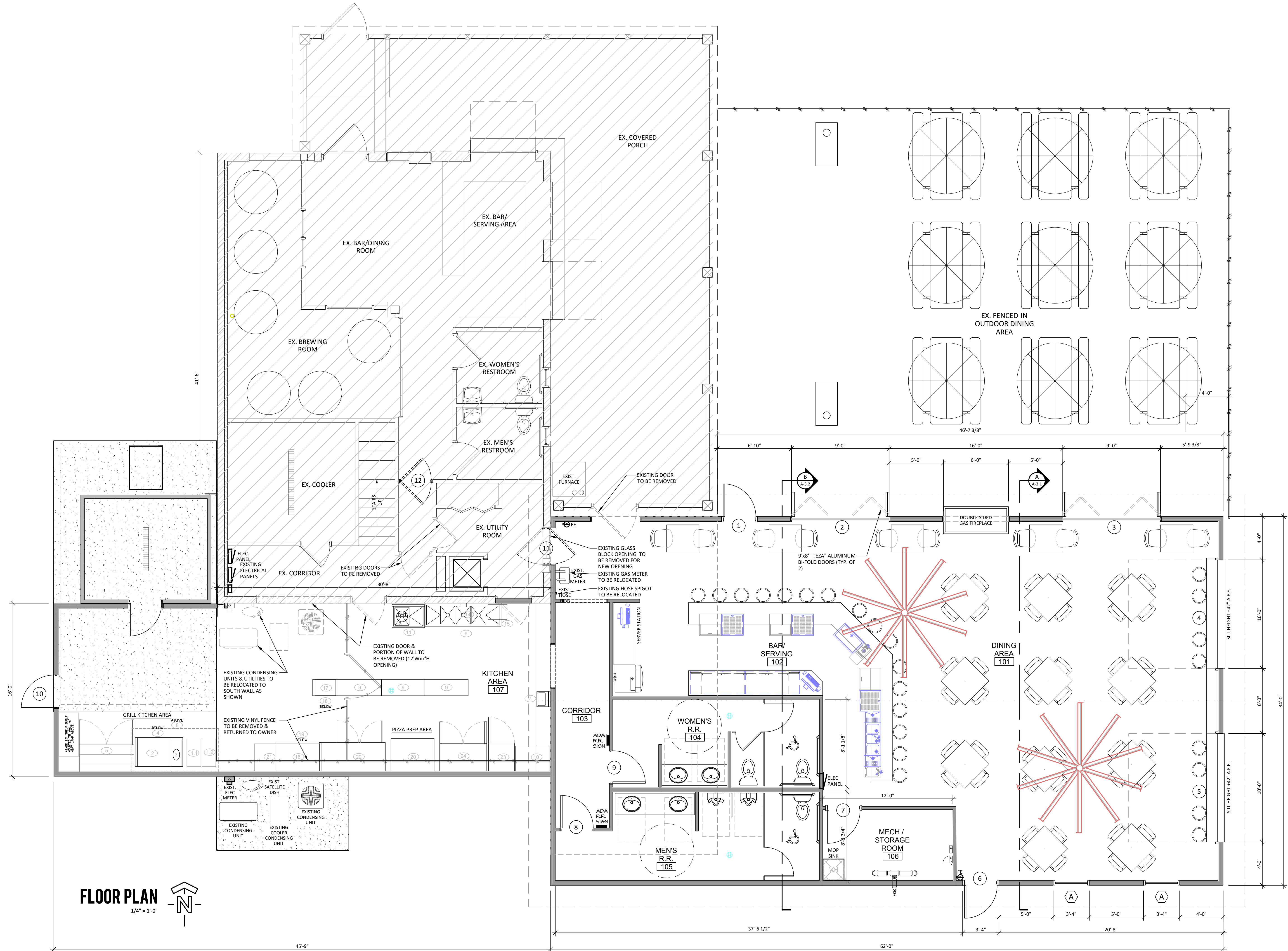
LOT SPLIT
0.1046 ACRES
4,556 S.F.

LOT COMBINATION
0.8167 ACRES
35,577 S.F.

updated

BEARING HEREON ARE BASED UPON THE
CERTIFICATE OF MEAS STREET BEARING
S 21°31'00" E AS CONTAINED IN THE
PLAN OF ERIE COUNTY DATED 4/01/1936
1. HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PRECISES CONDUCTED
BY ME PURSUANT TO CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.

JOHN HANCOCK
OHIO ELS. 8718
DATE: _____



REVISIONS

2/22/22	CONCEPT
2/22/22	CONCEPT
10/22/22	CONCEPT
8/22/22	CONCEPT
9/22/22	CONCEPT

RELEASE

BUDGET XX/XX/XX	ZONING XX/XX/XX
PERMIT XX/XX/XX	CONSTRUCTION XX/XX/XX

Janotta & Herner
309 MONROE STREET MONROEVILLE, OHIO 44847 (419) 465-4611

BAIT HOUSE BREWERY
223 MEIGS STREET SANDUSKY, OHIO 44870
FLOOR PLAN - ALTERNATIVE

DRAWN BY: RMO
DOB NUMBER: 2022-131

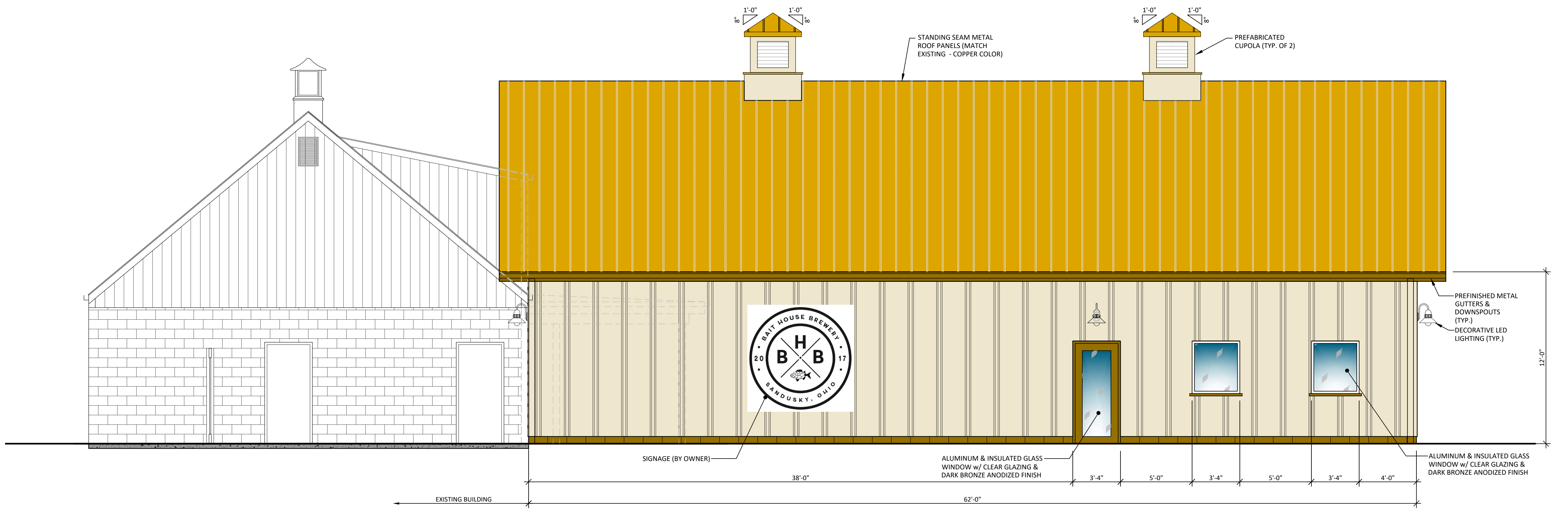
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ALL BIDDING AND CONTRACT DOCUMENTS PROVIDED OR FURNISHED BY JANOTTA & HERNER ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF JANOTTA & HERNER, CONSTITUTE A VALUABLE TRADE SECRET OF JANOTTA & HERNER, AND ARE FURNISHED AS INSTRUMENTS IN SERVICE OF THE PROJECT. FURTHER USE, RE-USE, OR COPYING, IN WHOLE OR IN PART IS PROHIBITED AND COULD BE CONSIDERED AS A CRIMINAL OFFENSE.



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

REVISIONS	
2/22/22	CONCEPT
5/25/22	CONCEPT

RELEASE	
BUDGET	ZONING
XX/XX/XX	XX/XX/XX
PERMIT	CONSTRUCTION
XX/XX/XX	XX/XX/XX

Janotta & Herner

309 MONROE STREET MONROEVILLE, OHIO 44847 (419) 465-4611

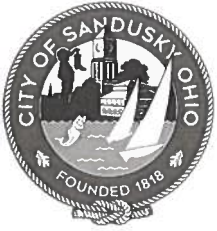
BAIT HOUSE BREWERY

MEIGS STREET SANDUSKY, OHIO 44870

ELEVATIONS

DRAWN BY:	RMO
JOB NUMBER:	2022-131

A2.1C



City of Sandusky
240 Columbus Avenue
Sandusky, Ohio 44870

EXT. RECEIPT NUMBER

10460

Paid By

MCGOOKEY PROPERTIES LLC
225 MEIGS ST
SANDUSKY, OH 44870

Date Paid: 12/20/2022

Transaction Property Address	Record Type	Record #	Description Invoice Number	Amount
00092028 223 MEIGS ST	PZE Process	PSPOS22-0015	Site Plan - Off Street Parking 00096502	\$ 25.00

Total	\$ 25.00
Cash	
Check	\$ 25.00
Check #	0273
Credit	
Tendered	\$ 25.00
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.



DEPARTMENT OF PUBLIC WORKS

Division of Engineering

240 Columbus Avenue

Sandusky, Ohio 44870

419.627.5829

www.ci.sandusky.oh.us

MEMO

To: Planning Commission Members
From: Jane E. Cullen, P.E., Assistant City Engineer
Date: October 17, 2022
Subject: Dedication of Superior Street Right-of Way

The City of Sandusky and the Erie County Health Department have been working together on the Health Department's Entrance-Way Project at the Monroe and Superior Streets northern intersection.

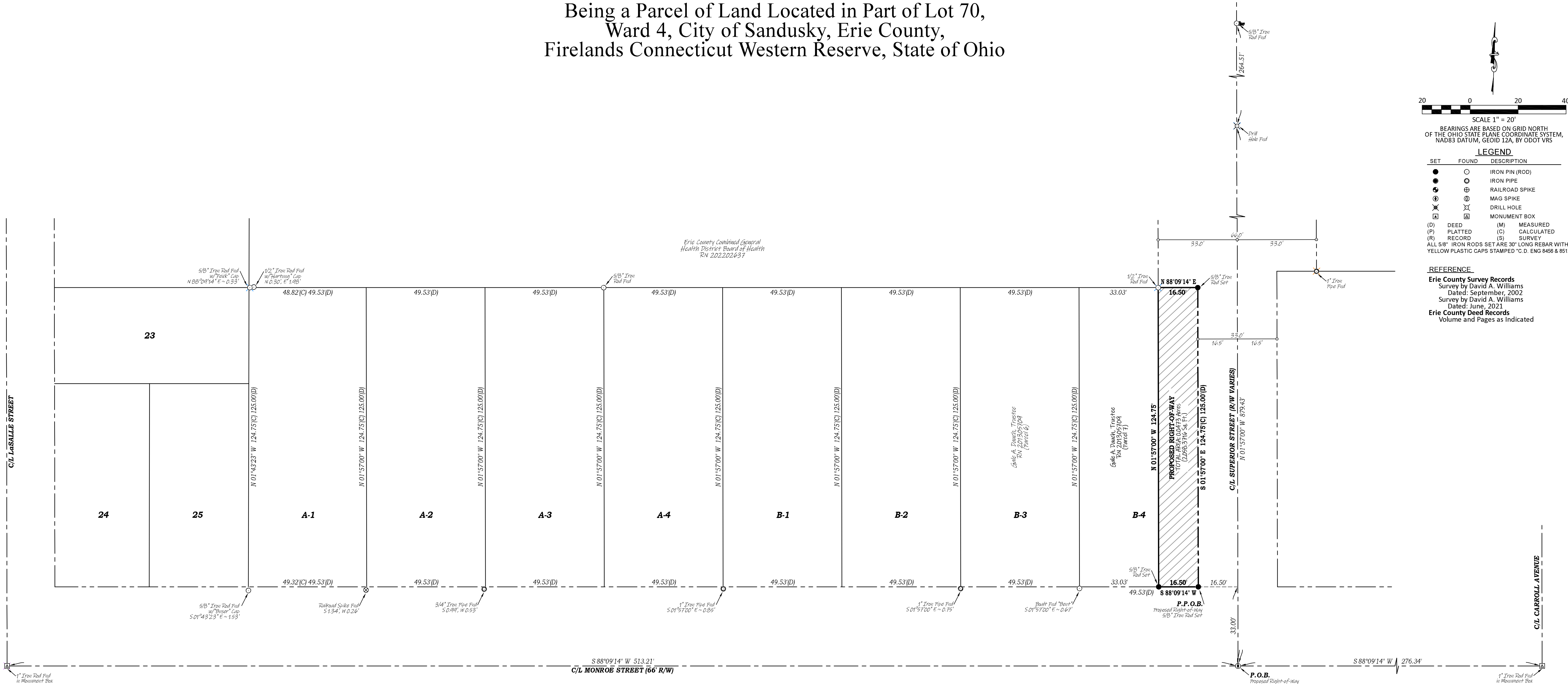
Ordinance No. 22-133 was passed at the July 11, 2022, City Commission meeting to execute the sales agreement for parcel no. 59-01180.000. Public Works Department is proposing to dedicate the right of way by use of a right-of-way dedication plat. Following the guidelines for dedication of land for public use, we are recommending approval of this Superior Street right-of-way dedication plat.

The proposed right-of-way encompasses 0.0473 acres of land split off from parcel no. 59-01180.000 owned by the City of Sandusky.

It is recommended that Planning Commission approve this plat as submitted and that it recommended to the City Commission that it accept this right-of-way.

Jane E. Cullen, P.E.
Assistant City Engineer

RIGHT-OF-WAY DEDICATION PLAT FOR
SUPERIOR STREET
Being a Parcel of Land Located in Part of Lot 70,
Ward 4, City of Sandusky, Erie County,
Firelands Connecticut Western Reserve, State of Ohio



20 0 20 40

SCALE 1" = 20'

BEARINGS ARE BASED ON GRID NORTH
OF THE OHIO STATE PLANE COORDINATE SYSTEM,
NAD83 DATUM, GEOID 12A, BY ODOT VRS

LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	○	IRON PIPE
●	⊕	RAILROAD SPIKE
⊕	⊕	MAG SPIKE
⊕	⊕	DRILL HOLE
⊕	⊕	MONUMENT BOX
(D)	(M)	DEED MEASURED
(P)	(C)	PLATTED CALCULATED
(R)	(S)	RECORD SURVEY
ALL 5/8" IRON RODS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"		

REFERENCE

Erie County Survey Records
Survey by David A. Williams
Dated: September, 2002
Survey by David A. Williams
Dated: June, 2021
Erie County Deed Records
Volume and Pages as Indicated

LEGAL DESCRIPTION

Being a parcel of land located in part of Lot 70, Ward 4, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a mag spike set at the intersection of the centerlines of Monroe Street (66' R/W) and Superior Street (R/W Varies); Thence North 01° 57' 00" West, along the centerline of Superior Street, a distance of 33.00 feet to point; Thence South 88° 09' 14" West, a distance of 16.50 feet to a 5/8" iron rod set at the intersection of the west right-of-way line of Superior Street and the north right-of-way line of Monroe Street and being the principal place of beginning;

- Thence continuing South 88° 09' 14" West, along the north right-of-way line of Monroe Street, a distance of 16.50 feet to a 5/8" iron rod set;
- Thence North 01° 57' 00" West, a distance of 124.75 feet to a 1/2" iron rod found at a southeast corner of land now or formerly owned by Erie County Combined General Health District Board of Health as recorded in RN 2022.02.637 of the Erie County Recorder's Office and a west right-of-way line of Superior Street;
- Thence North 88° 09' 14" East, along an east extension of said Erie County Combined General Health District Board of Health's land, a distance of 16.50 feet to a 5/8" iron rod set at the west right-of-way line of Superior Street;
- Thence South 01° 57' 00" East, along the west right-of-way line of Superior Street, a distance of 124.75 feet to the principal place of beginning and containing 0.0413 acres (2,050.3716 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

OWNER'S CERTIFICATE

The undersigned Owners hereby certify that the attached plat correctly represents their dedication plat. We hereby hereby assent to and adopt this dedication and acknowledge the same as our free act and deed and hereby dedicate the right-of-way thereon shown to the use of the public forever.

In witness whereof _____ have heretofore set their hand this _____ day of _____, 20____.

Witness _____ Signed _____
Owner _____

State of Ohio, County of Erie S.S.

Before me, a Notary Public in and for said County, personally came the Owners, who personally acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purpose therein expressed.

In witness whereof, I have heretofore set my hand and affixed my official seal this _____ day of _____, 20____.

My Commission Expires _____ Notary Public Erie County, Ohio

CITY COMMISSION CERTIFICATE

The plat and dedication of right-of-way has been approved and accepted by the City Commission of the City of Sandusky, Ohio by Ordinance No. _____ passed this _____ day of _____, 20____.

President of Commission _____ Clerk of Commission _____

CITY PLANNING COMMISSION CERTIFICATE

The plat and dedication of right-of-way has been approved and accepted by the City Commission of the City of Sandusky, Ohio passed this _____ day of _____, 20____.

Chairman _____ Secretary _____

COUNTY AUDITOR'S CERTIFICATE

Transferred this _____ day of _____, 20____,
and fees of _____ were collected.

Erie County Recorder _____

COUNTY RECORDER'S CERTIFICATE

Recorded this _____ day of _____, 20____,
in Plat Volume _____ Page _____.

Erie County Recorder _____

SURVEYOR'S CERTIFICATE

"I hereby certify that this plat represents a survey made under my direct supervision and that I have found or set the pins and monuments as shown."

Alexander B. Etchill, T.S. 0512



CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1" = 20'	DATE: OCTOBER, 2022 DR. BY: DMM	CK'D. BY: ABE REV'D. BY:	PROJECT NO. 22-474
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