



## Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

### Agenda

April 26, 2023

5:00 pm

City Commission Chamber

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

1. Meeting called to order – Roll Call
2. Approval of minutes from March 22, 2023
3. Adjudication Hearing

#### 1702 Campbell St. – Similar Main Use

Jeff Kabrill has submitted an application for a similar main use permit at 1702 Campbell St. to allow multi-family use for residential condos.

#### 1206 Hayes Ave. – Conditional Use

Nebula White has submitted an application for a conditional use permit at 1206 Hayes Ave. to allow transient occupancy in a LB – Local Business Zoning District.

4. Other Business

#### South Side Neighborhood Plan- Draft Plan for Adoption

Plan Links:

[2023-0420 South Side Neighborhood Plan.pdf \(revize.com\)](#)

[2023-0420 South Side Neighborhood Plan Appendices.pdf \(revize.com\)](#)

[2023-0420 South Side Neighborhood Plan Executive Summary.pdf \(revize.com\)](#)

5. Adjournment

**NEXT MEETING: May 24, 2023 at 5:00pm**

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

**Planning Commission  
March 22, 2023  
Meeting Minutes**

**Meeting Called to Order**

Chair McGory called the March 22nd, 2023 Planning Commission meeting to order at 5:03 pm. The following Commissioners were present: Vice Chair Miller, Commissioner Castile, Commissioner Poggiali, and Commissioner Zuilhof. Commissioners Jackson and Whelan were absent. Arin Blair and Alec Ochs were present on behalf of the Community Development Department, Brendan Heil was present on behalf of the Law Department and Quinn Rambo was the acting clerk.

**Approval of Minutes from February 22, 2023**

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the February 22, 2023 Planning Meeting. Vice Chair Miller moved to approve the minutes as presented and Commissioner Poggiali seconded the motion. Chair McGory called for all those in favor of approving the minutes as presented and the motion passed unanimously.

**New Business**

**Southside Draft Plan Presentation**

Chair McGory asked Ms. Blair to introduce the Southside Draft Plan. Ms. Blair explained Ms. Kendra Hyson and Mr. Michael Johnson with Smith Group, the consultants for the project, would be walking the Commission through the plan. Ms. Hyson went over the six pillars of the Southside Plan, which were: 1. Housing and neighborhoods, 2. Connectivity and infrastructure, 3. Parks and open spaces, 4. Access and services, 5. Economic Prosperity, and 6. Branding and beautification. She explained each of these pillars had their own goals, and how the goals would be coordinated, prioritized, and implemented. Ms. Blair added that this plan was based on prior community input and there was a RFQ currently open for Churchwell Park and underlying infrastructure. The RFQ would close on March 29. She continued that the Health Department was supporting this project and the City was partnering with other agencies to move forward with these action items. This included Sandusky City Schools, which were developing a safe route to school plan, which would make the City eligible for grant money through the Department of Transportation. Ms. Blair asked the Commission to recommend the plan to the City Commission for their meeting on April 10. Commissioner Zuilhof stated he would like an executive summary of the plan because of the depth and length of the plan document, and he was not comfortable with voting on the draft document at this time. Ms. Hyson stated they were working an executive summary. Chair McGory stated he was confident in a recommendation to City Commission. Vice Chair Miller admitted he did not feel comfortable recommending the plan to City Commission because he had not reviewed the entire plan. Commissioner Castile asked if the presentation they heard this evening was the same as the presentation at the public hearing. Ms. Blair stated it was not the same presentation as the one presented at the public hearing. Tonight's presentation was a

condensed version. Commissioner Castile stated she would like more time to review the plan before she voted to make a recommendation to the City Commission. Commissioner Poggiali asked if a motion could be made to table the plan until the next meeting and any concerns could be addressed before the closing of the public comment period. Commissioner Miller agreed with Commissioner Poggiali. Staff confirmed the recommendation could be tabled until the next meeting. Commissioner Zuilhof made a motion to table the plan and Commissioner Poggiali seconded the motion. Commissioner Castile asked if there was a way to have a special meeting to endorse the plan to City Commission by the April 10<sup>th</sup> still. Staff confirmed that was an option too. Chair McGory reminded the Commission that this was not final approval of a plan, it was a preliminary plan and would come back to the Commission for other approvals. Ms. Blair agreed that was correct. A vote was called and the motion to table the plan was approved 4-1, with Chair McGory voting against the motion.

### **325 W. Perkins Avenue- Site Plan**

**Janotta and Herner, on behalf of Firelands Federal Credit Union, has submitted a site plan for 325 W. Perkins Avenue to build a bank in a business district.**

Chair McGory introduced the site plan application for 325 W. Perkins Avenue and asked for the Staff Report. Mr. Ochs stated Staff recommended approval of the proposed site plan with the following conditions:, that all applicable permits were obtained through the Building, Engineering, Planning Departments, and any other applicable agencies prior to beginning construction, a 5.5 to 6 feet fence is constructed along the entirety of the property contiguous to any residential zoning district and illumination shall be so designed and located that light sources were shielded from adjoining residential districts. Staff also recommended the applicant add additional landscaping but explained it was not required per zoning code. Commissioner Zuilhof made a motion to approve the site plan per Staff conditions with the addition of fully shielded luminaries and landscaping offered in place of a fence. Vice Chair Miller seconded the motion. Kyle Stang, spoke on behalf of the application and stated they would be providing shielded lighting and landscaping. A vote was called to approve the site plan for 325 W. Perkins Avenue with conditions and was approved unanimously by the Planning Commission.

### **Veterans Park- Planning Commission Approval**

**Feick Design Group & Mark Faust, on behalf of the City of Sandusky, has submitted a revised master plan for Veterans Park to move an existing monument and add a new monument.**

Chair McGory introduced the application for Veterans Park Revised Master Plan and asked for the Staff Report. Mr. Ochs stated the application proposed to relocate an existing plaque to a new location on the site and there would be a new memorial placed where the existing plaque sat. Greenhouse Staff had concerns with the benches and plant type, but Mr. Feick stated they would be working in conjunction with the Greenhouse to relocate the benches and what plant type should be used. Staff asked if the Commission approved the application, that the following conditions be applied, that all applicable permits were obtained through the Building, Engineering, Planning Departments, and any other applicable agencies prior to beginning construction. Mr. Feick was present to speak on behalf of the application. Chair McGory asked if there was any other public comment and there was none. Chair McGory called for a motion.

Commissioner Zuilhof made a motion to approve the revision of the Veterans Park Master Plan with Staff conditions. Commissioner Castile seconded the motion. The vote was called to approve the revised Veterans Park Master Plan with Staff conditions and was approved unanimously by the Planning Commission.

**Other Business**

Mr. Ochs stated there would be a meeting next month because there was an application already submitted.

Ms. Blair updated the Commission on the status of the All Wheels Park and stated there would be a public meeting tomorrow via online format, and the link would be on the website.

Mr. Heil added that after the next Planning Commission Meeting there would be general commission/ board training. He continued this training would be completed for all boards and commissions.

Ms. Blair stated the Landmark Commission Guidelines were being updated and a public hearing would be held regarding the updates at the next Landmarks Commission Meeting, April 19, 2023.

**Adjournment**

Commissioner Zuilhof made a motion to adjourn the Planning Commission Meeting and the motion was seconded by Chair McGory. The meeting adjourned at 6:23 pm.

**Next Meeting:**

April 26, 2023, at 5:00pm.

**Approved:**

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Clerk

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Chair/ Vice Chair



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

# PLANNING COMMISSION REPORT

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APPLICATION FOR SIMILAR MAIN USE APPROVAL  
FOR 1702 CAMPBELL ST.  
(PARCEL 57-03990.000)

Reference Number: PSMU23-0001

Date of Report: April 11, 2023

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio Planning Commission Report

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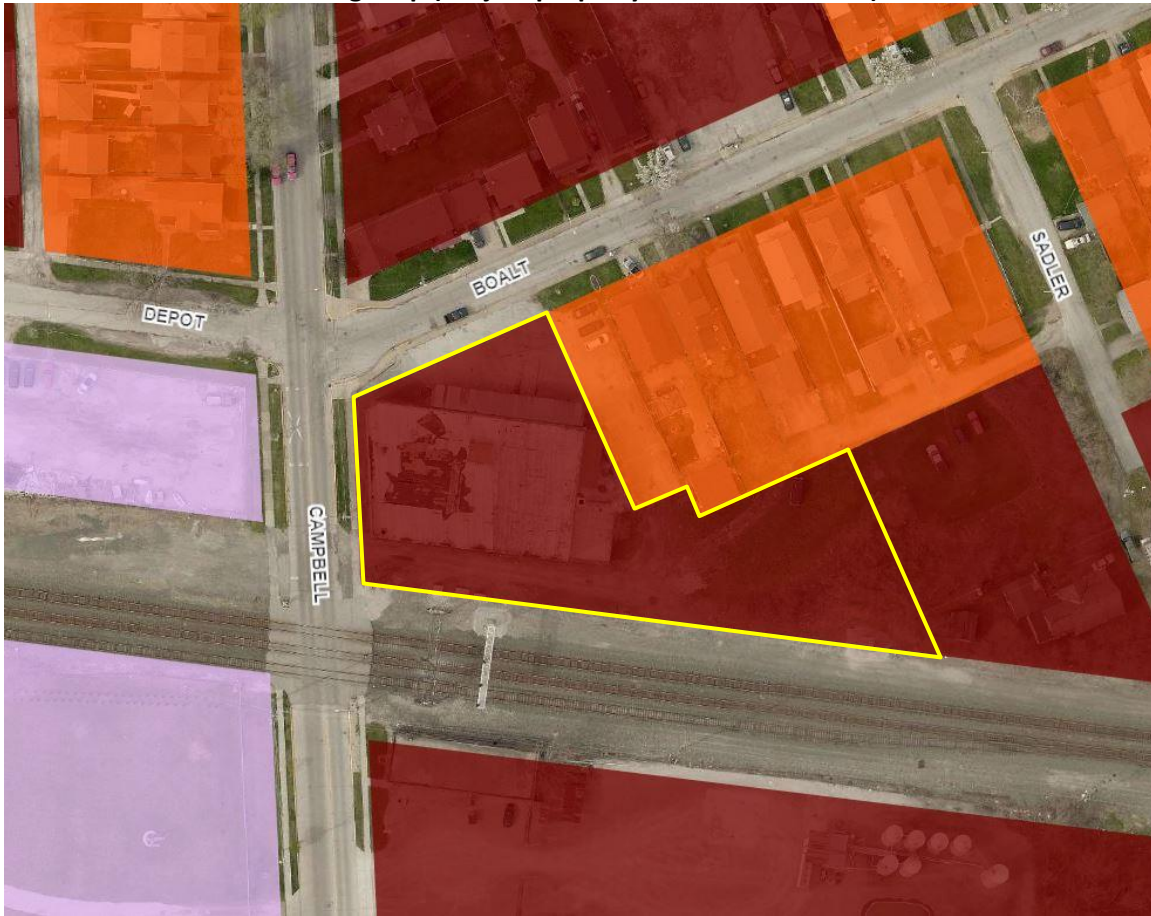
## BACKGROUND INFORMATION

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Property Owner:	Fixler Properties, LLC – Jeff Krabill 300 E. Water St. Sandusky, OH 44870
Site Location:	1702 Campbell St. Sandusky, OH 44870
Current Zoning:	CS – Commercial Service
Adjacent Zoning:	North: CS – Commercial Service East: CS – Commercial Service R2F – Two Family Residential West: LM – Limited Manufacturing South: CS – Commercial Service
Existing Use:	Vacant Building
Proposed Use:	Mixed-use business & residential
Applicable Plans & Regulations:	1109.11 Determination of Other Similar Uses 1137 Commercial Districts

## SITE DESCRIPTION

**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



An aerial photograph of an industrial site in St. Louis. The central feature is a large, rectangular, light-colored building with a flat roof, which appears to be under construction or renovation. A blue location pin is placed on the roof of this building. To the left of the building, there is a dirt area with several yellow construction vehicles, including excavators and trucks. A road runs vertically along the left side of the image, with several cars and a white truck visible. To the right of the building, there are more residential-style houses and a road with cars. In the foreground, there are multiple parallel railroad tracks. The overall scene depicts an active industrial or construction area within a suburban setting.





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## PROJECT DESCRIPTION

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The site of 1702 Campbell St. currently has a vacant building on site. The applicant plans to revitalize the site and make it a mixed-use property. Mixed-use sites are permitted in this zoning district if all uses are either a permitted main or accessory use. The applicant is seeking a similar main use permit because the CS – Commercial Service District does not permit multi-family residential zoning as a main or accessory use. The applicant is proposing to create 7 condos in the top floor of this building. Each unit can be individually owned but the applicant will own the building. Multi-family residential is defined as 3 or more dwelling units.

The Zoning Code does permit a motel use. Because of expected individual ownership of the units, it would not be classified as a motel.

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## APPLICABLE CODE SECTIONS

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

(a) Main Buildings and Uses.

- (1) All buildings and uses permitted in and as regulated in the Commercial Recreation District;

### **1137.03 PERMITTED BUILDINGS AND USES, COMMERCIAL RECREATION DISTRICTS.**

(a) Main Buildings and Uses.

- (1) One- and two-family dwellings, boathouses, motels;

### **1109.11 DETERMINATION OF OTHER SIMILAR USES.**

Upon application for a use not specifically listed in the use classifications of that district, a similar main use may be determined by the Commission, which is in compliance with the following standards:

- (a) The use does not create dangers to health and safety, and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from other uses listed in the classification to which it is to be added;
- (b) The use does not create traffic to a greater extent than other uses listed in the classification to which it is to be added;
- (c) In addition to the above general standards, appropriate specific safeguards, applying to a particular application, may also be specified in the permit;
- (d) The Planning Commission may revoke the similar main use permit if the property is not maintained in the manner that would conform to the required standards.

(Ord. 03-071. Passed 3-10-03.)

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**SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS**

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This project is a catalyst for neighborhood improvements along the Campbell St. corridor and is a significant anchor building for Campbell St. It is a historic structure, built in 1875 and has had many uses, including; various warehouses and a wine cellar. The revitalization of this building has the opportunity to bring character to this corridor and preserve Sandusky's rich industrial history.

1. Multi-family use may be considered a similar main use as other land uses in the CS – Commercial Service zoning district based on the following:
  - a) Planning Staff interprets the similar main use to be of less noise, odor, or other objectionable influences as other allowed main uses in the CS – Commercial Service Zoning District.
    - Staff determined that this proposal does not exceed the noise, odor or other influence generated from the assembly and fabrication of machine tools, boat building and repair
  - b) Planning Staff interprets the similar main use would not create traffic to a greater extent to the retail business stores and services allowed in this district.
    - Staff determined that this proposal does not exceed the traffic generated from a motel or arenas

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

**1. Livable City: Top Priorities (summarized)**

- a) Support the development and rehabilitation of a variety of housing types including: upper floor condos and lofts, (...) and short-term transient rental.
- b) Mixed-use, multifamily developments through targeted rehab.

**2. Vibrant City: Top Priorities (summarized)**

- a) Reclaiming the repurposing blighted land/sites for industrial development/commercial development

Upon approval for similar main use, the applicant expects to bring a site plan application to Planning Commission for review and approval of site improvements.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

No Objections. Engineering looks forward to future collaboration with the applicant to address traffic flow, site plan and storm water plan reviews.

**Building Department:**

The Police Department has no objections to this request. Additional submittals showing compliance with Ohio Building Code & ADA codes will be required. If the residential units are not turned into condos it will require registration and approvals through the State Fire Marshal's office and Building Department.

**Police Department:**

The Police Department has no objections to this request.

**Fire Department:**

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

**Code Compliance**

The Code Compliance Department has no objections to this request. If the residential units are not turned into condos it will require registration and approvals through the State.

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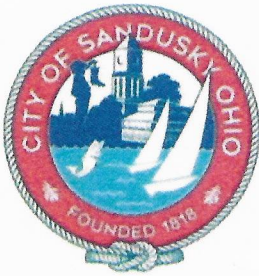
**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed similar main use at 1702 Campbell St. (parcel 57-03990.000) with the following conditions:

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





## PLANNING COMMISSION

Application for Approval

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

### TYPE OF APPLICATION:

☐ Conditional Use Permit  
☐ Flood Plain Variance  
☐ Other

☒ Similar Main Use  
☐ Front Yard Fence

### APPLICANT/AGENT INFORMATION:

Property Owner Name: Jeff Krabill  
Property Owner Address: 300 E. Water Street / Sandusky  
Property Owner Telephone: 419-621-6600  
Property Owner Email: krabilljeff@gmail.com  
Authorized Agent Name: ~~(same)~~ John Feick  
Authorized Agent Address: 224 E. Water Street / Sandusky  
Authorized Agent Telephone: 419-625-3241  
Authorized Agent Email: feickja3@gmail.com

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1702 Campbell St. / Sandusky  
Legal Description of Property (check property deed for description): RR .5707A  
78 80 CAMPBELL ST WH #82 EX 15' STRIP 0.230 N OF RR'S OF LOZN  
(1702 Campbell)  
Parcel Number: 57-03990.000 Zoning District: CS  
(1702 Campbell)

**DETAILED SITE INFORMATION:**

Land Area of Property: 5.707 acres (sq. ft. or acres)

1.2261 acres (all 5 parcels)

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

Building #1: 13,374 (in sq. ft.) (only one building)

Building #2: —

Building #3: —

Additional: —

Total Building Coverage (as % of lot area): 54% (1702 Campbell only)

25% (all 5 parcels)

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:

10,542 ft<sup>2</sup> - transient rental (top floor)

10,542 ft<sup>2</sup> - restaurant (middle floor)

10,542 ft<sup>2</sup> - shops/commercial (lower floor)

1,892 ft<sup>2</sup> - entrance area

940 ft<sup>2</sup> - loading dock (middle floor)

Proposed Building Height (for any new construction): (renovation)

Number of Dwelling Units (if applicable): 7

Number of Off-Street Parking Spaces Provided: 100 ±

Parking Area Coverage (including driveways): 9,500 ft<sup>2</sup> (in sq. ft.) (on 1702 parcel)

Landscaped Area: ~2,000 ft<sup>2</sup> (in sq. ft.) (on 1702 parcel) 36,044 ft<sup>2</sup> (on all 5 parcels)

~4,000 ft<sup>2</sup> (on all 5 parcels)



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

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

**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.):**

We are seeking to include in our project 7  
transient rental condos. City code allows "motel" use,  
and transient occupancy. However, the latter is  
limited to two units. We seek permission for 7.  
The building (c. 1906) is to be gutted & redeveloped  
for mixed use including transient rental, shops, and  
restaurant(s). The overall property consists of 5  
parcels. Hours may vary by use (e.g. transient  
condo's 24/7/365 vs. restaurant 9a-midnight). The  
entire building will be divided into commercial condo  
units

**REQUIRED SUBMITTALS:**

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

Front Yard Fence: no charge

Other: check with staff for fee

**APPLICATION MUST BE COMPLETELY FILLED OUT**

**APPLICATION AUTHORIZATION:**

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

Jeffrey N. Kuehl

3.9.2023

Signature of Owner or Agent

Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 1702 Campbell St (municipal street address of property), I hereby authorize John Feick to act on my behalf during the Planning Commission approval process.

Jeffrey N. Kuehl

3.9.2023

Signature of Property Owner

Date

**STAFF USE ONLY:**

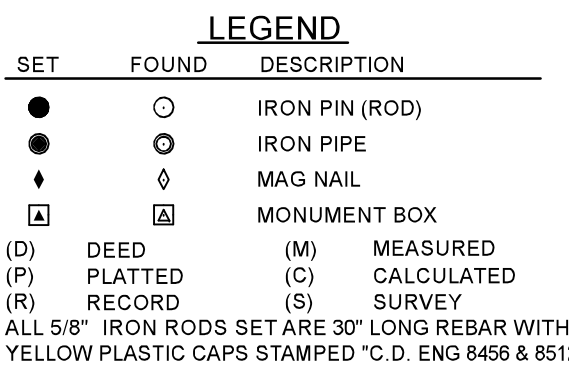
Date Application Accepted: \_\_\_\_\_ Permit Number: \_\_\_\_\_

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

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



Being a parcel of land located in Lots 78, 80 & 82 on Campbell Street,  
Lot 2 on Boalt Street, Lots 7, 9, 11, 13, 15 & part of Lot 5 on Sadler Street  
& part of Outlot 30 south of Southwalk in Whitworth's Addition  
Plat Volume 3, Page 21, Ward 3, City of Sandusky,  
Firelands Connecticut Western Reserve, State of Ohio.



OUPS Ticket # A229000705  
Dated: 10/17/2022

STORM SEWER TABLE						
STRUCTURE	TYPE	CASTING	DIRECTION	PIPE SIZE	PIPE ELEVATION	PIPE TYPE
CB-1	CATCH BASIN	545.27	NW	10"	542.92	PVC
CB-2	CATCH BASIN	545.13	SW	8"	542.64	PVC
CB-3	CATCH BASIN	545.22	SE	8"	544.10	PVC
			S	10"	543.12	PVC
			NE	10"	543.12	PVC

SCALE: 1"=20'	DATE: MARCH, 2023	CK'D. BY: ABE	PROJECT NO.
	DR. DMM	REV'D	22-483



CITY OF SANDUSKY, OHIO  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION

# PLANNING COMMISSION REPORT

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APPLICATION FOR A CONDITIONAL USE PERMIT  
1206 HAYES AVE.  
PARCEL (57-03534.000)

Reference Number: PCONDU23-0001

Date of Report: April 12, 2023

Report Author: Alec Ochs, Assistant Planner



# City of Sandusky, Ohio

## Planning Commission Report

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### BACKGROUND INFORMATION

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Applicant/Owner: Nebula White  
611 Ceremony Way  
Acworth, GA 30102

Site Location: 1206 Hayes Ave.  
Sandusky, OH 44870

Zoning: LB – Local Business District

Surrounding Zoning: North: LB – Local Business  
East: R2F – Two Family Residential  
South: LB – Local Business  
West: PF – Public Facilities

Surrounding Uses: Residential, Hospital

Existing Use: Residential

Proposed Use: Residential – Transient Rental

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

SITE PICTURES

Subject Parcels Outlined in Red:



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

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

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



Aerial Photo of site



Street view from 7/2019



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## PROJECT DESCRIPTION

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The site of 1206 Hayes Ave. is currently a 2-family residential structure. The building is approximately 3,645 sq. ft. and has 4 off-street parking spaces. The applicant is seeking a conditional use permit to allow both units to be used for transient rental. The residential structure is across the street from Firelands Hospital which is located to the west. The neighboring properties north, east, and south of the proposed property are residential uses.

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## APPLICABLE CODE SECTIONS

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### **1133.04 PERMITTED BUILDINGS AND USES; LOCAL BUSINESS DISTRICT.**

(b) Similar Main Uses. Any other retail neighborhood store, shop, service, or office not listed above, or in any subsequent use classification, and determined as similar by the Commission according to standards set forth in Section [1109.11](#). Main uses set forth in the General Business District may be permitted in a Local Business District if a conditional use permit is granted.

### **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.**

(4) Transient Occupancy.

### **1109.10 CONDITIONAL USE PERMITS.**

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

(a..)

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

(1..)

(2) Business, Commercial and Manufacturing Districts.

A. That the proposed use is necessary to serve community needs, and existing similar facilities located in a more remote district in which the use is permitted by right, are inadequate;

B. That the proposed use is not closer than appropriate in the particular situation to schools, churches, and other places of assembly.

C. That location size, intensity, and site plan of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of noise, smoke, dust, odors, fumes, vibrations, or glare more than is normal, or as permitted by the performance standards of the district.

D. That the proposed use will form a harmonious part of the business, commercial, or manufacturing district, taking into account, among others, convenience of access and relationship of one use to another.

E. That the proposed use should be permitted in the next less restrictive district because of its limited nature, modern devices, equipment, or improvements;

F. That the hours of operation and concentration of vehicles in connection with the proposed use will not be more hazardous or dangerous than the normal traffic of the district.

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

(Ord. 03-071. Passed 3-10-03.)

#### **Staff Analysis of case in responses to Code Section: 1109.10**

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

A. Permitting the use for this property, which is within a 15-minute walk to downtown Sandusky and adjacent to the hospital land use (both create demand for short term rental) could be interpreted to follow the Comprehensive Plan priority of creating opportunity for additional transient rental options.

B. Not permitting the use for this property, which is currently fit for two long term rental units, could be interpreted to follow the Comprehensive Plan priority of supporting neighborhoods and livability of the city.

(2) Business, Commercial and Manufacturing Districts.

A. That the proposed use is necessary to serve community needs, and existing similar facilities located in a more remote district in which the use is permitted by right, are inadequate;

A. There is unmet demand in the city for short-term rental property.

B. There is unmet demand in the city for long-term rental property.

B. That the proposed use is not closer than appropriate in the particular situation to schools, churches, and other places of assembly.

- This is not an intensive use that would be considered inappropriate to be near schools, churches, and other places of assembly.

C. That location size, intensity, and site plan of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of noise, smoke, dust, odors, fumes, vibrations, or glare more than is normal, or as permitted by the performance standards of the district.

- The proposed use will not be objectionable to nearby dwellings. Brewpubs are permitted in this district which is reasonably interpreted as a more objectionable use than what is proposed.

D. That the proposed use will form a harmonious part of the business, commercial, or manufacturing district, taking into account, among others, convenience of access and relationship of one use to another.

- The site is surrounded by business and residential uses. Transient rental is harmonious with surrounding land uses.

E. That the proposed use should be permitted in the next less restrictive district because of its limited nature, modern devices, equipment, or improvements;

- The use of transient rental is currently permitted in the next less restrictive district (RB – Roadside Business). The proposed use is in increasing demand because of modern devices and improvements and is appropriate in the Local Business district on a case-by-case basis.

F. That the hours of operation and concentration of vehicles in connection with the proposed use will not be more hazardous or dangerous than the normal traffic of the district.

- The proposed use will not be more hazardous than traffic created by other permitted uses in the district such as Brewpubs or retail stores. These establishments create a higher volume of turn-over traffic.

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#### DIVISION OF PLANNING COMMENTS

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Overall, staff prefers Conditional Use permitting in Local Business districts be used to allow transient rental in cases where the expanded use would foster catalytic projects that provide a greater benefit to the public than the project would be able to provide without the Conditional Use. Such cases may include:

- Creation of new units that didn't exist before
- Preservation of historic building stock
- Enabling mixed use projects that bring jobs and foster local business opportunities

The proposed site in this application is currently a 2-family residential structure on Hayes Ave, presumably housing long term tenants. The high traffic and mixed-use nature of the corridor could be interpreted to be better utilized for commercial uses, which is reflected in the predominantly Residential Business and Local Business zoning. Proximity to the hospital may drive transient rental demand at this location for traveling nurses/physicians, or families from out of town who have a child or family member in the hospital for an extended stay.

Hayes Avenue is a focus corridor in the comprehensive plan.



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

**1. Livable City: Top Priorities (summarized)**

- a) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report, the conditional use permit could satisfy the above conditions.

Further, if the applicant desires these properties to be utilized for transient rental, each unit need their own transient rental application and be thoroughly reviewed by the Code Enforcement Department and the Division of Planning.

The decision in this case is a factor of weighing the following:

- A. The demand for long-term housing versus short-term housing in the city, both priorities of the Comprehensive Plan, and
- B. The high-traffic mixed use nature of the Hayes Avenue corridor and its viability for supporting the safety and quality of life of long-term tenants versus the location accessibility and convenience for short-term guests.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

The Engineering staff has no objections to this request.

**Building Staff:**

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

**Police Department:**

The Police Department has no objections to this request.

**Fire Department:**

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

**Code Compliance:**

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

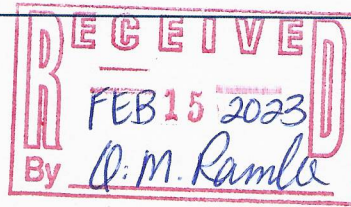
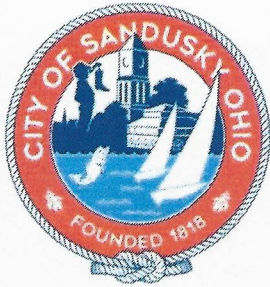
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#### **CONCLUSION/RECOMMENDATION**

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Based on recent policy direction from City Commission regarding transient rentals, staff does not have a recommendation for the proposed Conditional Use at 1206 Hayes Ave (parcel 57-03534.000). If the Planning Commission were to approve the Conditional Use, staff recommends it be accompanied by the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department and any other applicable agency.
2. The project does not exceed the proposed 2 transient units stated above.



## PLANNING COMMISSION

*Application for Approval*

Department of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891

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

### TYPE OF APPLICATION:

☒ Conditional Use Permit  
☐ Flood Plain Variance  
☐ Other

☐ Similar Main Use  
☐ Front Yard Fence

### APPLICANT/AGENT INFORMATION:

Property Owner Name: Nebula White

Property Owner Address: 611 Ceremonyway

Property Owner Telephone: 678-357-1333

Property Owner Email: neb.holman@gmail.com

Authorized Agent Name: \_\_\_\_\_

Authorized Agent Address: \_\_\_\_\_

Authorized Agent Telephone: \_\_\_\_\_

Authorized Agent Email: \_\_\_\_\_

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1206 Hayes Ave

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

3 HAYES AVENUE WH

Parcel Number: 57-03534.000 Zoning District: Local Business

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 3645 sq ft (sq. ft. or acres)

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

**Building #1:** 2352 (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:**

living space 2352

storage space 25 sq ft

**Proposed Building Height (for any new construction):** n/a

**Number of Dwelling Units (if applicable):** 2

**Number of Off-Street Parking Spaces Provided:** 4

**Parking Area Coverage (including driveways):** 240 (in sq. ft.)

**Landscaped Area:** 40 (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.):**

We are requesting a change to the proposed use. The plan is to utilize the property  
as a transient rental. Given the close proximity to Firelands Regional Medical  
Center and the downtown area, we are able to serve traveling medical staff, those  
needing medical services, and those in town to for various recreational activities.

**REQUIRED SUBMITTALS:**

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

Front Yard Fence: no charge

Other: check with staff for fee

**APPLICATION MUST BE COMPLETELY FILLED OUT**

**APPLICATION AUTHORIZATION:**

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

Melba White  
Signature of Owner or Agent

2/10/23  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 1206 Hayes Ave (municipal street address of property), I hereby authorize Mary Johnson to act on my behalf during the Planning Commission approval process.

Melba White  
Signature of Property Owner

2/10/23  
Date

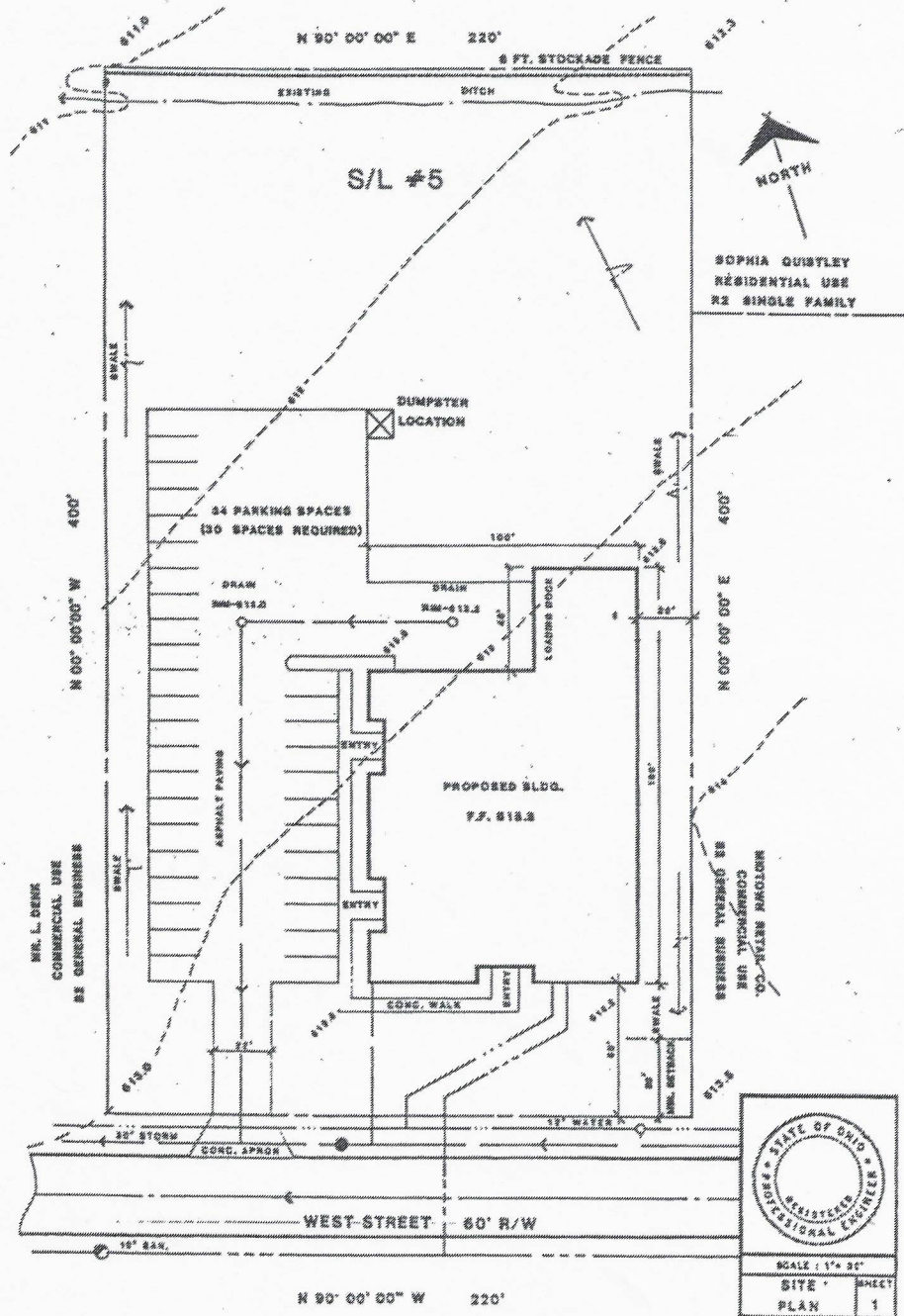
**STAFF USE ONLY:**

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

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

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

FIGURE 1  
SITE PLAN





Grid Scale: 5ft

