



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

## Agenda

July 26, 2023

5:00 pm

City Commission Chamber

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

1. Meeting called to order – Roll Call
2. Approval of minutes from June 28, 2023
3. Other Business

#### 2035 First St. – Site Plan

Todd Hart, on behalf of the Hoty Marine Group has submitted an application for a site plan approval for 2035 First St. to build a boat storage building in a Commercial Zoning District.

4. Adjournment

**NEXT MEETING: August 23, 2023 at 5:00pm**

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

**Planning Commission**  
**June 28, 2023**  
**Meeting Minutes**

**Meeting Called to Order**

Chair McGory called the June 28, 2023, Planning Commission meeting to order at 5:00 pm. The following Commissioners were present: Commissioner Jackson, Chair McGory, Vice Chair Miller, Commissioner Poggiali, Commissioner Whelan, and Commissioner Zuilhof.

Commissioner Castile was absent. Arin Blair and Alec Ochs were present on behalf of the Community Development Department, Sarah Chiappone was present on behalf of the Law Department and Quinn Rambo was the acting clerk.

**Approval of Minutes from May 24, 2023**

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the May 24, 2023, Planning Meeting. Commissioner Miller made a motion to approve the minutes as presented and Commissioner Poggiali seconded the motion. Chair McGory called for a vote of all those in favor of approving the minutes as presented and the motion passed unanimously.

**Adjudication Hearing**

**1235 W. Perkins Avenue- Conditional Use**

**Steve Ruff, on behalf of the Fraternal Order of Orioles, has submitted an application for a conditional use permit at 1235 W. Perkins Avenue to allow an animated sign.**

Chair McGory swore in all parties and introduced the application for 1235 W. Perkins Avenue and asked for the Staff report. Mr. Ochs stated the site of 1235 W. Perkins Avenue was the current location of the Fraternal Order of Orioles. This location applied for a conditional-use permit to replace the existing message board with a digital LED message board. The zoning code currently permitted digital signs with a conditional-use permit. The ground sign would be removed, and the new digital sign would be installed in the same area as the existing message board and would be approximately 90" x 41". Staff recommended the approval of the proposed Conditional Use at 1235 W. Perkins Avenue (parcel 58-00768.000) with the following conditions: (1) all applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency, (2) the sign shall not be of excessive brightness or cause a glare hazardous to pedestrians or auto drivers. Chair McGory asked the Commission if they had any questions for Staff. Commissioner Zuilhof stated he would like to require the sign to follow the ODOT law, where the sign cannot change more frequently than every 10 seconds. Chair McGory asked if the applicant wanted to speak on behalf of the application. Mr. Ruff, Fraternal Order of Orioles President, was present to speak on behalf of the application. Chair McGory asked Mr. Ruff if he was agreeable to the 10 second rule. Mr. Ruff stated he had no issue with the 10 second requirement, he thought ads would run longer so people would be able to read the information. Vice Chair Miller questioned why the Commission was requiring these rules when there was no enforcement. Commissioner

Zuilhof stated that it would give the City recourse if the rules were not being followed. Vice Chair Miller informed the Commission he would be abstaining from the vote because he was an active member of the Orioles Club. Commissioner Poggiali stated that the Commission should learn the actual ODOT requirement and that the City can refer to the minutes for what was agreed to by the applicant.

Commissioner Zuilhof made a motion to approve the application with Staff conditions and the additional condition that the message board must have at least a 10-second-long screen time for each message. The motion was seconded by Commissioner Poggiali. A vote was called, and Commissioner Miller abstained from the vote and all other Commissioners voted in favor of the motion.

**Other Business**

There was no other business. Commissioner Zuilhof asked for an update from Ms. Blair. Ms. Blair updated the Commission on the Sandusky All Wheels Park and stated that the final meeting for conceptual design had taken place, and the next step would be to create construction documents. Ms. Blair continued that June 29<sup>th</sup> would be the kickoff for Party at the Pier concert series and the Ohio band the Vindy’s would be performing. Ms. Blair stated that the Public Arts Commission had installed (6) murals around town and encouraged Commissioners to check them out. Ms. Blair added the statewide conference for American Planning Association would be coming up September 29<sup>th</sup>, and encouraged Commissioners to attend if they were able. She mentioned that Sandusky would have several presenters at the conference. Ms. Blair finished with an update on the South Side Plan. The project was moving forward, the RFQ went out and applicants were evaluated, and the contract should be awarded soon.

**Adjournment**

Commissioner Whelan made a motion to adjourn the Planning Commission Meeting and the motion was seconded by Commissioner Miller. The meeting adjourned at 5:21 pm.

**Next Meeting:**

July 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 SITE PLAN APPROVAL AT  
2035 FIRST ST. (PARCELS 57-02641.000, 57-  
02640.000, 57-02639.000)

Reference Number: PSPOS2-0007

Date of Report: July 14, 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: Hoty Marine Group  
5003 Milan Rd.  
Sandusky, OH 44870

Authorized Agent: Todd Hart  
5003 Milan Rd.  
Sandusky, OH 44870

Site Location: 2035 First St.  
Sandusky, Ohio 44839

Zoning: CR - Commercial Recreation

Surrounding Zoning:  
North: CR - Commercial Recreation  
South: CR - Commercial Recreation  
East: CR - Commercial Recreation  
West: CR - Commercial Recreation

Surrounding Uses: Business, Residential

Existing Use: Marina

Proposed Use: Marina

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

(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

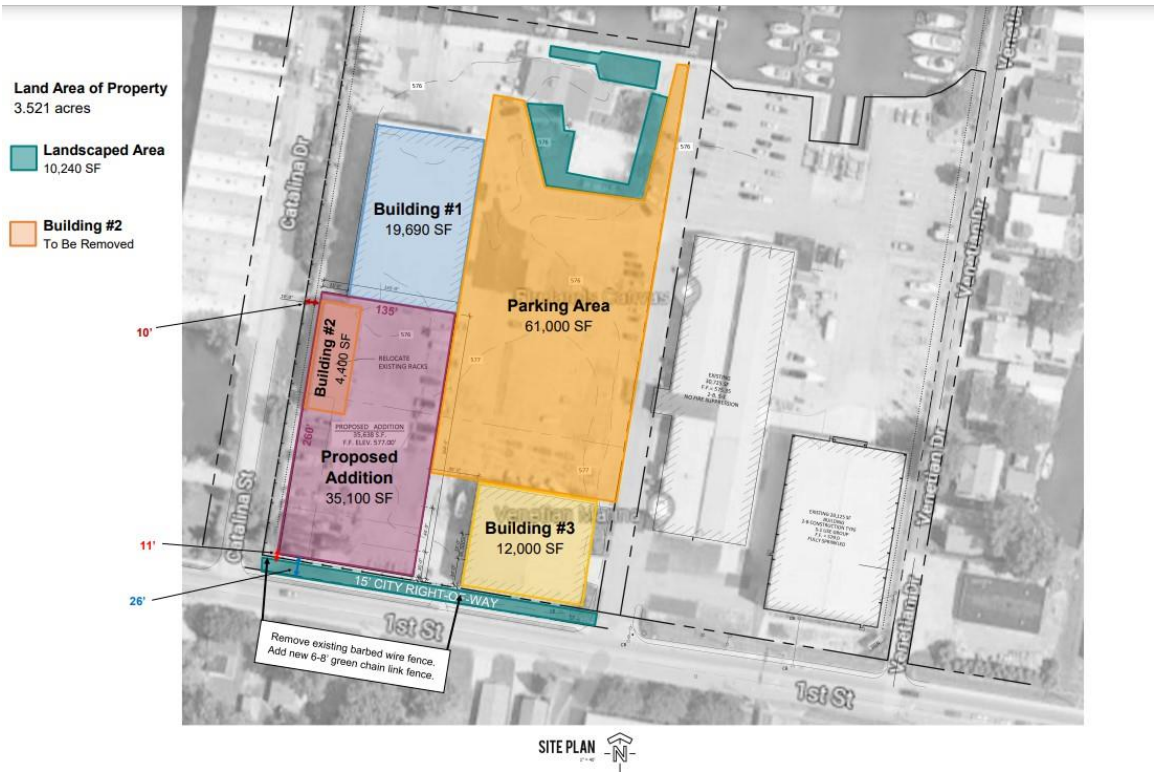
County Auditor Property Map (subject property outlined in red)



Birds Eye Photo (taken March 2021)



Northwest Facing Perspective



PROJECT DESCRIPTION

The Hoty Marine Group, Venetian Marina property left of the Normandy Dr. right-of-way is approximately 3.521 acres. There are four buildings on this site, totaling 39,276 sq. ft. Three of the four buildings are boat storage facilities totaling around 36,000 sq. ft.



and 1 of the four is a pool house / lounge area for guests. The existing building coverage of the site is approximately 21%. The new building coverage proposed is 37.5%, 12.5% below the maximum allowable building coverage. The new storage building is going to absorb building #2's footprint and connect to building #1. The proposal will add 31,238 sq. ft. of boat storage. The building will be 38' 7" inches tall and be approximately 265' x 135'. The maximum height allowance is 40'.

This property is currently functions with variety of marina uses, including boat storage. Currently, a majority of the site where the new building is to be placed has been used as outdoor rack storage. A change in the boat storage market has increased demand for indoor boat storage facilities, providing secure boat storage for patrons and less maintenance to their boat. This project will create three full time jobs.

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**APPLICABLE CODE SECTIONS**

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**CHAPTER 1137**

**Commercial Districts**

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

(a) Main Buildings and Uses.

- (1) One- and two-family dwellings, boathouses, motels;
- (2) The following amusement establishments, whether open or enclosed:
  - A. Beaches and swimming pools, with accessory bath houses and locker rooms;
  - B. Manufacturing, rental, repair, and storage of boats, marinas; sale of live bait for fishing;
  - C. Hunting and fishing clubs, shooting ranges;
  - D. Arenas, auditoriums;
  - E. Golf courses, driving ranges;
  - F. Riding academies, stables, race tracks;
  - G. Assembly and meeting halls, bowling alleys, dance halls, skating rinks.
  - H. All retail stores, services and offices as permitted in General Business Districts.
  - I. Transient Occupancy.

(b) Similar Main Uses. Any other recreational use not listed above or in any other use classification, and if determined as similar by the commission.

(c) Accessory Buildings or Uses.

- (1) Accessory off-street parking facilities as regulated and set forth in Chapter 1149;
- (2) Eating places, sales of equipment or accessories, living quarters, maintenance facilities for caretakers, and any accessory use customarily incident to a permitted main use, provided the use has no injurious effect on adjoining residential districts.  
(Ord. 17-088. Passed 5-8-17.)

**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.**

- |   |   |   |
|---|---|---|
| (5)                                     | Marinas   | 2 spaces per 3 boat slips                       |
| <u>(e) Commercial and Manufacturing</u> |   |   |
| (1)                                     | Commercial services, laboratories, storage machine shops and similar establishments | 1 space per 650 square feet of gross floor area |

Existing boat slips: 300 = 200 spaces

Parking requirements for new boat storage: 60 spaces

Parking requirements for existing boat storage: 48 spaces

**Required Parking Spaces: 308**

**Existing Parking: 315 spaces**

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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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No additional parking is required to this site based on staff's analysis. With no additional parking requirements, no additional landscaping is required. However, staff recommends adding trees where possible and add low level landscaping around the façade of the building facing First St. to beautify the site. The applicant is also working with local resources to propose a mural on the façade of the building facing First St. This will add charm to people driving and walking by the site.

The applicant is proposing to remove the current barbed wire fencing existing the site. Barbed wire can be viewed as an unwelcoming attribute to a site and typically appropriate for heavy industrial uses. The removal of the barbed wire will go a long way in promoting curb appeal.

The proposed front yard setback is not permitted as proposed. The applicant is applying to a variance at the 8/17/23 Board of Zoning Appeals meeting.

The front yard setback variance is required upon approval.

Planning staff has a conversation with the applicant to address a potential site plan that would improve visibility of the marina/water from the street. A suggestion was to add a garage door parallel to the First St. façade. When the south and north doors are opened, people on the street could see through the building and to the marina/water, enhancing visibility. The applicant was not interested in this approach and is moving forward as proposed.

This is a permitted use.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

Runoff from the proposed building will not be greater than the current impervious outdoor boat storage area. Catalina Drive must not get watershed from the new buildings roof, as it looks to slant that way.

**Building Staff:**

The Building Department has no objections to this request. Additional submittals showing compliance with Ohio Building Codes will be required.

**Police Department:**

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

**Fire Department:**

The Fire Department has no objections to this request.

**Code Compliance**

The Code Compliance Department has no objections to this request.

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**CONCLUSION/RECOMMENDATION**

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Staff recommends the approval of the proposed site plan for 2035 First St. (parcels 57-02641.000, 57-02640.000, 57-02639.000) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.
2. A front setback variance is obtained through the Board of Zoning Appeals prior to construction.
3. Parcels 57-02641.000, 57-02640.000, 57-02639.000 are combined prior to any construction.



**PLANNING COMMISSION**  
*Application for Site Plan Approval*

Division of Planning  
240 Columbus Ave  
Sandusky, Ohio 44870  
419.627.5891  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

**APPLICANT/AGENT INFORMATION:**

**Property Owner Name:** Hoty Marine Group

**Property Owner Address:** 5003 Milan Road, Sandusky, Ohio 44870

**Property Owner Telephone:** 419-609-7000

**Property Owner Email:** jm@hoty.com

**Authorized Agent Name:** Todd Hart

**Authorized Agent Address:** 5003 Milan Road, Sandusky, Ohio 44870

**Authorized Agent Telephone:** 419-626-9696

**Authorized Agent Email:** hb@hoty.com

**LOCATION AND DESCRIPTION OF PROPERTY:**

**Municipal Street Address:** 2035 First Street

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

see attached

**Parcel Number:** \_\_\_\_\_

**Zoning District:** CR

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 3.521 acres (sq. ft. or acres)

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

**Building #1:** 19,690 (in sq. ft.)

**Building #2:** 4,400

**Building #3:** 12,000

**Additional:** 3,186

**Total Building Coverage (as % of lot area):** 25.61%

**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):**

36,000 sq. ft. boat storage  
3,186 sq. ft. restroom and customer recreation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Building Height (for any new construction):** 38' 7"

**Number of Dwelling Units (if applicable):** n/a

**Number of Off-Street Parking Spaces Provided:** 194

**Parking Area Coverage (including driveways):** 61,000 (in sq. ft.)

**Landscaped Area:** 10,240 (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.):**

Hoty Marine Group proposes the construction of an addition to its existing rack

storage building. Currently the front portion of our property has been used for

outdoor boat storage, including outdoor rack storage, and our demand for both

have increased. We are looking to enclose the area so that the racks and storage

are indoors and secure. This will increase our boating/storage capacity by

~~approximately 100 boats and we expect this to create 3 full time and one part time~~

jobs at that location, including technical jobs requiring forklift operation.

- 6' green chain link fence to be used as indicated on plan attached

- No exterior building lights

**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

7-6-23  
\_\_\_\_\_  
Date

**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 2035 1<sup>st</sup> Street (municipal street address of property), I hereby authorize Todd Hart to act on my behalf during the Planning Commission approval process.

  
\_\_\_\_\_  
Signature of Property Owner

7-6-23  
\_\_\_\_\_  
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: \_\_\_\_\_

875270A  
Always Title

Know all Men by these Presents, That MARINA BAY LTD., an Ohio limited partnership

RH 123932 DR 404/176  
ERIE COUNTY OHIO RECORDER  
JOHN V. SCHAEFFER 4P  
RECORDING FEE: 22.00  
CTR Rec. Date 07/01/98 Time 11:45

for the consideration of Ten and 00/100 the Grantor  
\_\_\_\_\_ Dollars

(\$ 10.00 ) received to its full satisfaction of  
HOTY MARINE GROUP LLC, an Ohio limited liability company, the Grantee

whose TAX MAILING ADDRESS will be 26443 Center Ridge Road, Westlake, OH 44145

do give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following  
described premises situated in the City of Sandusky  
County of Erie and State of Ohio:

"SEE LEGAL DESCRIPTION ATTACHED"

APPROVED as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.

[Signature]  
Erie County Engineer  
Date: 10-30-98

Transferred June 30, 1998  
Paul J. Strickland  
Fee \$2.50

This conveyance has been examined  
and the grantor has complied with  
sections 510-202 and 322.02 of the  
revised code.  
FEE \$ \_\_\_\_\_  
EXEMPT   
R.E. TRANSFER \$ \_\_\_\_\_  
COUNTY AUDITOR

MICROFILMED



Situated in the City of Sandusky, County of Erie and State of Ohio:

Parcel 1: Being those parts of Outlots Numbers 27 and 28, in Darling's Survey, East of Sycamore Line, as recorded in Supreme Court Chancery Road Volume 2, page 158, Erie County Common Pleas Court, bounded and described as follows: Commencing in the north line of First Street at a point 608.54' easterly from its intersection with the centerline of Wildman Street, as shown on the plat of The Sandusky Business Men's Association Subdivision, recorded in Volume 6 of Plats, pages 37 and 38, Erie County Records, running thence north  $8^{\circ}34'$  east, along the east line of the land conveyed to A.G. Cuthbert, by deed dated February 18, 1916 and recorded in Volume 108' of Deeds, page 119, a distance of 180' to a point and the principal place of beginning of the parcel of land herein intended to be conveyed; thence continuing along said east line of land of A.G. Cuthbert, as aforementioned, north  $8^{\circ}34'$  east to the low water mark of Sandusky Bay; thence easterly, following the meanderings of the low water mark of Sandusky Bay to the west line of the premises conveyed to Leonard E. Billman, by deed dated July 7, 1947 and recorded in Volume 193 of Deeds, page 308, Erie County Ohio records; thence southerly, along the last mentioned line to a point; said point being 180' northerly from the northerly side line of First Street; thence in a westerly direction on a line parallel with the northerly side line of First Street, approximately 336.94 feet to the place of beginning.

Parcel 2: Being that part of Outlot Number 27 in Darling's Survey, East of Sycamore Line, bounded and described as follows: Beginning at a point in the northerly line of a right of way 30.00' in width conveyed to The New York Railroad Company, by deed dated October 9, 1918 and recorded in Volume 108 of Deeds, page 554, Erie County Ohio Records, said point being at the southwest corner of the plat of Billman Acres, as recorded in Volume 13 of Plats, page 3, Erie County Ohio records; thence north  $4^{\circ}00'$  east, along the westerly line of said Billman Acres, same being the easterly line of premises now or formerly owned by Eric J. Aho and Elnie H. Aho, a distance of 700.00', more or less, to the low water mark of Sandusky Bay; thence easterly, following the low water mark of Sandusky Bay to the westerly line of Venetian Drive, as shown on the plat of Billman Acres, as recorded in Volume 13 of Plats, page 3, Erie County Ohio records; thence south  $4^{\circ}00'$  west, along the westerly line of Venetian Drive, 700.00', more or less, to the northerly line of the aforementioned right of way; thence north  $86^{\circ}04'$  west, along the northerly line of said right of way; a distance of 299.50' to the place of beginning, containing 4.812 acres, more or less, subject to legal highways.

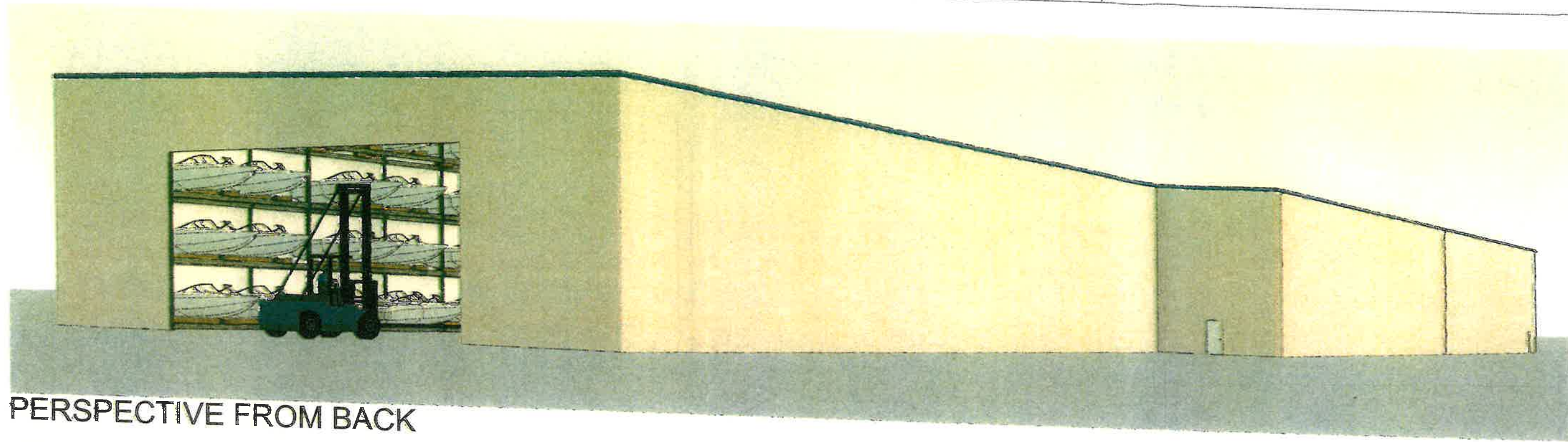
Parcel 3: Beginning at a point marking the southeast corner of a 4.812 acre parcel conveyed to Archie Kelso Lung by Erie County Deed records Volume 275, page 299, the same being the southwest corner of Venetian Drive in Billman Acres Subdivision, as per Erie County Plat Volume 13, page 3; said point being located in the north line of a 30 foot strip of land laying adjacent to the north line of First Street; thence north  $86^{\circ}03'20''$  west along the north line of said 30 foot strip, the same being the south line of aforesaid Lung lands, a distance of 279.50 feet to a point; thence south  $4^{\circ}00'$  west, a distance of 15.00' to a point; thence south  $86^{\circ}03'20''$  east, a distance of 279.50' to a point; thence north  $4^{\circ}00'$  east, a distance of 15.00' to the point of beginning, containing .0962 acre, more or less, subject to legal highways.

Parcel 4: Being those parts of Outlots 27 and 28, Darling's Survey, East of Sycamore Line, as recorded in Supreme Chancery Record Volume 2, page 158, Erie County Common Pleas Court, as follows:

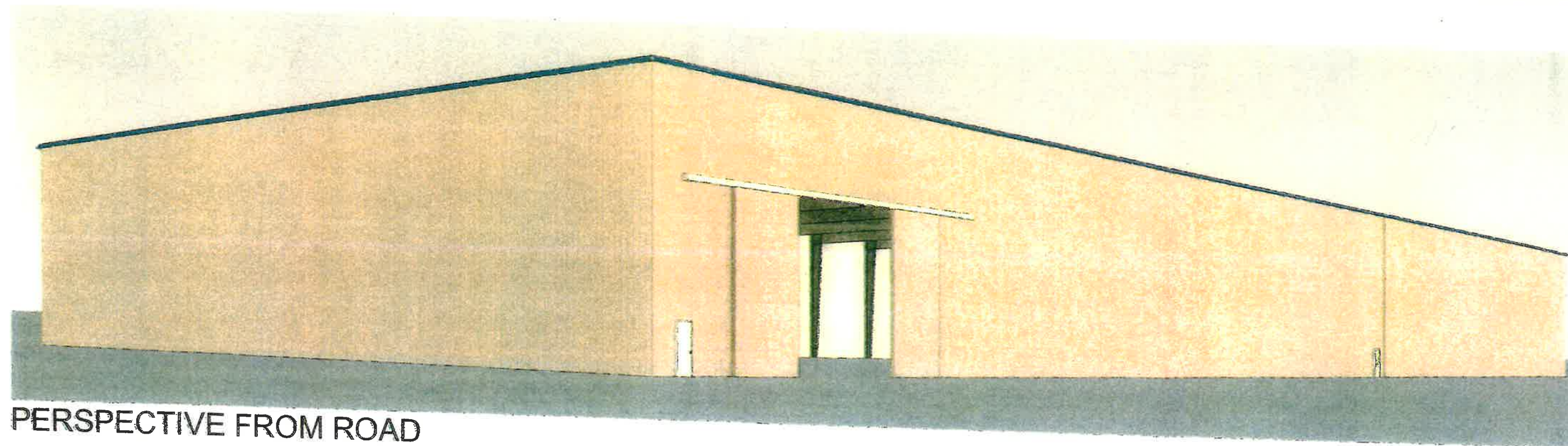
Beginning at a point in the northerly line of First Street, south  $81^{\circ}30'$  east, 658.54 feet from its intersection with the centerline of Wildman Street, as shown on the plat of The Sandusky Business Men's Association Subdivision, recorded in Volume 6, pages 37 and 38, Plat Records; thence north  $8^{\circ}34'$  east, parallel with and 50 feet distant easterly from the easterly line of lands conveyed to A.G. Cuthbert, by deed dated February 18, 1916 and recorded in Volume 108, page 119, Erie County Deed Records, 180.00' to the southerly line of lands now or formerly owned by Andre B. Dietrich, et al; thence south  $81^{\circ}30'$  east, along last mentioned line, 286.94 feet to the west line of lands conveyed to Leonard E. Billman, by deed dated July 7, 1947 and recorded in Volume 193, page 302, Erie County Deed Records; thence south  $8^{\circ}34'$  west, along last mentioned line, 180.00' to the north line of First Street; thence north  $81^{\circ}30'$  west, along the north line of First Street, 286.94' to the place of beginning, excepting therefrom the south one-half (15') of a strip of land 30' in width north of and adjoining the north line of First Street conveyed to the New York Central Company by deed dated October 9, 1918 and recorded in Volume 108, page 554, Erie County Deed Records.

Parcel 5: Being part of Outlot Number 28, in Darling's Survey, East of Sycamore Line, as recorded in Supreme Court Chancery Record Volume 2, page 158, Erie County Common Pleas Court, bounded and described as follows: Beginning at a point in the northerly line of First Street, at a point 608.54 feet easterly from its intersection with the center line of Wildman Street, as shown on the plat of The Sandusky Business Men's Association Subdivision, recorded in Volume 6 of Plats, pages 37 and 38, Erie County Ohio Records, running thence north  $08^{\circ}34'$  east, along the east line of the land conveyed to A.G. Cuthbert, by deed dated February 18, 1916 and recorded in Volume 108 of Deeds, page 119, Erie County Ohio Records, a distance of 180.0 feet to a point in the southwest corner of a parcel of land conveyed to Andre E. Dietrich, Shirley S. Dietrich and Anna V. Dietrich, by deed dated March 25, 1963 and recorded in Volume 334 of Deeds, page 478; thence easterly along the southerly line of said parcel of land conveyed to Andre E. Dietrich, et al, by Deed Volume 334, page 478, a distance of approximately 50.0 feet to a point in the northwesterly corner of a parcel of land conveyed to Archie K. Lang and Arline H. Lang, by deed recorded in Volume 431, pages 323 and 325, Erie County Ohio Records; thence south  $08^{\circ}34'$  west, along the westerly line of the aforesaid Archie K. Lang and Arline H. Lang parcel of land, a distance of 180.0 feet to the north line of First Street; thence westerly, along the north line of First Street, approximately 50.0 feet to the place of beginning, excepting therefrom the south one-half (15') of a strip of land 30 feet in width north of and adjoining the north line of First Street conveyed to the New York Central Railroad Company, by deed dated October 9, 1918 and recorded in Volume 108, page 554, Erie County Deed Records.





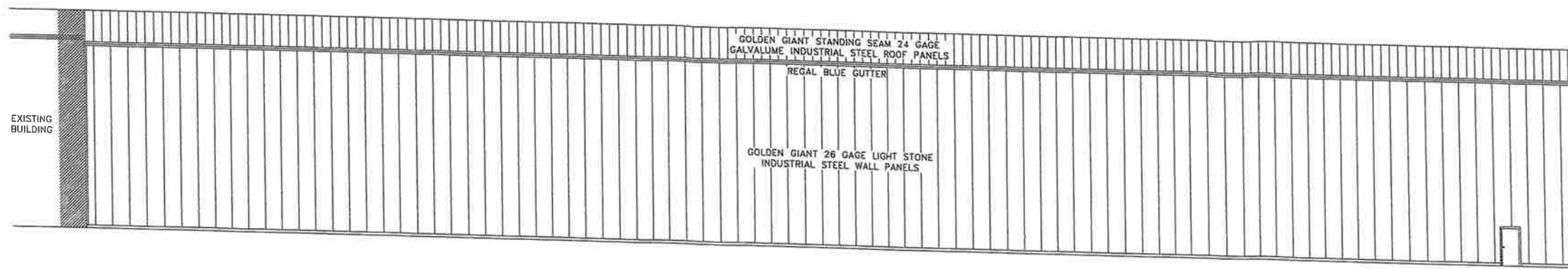
PERSPECTIVE FROM BACK



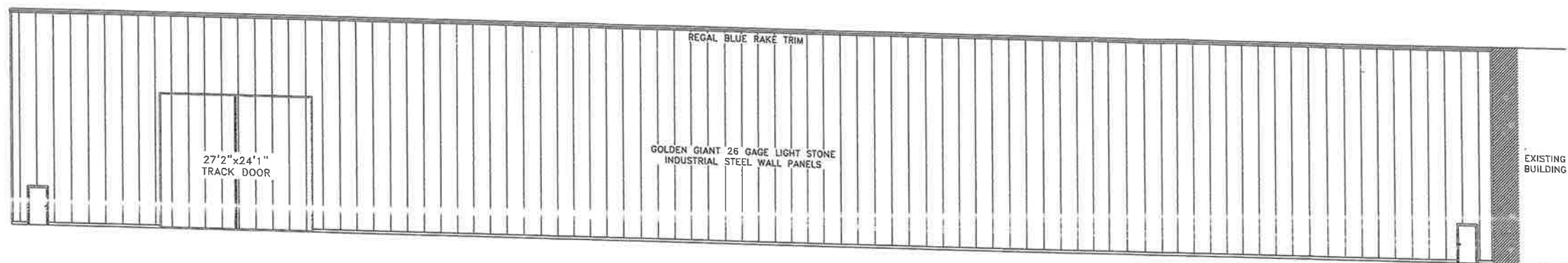
PERSPECTIVE FROM ROAD

COLORS:  
TRIM: REGAL BLUE  
WALLS: LIGHT STONE  
BUILDING:  
135' X 265' X 33' EAVE HEIGHT  
1/2:12 ROOF PITCH

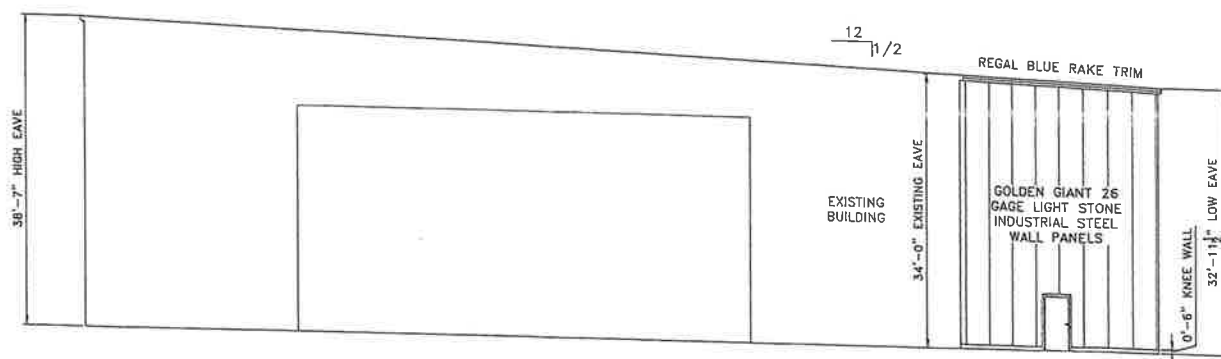
NOT FOR CONSTRUCTION  
FOR ILLUSTRATION ONLY



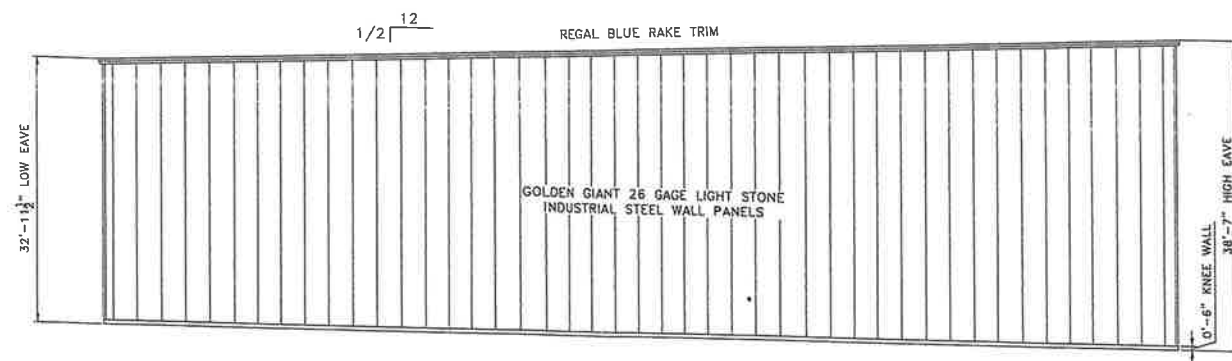
WEST SIDEWALL ELEVATION  
SCALE:  $\frac{3}{32}$ " = 1'0"



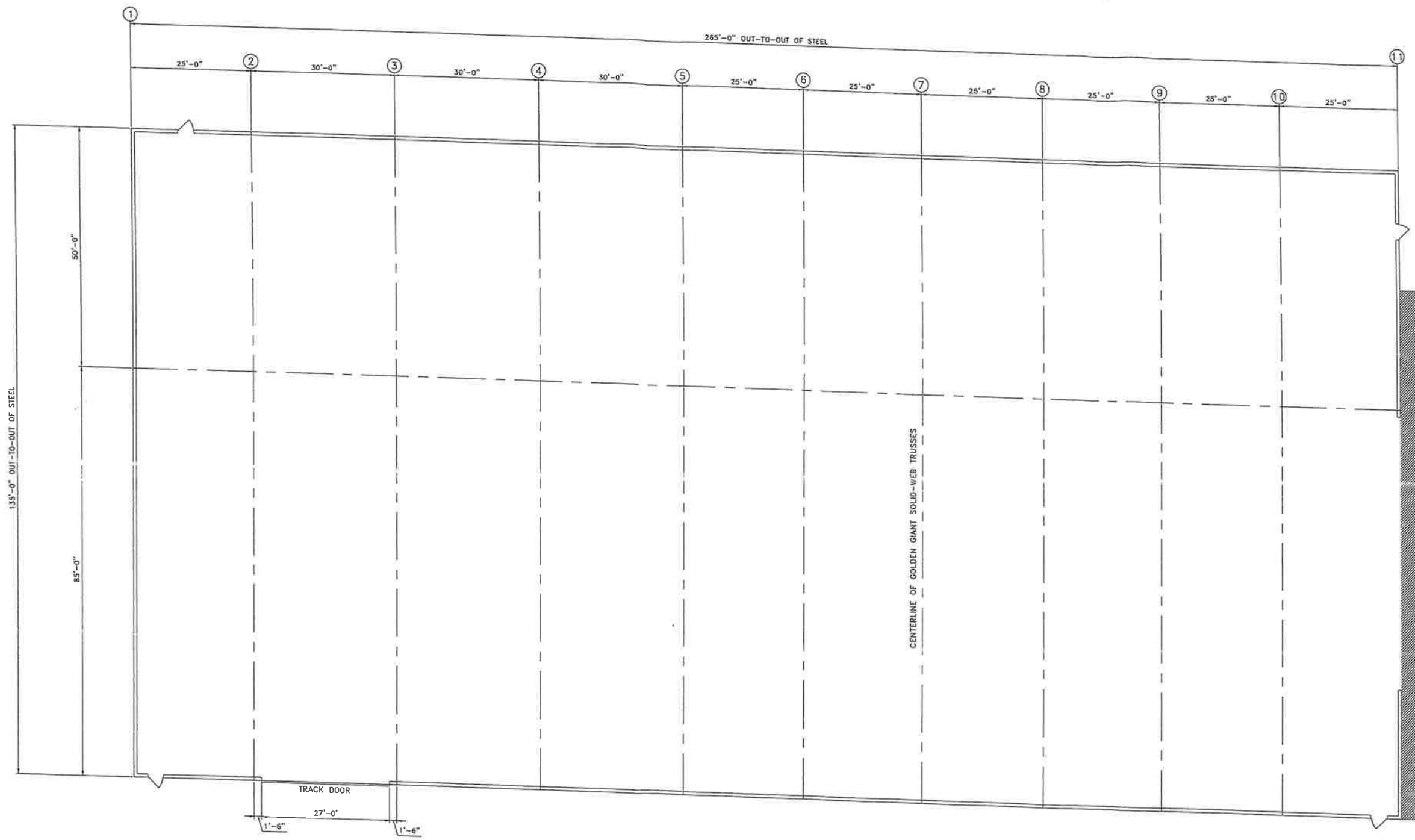
EAST SIDEWALL ELEVATION  
SCALE:  $\frac{3}{32}$ " = 1'0"



NORTH ENDWALL ELEVATION  
SCALE:  $\frac{3}{32}$ " = 1'0"



SOUTH ENDWALL ELEVATION  
SCALE:  $\frac{3}{32}$ " = 1'0"



FLOOR PLAN  
 SCALE:  $\frac{3}{8}$ " = 1'-0"



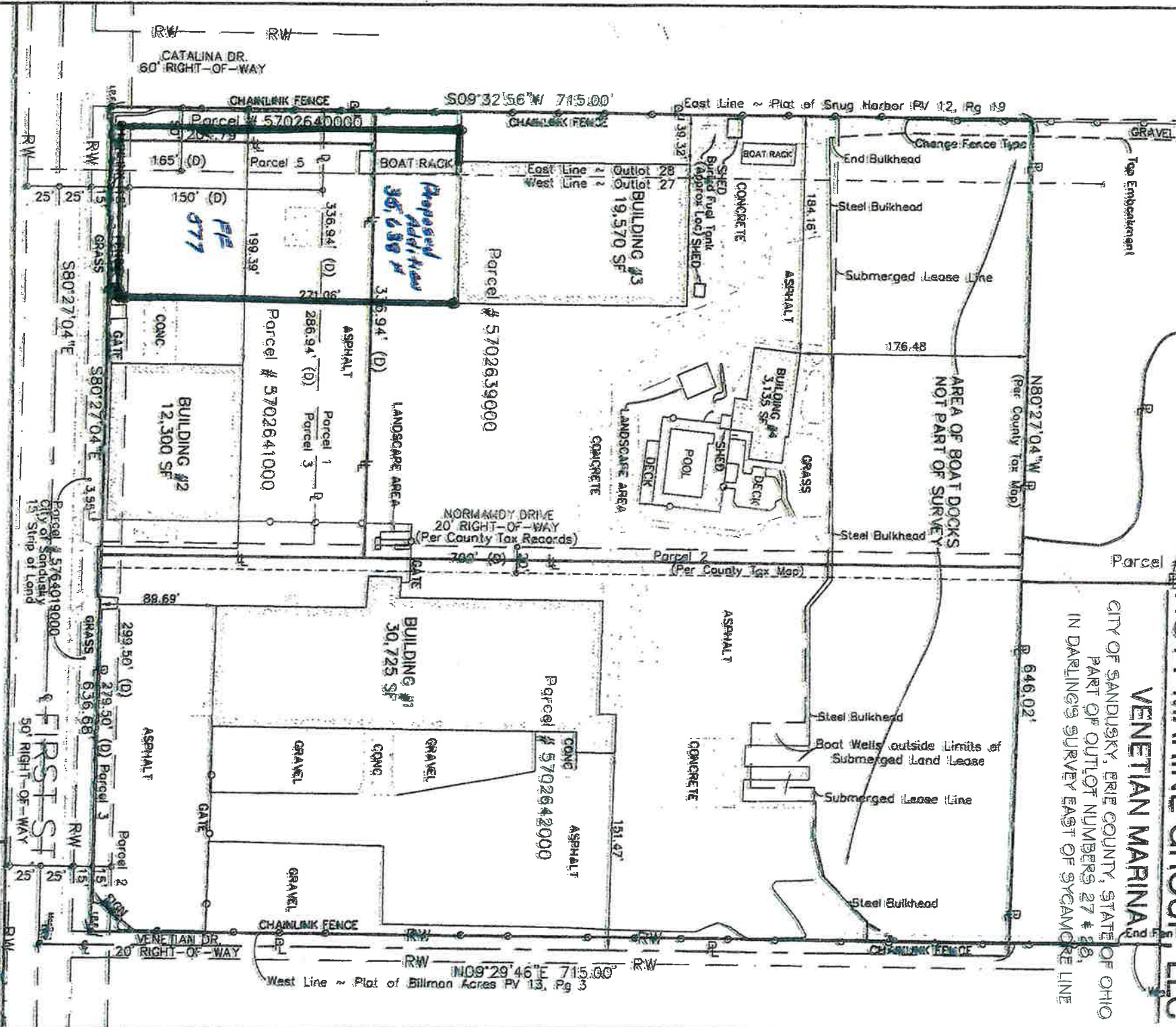
EXISTING BUILDING

SEE SHEET 2 FOR CONTINUATION OF PARCEL NORTH

# HOTY MARINE GROUP LLC

## VENETIAN MARINA

CITY OF SANDUSKY, ERIE COUNTY, STATE OF OHIO  
PART OF OUTLOT NUMBERS 27 & 28,  
IN DARLING'S SURVEY EAST OF SYCAMORE LINE



### MORTGAGE SURVEY:

SURVEY REFLECTS SITE AS OF JULY 24, 2007 AS LOCATED BY D.R. FREDERICK & ASSOC.  
BOUNDARY INFORMATION (I.E. BEARINGS & DISTANCES) BASED ON ERIE COUNTY GIS.

### LOT DATA:

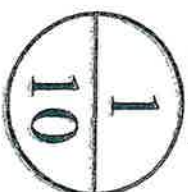
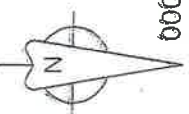
TAX I.D. #'S: 5702639000, 5702640000, 5702641000, 5702642000, 5706011000  
ADDRESS: 2035 FIRST STREET, SANDUSKY, OHIO

### CERTIFICATION:

LAND AMERICA LAWYERS TITLE, FILE NUMBER: 07-682  
OWNER: HOTY MARINE GROUP, LLC  
BUYER: REFINANCE  
LENDER: CROGHAN COLONIAL BANK

SURVEY SHOWN HEREON WAS PREPARED FROM ACTUAL SURVEY MEASUREMENTS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR MORTGAGE LOCATION SURVEYS OF THE STATE OF OHIO, CHAPTER 4733-38 OHIO ADMINISTRATIVE CODE. THIS IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.  
CERTIFIED BY: *[Signature]*

DEAN R. FREDERICK, PROFESSIONAL SURVEYOR #8131



SHEET

SCALE: 1" = 100'

DATE: JULY 07

DRAWN BY: DTD

JOB No.: 07-1378

**DF** FREDERICK & ASSOCIATES  
ENGINEERS - SURVEYORS - PLANNERS

5109 N. SUMMIT STREET TOLEDO, OHIO 43611  
419.340.2650 fax 419.726.1995  
DFREDERICK@FREDERICKASSOC.COM

# MORTGAGE SURVEY

