



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

August 23, 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 July 26, 2023**
3. **Public Hearing**
123 Division St. – Zone Map Amendment
Dr. John M. Davenport, has submitted an application for an amendment to the zoning map for 123 Division St. (parcel 57-04139.000). The application is to amend the zoning map from PF – Public Facilities to LB – Local Business and R2F – Two-Family Residential.
4. **New Business**
3717 Venice Rd. – Site Plan
Logan Meisler, on behalf of Toft Dairy Co., has submitted a site plan for 3717 Venice Rd. to build a cold storage building in a Limited Manufacturing District.
5. **Other Business**
General Business District Zoning Amendment Recommendation
Recommendation to amend GB to allow multifamily residential as a main use
6. **Adjournment**

NEXT MEETING: September 27, 2023 at 5:00pm

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

Planning Commission
July 26, 2023
Meeting Minutes

Meeting Called to Order

Chair McGory called the July 26, 2023, Planning Commission meeting to order at 5:02 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 June 28, 2023

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the June 28, 2023, Planning Meeting. Commissioner Zuilhof made a motion to approve the minutes as presented and Commissioner Miller seconded the motion. Chair McGory called for a vote to approve the minutes as presented and the motion passed unanimously.

Other Business

2035 First Street

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

Chair McGory introduced the application and asked for the Staff report. Mr. Ochs stated the Hoty Marine Group, Venetian Marina was approximately 3.521 acres. There were four buildings on the 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 was approximately 21%. The new building coverage proposed was 37.5%, which would be 12.5% below the maximum allowable building coverage. The new storage building was going to absorb building #2's footprint and connect to building #1. The proposal would add 31,238 sq. ft. of boat storage. The building would be 38' 7" inches tall and be approximately 265' x 135'. The maximum height allowance is 40'. The property currently functioned as a variety of marina uses, including boat storage. Most of the site where the new building would be placed has been used as outdoor rack storage. A change in the boat storage market has increased the demand for indoor boat storage facilities, that provided secure boat storage for patrons and less maintenance to their boats. This project would create three full-time jobs. No additional parking is required for this site based on staff's analysis. With no additional parking requirements, no additional landscaping is required. However, staff recommended adding trees where possible and the addition of low-level landscaping around the façade of the building facing First St. to beautify the site. The applicant was 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 proposed to remove the current barbed wire fencing at the site. The proposed front yard setback would not be permitted as proposed. The applicant is applying for a variance at the upcoming August 2023 Board of Zoning Appeals Meeting. A front yard setback variance would be required upon approval. Planning staff had a conversation with the applicant to address a potential site plan that would improve visibility of the marina/water from the street. Staff suggested adding a garage door parallel to the First

Street façade, so that when the south and north doors are opened, people on the street would be able to see through the building to the marina/waterfront. The applicant was not interested in this approach and would be moving forward as proposed. Staff recommended 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, and (3) parcels 57-02641.000, 57-02640.000, 57-02639.000 were combined prior to any construction. Ms. Blair added that the applicant proposed to take down the barbed wire fence and replace it with 6–8-foot green chain link fence but if the applicant went over 6 foot for the fence a variance would be required for the fence height. Chair McGory asked the Commission if they had any questions for Staff. Commissioner Jackson asked if the Engineering Staff had concerns about the runoff being detrimental to Catalina Drive. Mr. Ochs answered that there would be a separate approval process for stormwater runoff by the Engineering Staff. Ms. Blair added that the new construction would not add any new impervious surface and Catalina Drive must not get water runoff from the new building's roof. Commissioner Zuilhof stated that it was unclear to what variances would be required. Mr. Ochs stated that front yard setback of 11 feet vs the required 30 feet. Commissioner Zuilhof asked if the site presented would conform to runoff and landscaping requirements. Mr. Ochs stated it did meet the requirements because landscaping requirements were connected to parking requirements and the applicant's parking requirements were not changing. Commissioner Zuilhof was concerned about the runoff with the substantial change to the site. Ms. Blair stated the landscaping and parking requirements were not part of stormwater calculations. Commissioner Zuilhof stated that just because the site wasn't adding impervious surfaces, didn't mean there wasn't a substantial change taking place and that should be evaluated to make sure it was meeting the current requirements. Commissioner Whelan stated he was not interpreting the Engineering Staff comments in that manner and if the Commission could ask the applicants about their plans for site. Mr. Todd Hart, Hoty Builders, approached the podium to speak on behalf of the application. Mr. Hart stated the drainage plan would be submitted to the Engineering Department if the site plan was approved by the Planning Commission. Commissioner Zuilhof asked if the site plan would be held to the current standards for runoff because of impact on neighboring properties and water quality. Ms. Blair stated that according to her knowledge, the Engineering Staff would take into consideration the amount of impervious surfaces and what grade change would occur because that would affect the speed of sheet flow water. She added that property owners, per City Storm Water Requirements, were responsible for their storm water on the site and the site could not deflect storm water to another property per City requirements. Commissioner Zuilhof stated that Ms. Blair's commentary was helpful, but the Commission has been very accommodating and permissive to the addition of storage buildings along First Street and it was starting to look like a wall of steel and should not grant the site plan with the need for a variance to the front setback.

Commissioner Poggiali made a motion to approve the Site Plan as presented with Staff conditions and stated that the Commission should let the engineers do their jobs and heed the

comments of City Engineers and know they would uphold the regulations that were required. The motion was seconded by Commissioner Miller. Chair McGory stated that he believed the applicant was trying to align with existing structures and he also thought many of those large steel buildings' appearances were made to look as nice as they could be. Mr. Hart stated Hoty had reached out to Shores and Islands about adding a mural to the building and their overall goal was to continue to improve the property and their operations at the site. Vice Chair Miller added that his concern was runoff from the roofs and how it would be handled because of the debris that settles on the roof and could possibly get into the marina. Mr. Hart stated the engineers would create catch basins and swales. Commissioner Zuilhof stated he was most concerned with the setback and increasing the wall of steel siding and that when he voted no it was because of the set back because he felt the site could be arranged differently to not need a variance. Mr. Hart stated that the new building would have doors that align with the existing building and would be an addition to building number one. Commissioner Whelan stated he agreed with Commissioner Zuilhof's statement that the 30-foot setback would be preferable, but he did not agree that the Board of Zoning Appeals was under any obligation to grant the variance. Commissioner Poggiali stated the Commission should let the engineers do their job and let the Board of Zoning Appeals hear the request and make their own decision and a vote should be called. Chair McGory clarified that the motion on the table was to approve the application with the condition of engineering approval and the variance application being granted. Commissioner Poggiali asked Staff what the next steps would be if the variance was not granted. Ms. Blair answered that if the variance was not granted a new site plan would need to be presented. She continued that Staff discussed with applicants on whether to go to the Board of Zoning Appeals or Planning Commission first. Ms. Blair added that she regarded the Commission as a visionary body, stewards of City development and recommended to the applicant to come to the Planning Commission first. She stated that the zoning code for commercial district zoning points to a 30-foot setback but there was an indication unless a setback was otherwise indicated on the zoning map there was a 25-foot setback for adjacent properties. Ms. Blair stated having the new building aligned with the existing building would be a better outcome than having the new building arbitrarily pushed back 25 feet. Commissioner Zuilhof interjected that was Ms. Blair's opinion and that he never said the amount of setback he would want required but as presented the building crowds the public right-of-way.

Chair McGory called for a vote. The vote was called all Commissioners voted to approve the application except for Commissioner Zuilhof, who voted against the approval of the application. The vote was 5-1, in favor of approval and the motion passed.

Ms. Blair updated the Commission on Sandusky Wheels Park, Columbus Avenue Project, and Southside Plan. Chair McGory voiced his concern over how traffic was handled during the Ironman Triathlon. Commissioner Zuilhof stated the map that was available was very helpful. Vice Chair Miller added he felt the City needed to install a temporary solution to allow the use of the Columbus Avenue Underpass sidewalks.

Adjournment

Commissioner Miller made a motion to adjourn the Planning Commission Meeting and the motion was seconded by Commissioner Poggiali. The meeting adjourned at 5:49 pm.

Next Meeting:

August 23, 2023, 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 AT 123 DIVISION ST. (PARCEL 57-
04139.000)

Reference Number: PRZ23-0002

Date of Report: August 13, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Property Owner: Dr. John M. Davenport
2818 N. Coho Dr.
Port Clinton, OH 43452

Site Location: 123 Division St.
Sandusky, OH 44870

Current Zoning: PF – Public Facilities

Proposed Zoning: Parcel 1: R2F – Two Family Residential
Parcel 2: LB – Local Business

Adjacent Zoning: North: R2F – Two Family Residential
CS – Commercial Services
East: R2F – Two Family Residential
South: R2F – Two Family Residential
West: CS – Commercial Services

Existing Use: Residential / Business

Proposed Use: Residential / Business

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1113 Amendments, 1129 Residential, Districts, 1133
Business Districts

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



Bird eye photo from (3/7/2023)



Street View from 10/2021 looking westward on Division St.



Street View from 10/2021 looking eastward on Division St.



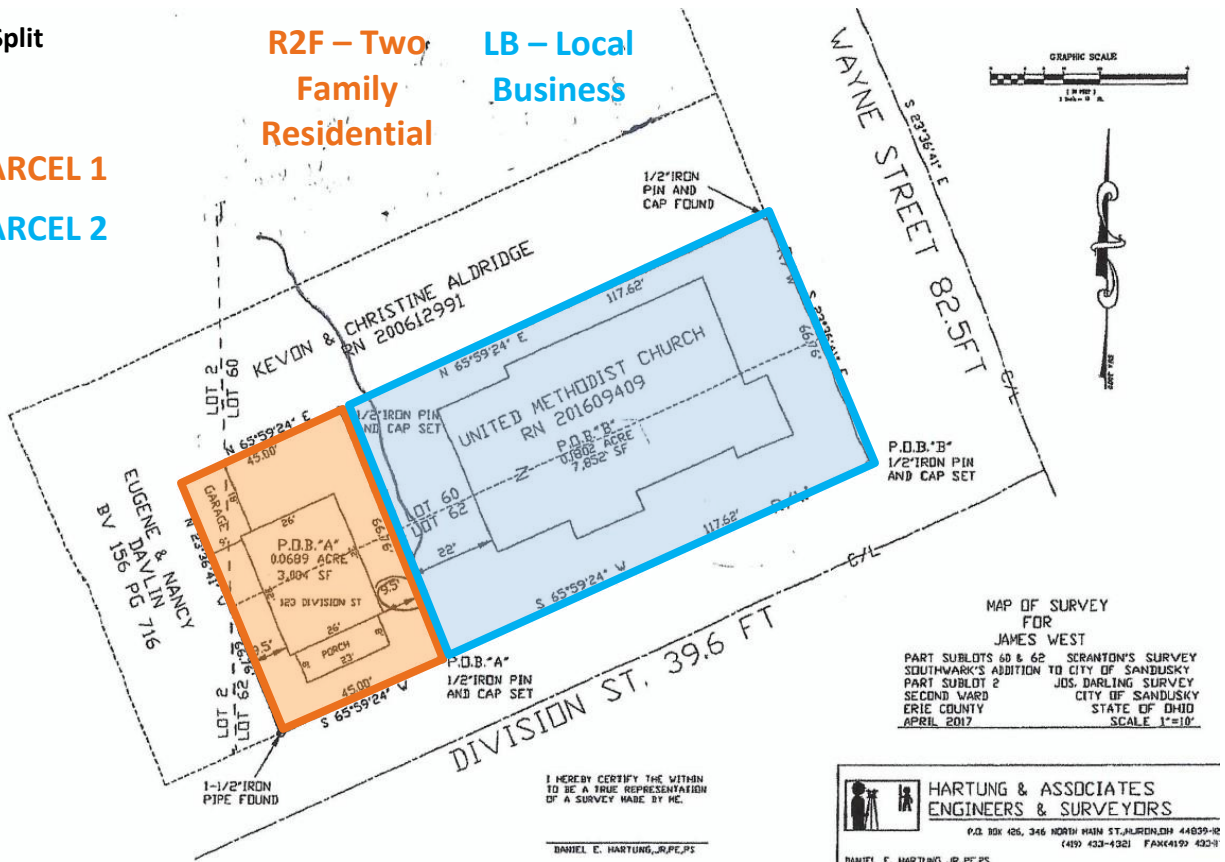
Lot Split

R2F – Two
Family
Residential

LB – Local
Business

PARCEL 1

PARCEL 2



PROJECT DESCRIPTION

The existing parcel of 123 Division St. currently has both a residential structure and an old church that is now being used for a business on one parcel.

The applicant is proposing to split the parcel at 123 E. Division St. The owner plans to create two lots, one for the existing residential structure (parcel 1) and one for the structure currently housing the *Halo Live* venue (parcel 2). As part of this proposal, the applicant is proposing to re-zone both the proposed parcels 1 and parcel 2. Parcel one is proposed to be re-zoned to R2F – Two Family Residential. Parcel 2 is proposed to be re-zoned to LB – Local Business. Both zoning category's more appropriately reflect the existing uses of the structures. On parcel 1, the housing structure is used as a residential home as an accessory uses/structure to the previous church. What was once a church on the Corner of Division St. and Wayne is no longer being used as a church. Instead it is a mixed-use site comprising of a recording studio and venue.

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

1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

R2F	1 Fam. Dw.	4,300	33	25	3	10	40	2	30
	2 Fam. Dw.	2,750	40	25	3	10	40	2	30

CHAPTER 1133

Business Districts

1133.04 PERMITTED BUILDINGS AND USES; LOCAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (1) Dwellings, of the type permitted and as regulated in the least restrictive contiguous district;
- (2) Retail stores and services conducted wholly within enclosed buildings, and devoted to supplying neighborhood needs to the following limited extent:
 - A. The sale of baked goods, confectionery, groceries, meats, fruits, vegetables, and dairy products.
 - B. The sale, serving, and consumption of soft drinks, juices, ice cream, beer, and wine, at such places as lunchrooms and tea rooms;
 - C. The sale of drugs, gifts, antique and art goods, flowers, periodicals, musical instruments and supplies (provided no loudspeaker broadcasts onto the street), tobacco, and sporting and athletic goods;
 - D. The sale of tools, paint, seed, garden supplies, and household appliances;
 - E. Personal services, such as beauty and barber shops, laundry agencies, laundromats, shoe and hat repair, radio and television repair, interior decorating, tailor, pressing and dry cleaning shops in which only nonexplosive and nonflammable solvents are used, provided that not more than one pressing or cleaning machine shall be used, or not more than 2 persons are engaged in such work, and no work shall be done on the premises for retail outlets elsewhere;
 - F. Automotive service stations; the sale of gasoline and oil, and the parking of automobiles are permitted in open areas. Services are limited to lubrication and minor repairing services, and only where performed wholly within an enclosed building;

G. Principal offices for dentists, doctors, and similar professions, financial institutions, and principal offices of real estate and similar businesses.

(3) Brewpub.

(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.

(c) Accessory Buildings or Uses.

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

(2) Any accessory use such as the storage of goods and processing operations clearly incident to the conduct of a retail business or personal service establishment permitted as main uses, provided such a use has no injurious effect on adjoining residential districts.

(Ord. 15-201. Passed 12-28-15.)

DIVISION OF PLANNING COMMENTS

Rezoning applications for zone map amendments are evaluated based on the current/desired land use of the applicant and the broader perspective of whether the zoning change makes sense for the expected future land use of the site and the surrounding parcels.

Parcel 1

The existing parcel is adjacent to a parcel zoned R2F – Two Family Residential both on Division St across the street and north of the site. Staff understands the house is currently a 1-unit structure. Staff has determined that expanding the R2F – Two Family Zoning District to parcel 1 is appropriate to be in harmony with surrounding two-family zoned parcels.

Parcel 2

A rezoning to LB – Local Business is the minimum zoning intervention to get the current land use in conformity with its zoning district. LB districts are commonly on corner properties with neighboring residential properties throughout the city. The LB – Local Business Zoning District is designed to provide and supply the nearby neighborhood's needs. Because of this objective, the LB – Local Business Zoning Districts appropriate for this site, as it is currently functioning as a local business and neighborhood destination

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

1) Livable City: Top Priorities (summarized)

- a) Preserve historic and intact housing stock and maintain quality of life in the neighborhood.

Staff examined the City's Bicentennial Vision Comprehensive Plan as it relates to this area and suggest this rezoning could offer great potential towards developing human capital, preserve existing historic buildings, and help shape Sandusky as a destination city.

The rezoning of these parcels will enable the independent ownership of either structure and will bring the existing land uses into conformity with the zoning.

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

OTHER DEPARTMENT COMMENTS

Engineering Staff:

The Engineering Department has no objections.

Building Staff:

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

Police Department:

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

Fire Department:

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

CONCLUSION/RECOMMENDATION

Staff recommends approval of the proposed amendment to the Zoning Map at 123 Division St. (Parcel 57-04139.000) with the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to transient occupancy.
2. The new Zoning Districts aligns metes and bounds with the future new parcels.



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: DR. JOHN M. DAVENPORT

Property Owner Address: 2818 N. COHO DR.
PORT CLINTON, OHIO 43452

Property Owner Telephone: 419-349-6177

Email: COLONELGRASH@yahoo.com

Authorized Agent Name: _____

Authorized Agent Address: _____

Authorized Agent Telephone: _____

Email: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1) 123 DIVISION ST. SANDUSKY OH. HOUSE
2) 806 WAYNE ST. SANDUSKY OH. CHURCH

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

SEE ATTACHED

Parcel Number: 57-68015.000 Zoning District: _____

DETAILED SITE INFORMATION:

Land Area of Property: 10,856 (sq. ft. or acres) HOUSE 3004
CHURCH 7852

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

Building #1: 975 (in sq. ft.) HOUSE

Building #2: 3700 CHURCH

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): PRESENT HOUSE 9% CHURCH 35%
FUTURE HOUSE 32% CHURCH 47%

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:

HOUSE N/A
CHURCH: RECORDING STUDIO 25%
ENTERTAINMENT AREA 50%
BAR AREA 25%

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

Number of Dwelling Units (if applicable): 112

Number of Off-Street Parking Spaces Provided: HOUSE 2
CHURCH N/A

Parking Area Coverage (including driveways): _____ (in sq. ft.)
HOUSE 378

Landscaped Area: _____ (in sq. ft.)

Requested Zoning District Classification: HOUSE R2F
CHURCH LB

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 _____ (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:**

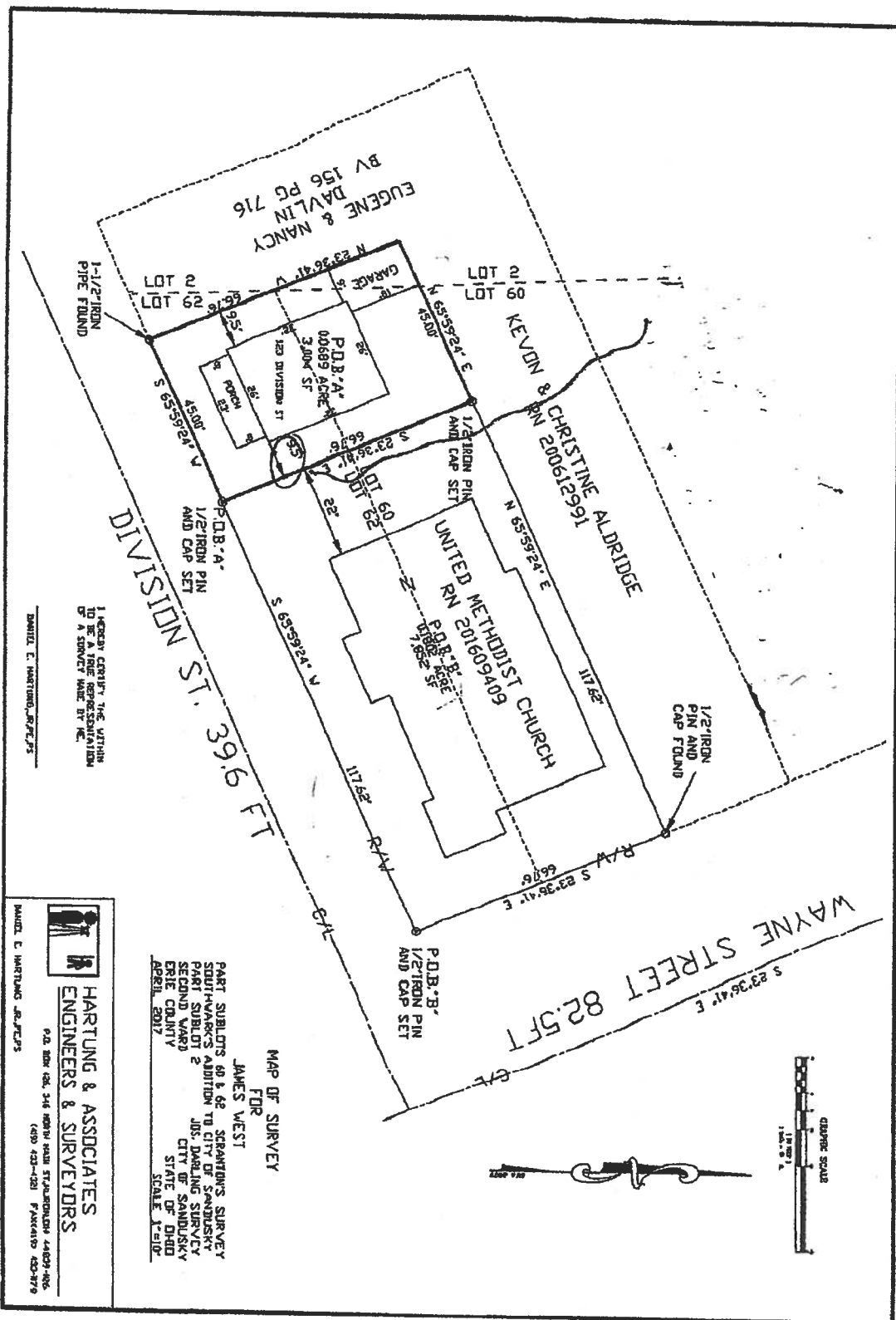
1 copy of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____


Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



123 Division St.

NEW LEGAL

 Ohio Bar Title Insurance Company <small>A Subsidiary of First American Title Insurance Company</small>	Commitment for Title Insurance
	ISSUED BY Ohio Bar Title Insurance Company
Exhibit A	

File No.: 4811

The Land referred to herein below is situated in the County of Erie, State of Ohio, and is described as follows:

Parcel A:

Being situated in the State of Ohio, County of Erie, City of Sandusky, Second Ward, Part Lots 60 & 62 Scranton's Survey of Southwark's Addition and Part Sublot 2 Joseph Darling Survey and being more definitely described as follows:

Commencing at a drill hole cut in curb, marking the intersection of the West right-of-way line of Wayne Street (82.5 ft) with the North right-of-way line of Division Street (39.6 FT); Thence South 65°59'24" West along the North right-of-way line of Division Street, a distance of 117.62 feet to a 1/2" iron pin & cap, set and the true point of beginning;

(1) Thence South 65°59'24" West continuing along said North right-of-way line, a distance of 45.00 feet to a 1 1/2" iron pipe, found, marking the Southeast corner of a parcel owned by Eugene & Nancy Davlin (BV 156 PG 716);

(2) Thence North 23°36'41" West along the east line of said Davlin parcel, a distance of 66.76 feet to a point;

(3) Thence North 65°59'24" East continuing along said East line and the South line of a parcel owned by Kevon & Christine Aldridge (RN 200612991), a distance of 45.00 feet to a drill hole cut in curb;

(4) Thence South 23°36'41" East a distance of 66.76 feet to the point of beginning, containing 0.0689 acre, more or less, of which 0.0048 acre is in Sublot 2 and 0.0295 acre is in Lot 60 and 0.0344 acre is in Lot 62, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung, Jr., Professional Surveyor No. 5667 in April 2017. The bearings were assumed only for the purpose of indicating angles.

Parcel B:

Being situated in the State of Ohio, County of Erie, City of Sandusky, Second Ward, Part Lots 60 & 62 Scranton's Survey of Southwark's Addition and being more definitely described as follows:

Beginning at a drill hole cut in curb, marking the intersection of the West right-of-way line of Wayne Street (82.5 FT) with the North right-of-way line of Division Street (39.6 FT);

(1) Thence South 65°59'24" West along the North right-of-way line of Division Street, a distance of 117.62 feet to a 1/2" iron pin & cap set;

(2) Thence North 23°36'41" West a distance of 66.76 feet to a drill hole cut in curb, on the South line of a parcel owned by Kevon & Christine Aldridge (RN 200612991);

(3) Thence North 65°59'24" East along the South line of said Aldridge parcel, a distance of 117.62 feet to a 1/2" iron pin & cap, found on the West right-of-way line of Wayne Street;

(4) Thence South 23° 36' 41" East along the West right-of-way line of Wayne Street, a distance of 66.76 feet to the point of beginning, containing 0.1802 acre, more or less, of which 0.0910 acre is in Lot 60 and 0.0892 acre is in Lot 62, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung, Jr., Professional Surveyor No. 5667 in April, 2017. The bearings were assumed only for the purpose of indicating angles.

OLD LEGAL

EXHIBIT A

Hartung Order # 52259JT / E-28164

PARCEL NO. 1:

Situated in the County of Erie, in the State of Ohio and in the City of Sandusky and bounded and described as follows:

Being South one-half (S. $\frac{1}{2}$) of Lot No. Sixty (60) and the North one-half (N. $\frac{1}{2}$) of Lot No. Sixty-Two (62) on Wayne Street, being the Southwark Addition to Sandusky, Erie County, Ohio.

PARCEL NO. 2:

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

And being part of the easterly part of Lot Number Two (2) Division Street, in the Subdivision of Out Lot Numbers One Hundred and Five (105) and One Hundred and Seven (107) east of Columbus Avenue, as shown in a survey of the same made by Jos. B. Darling, under dated of November 20, 1847 and Recorded in Volume 6 at Page 256 of the records of deeds of said county, and more fully described as follows:

Commencing at the northwesterly corner of the southerly one-half ($\frac{1}{2}$) of Lot Number Sixty (60), Wayne Street, in said City, said point of beginning being 150.64 feet westerly, measured in the middle line of said Lot from the westerly line of said Wayne Street; thence southerly in the westerly line of said Lot Number 60, a distance of 33.34 feet to a point, said point being 2.47 feet northerly, measured in the westerly line of said Lot 60 from the southwest corner of said Lot, said westerly line of said Lot being in the westerly line of Southwark's addition to the City of Sandusky, Erie County, Ohio; thence northerly, parallel to and 162.62 feet westerly (measured in a line parallel to the northerly line of Division Street) from the westerly line of said Wayne Street, a distance of 31.09 feet to an iron pipe monument set in the middle line, produced, of said Lot 60; thence easterly in the middle line produced, of said Lot 60, a distance of 11.98 feet to the place of beginning.

END OF EXHIBIT A

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
3717 VENICE RD. (PARCEL 60-00568.000)

Date of Report: August 15, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Applicant/Owner: Toft Dairy Co. –Logan Meisler
3717 Venice Rd.
Sandusky, OH 44870

Authorized Agent: Seth Herrnstein

Site Location: 3717 Venice Rd.
Sandusky, OH 44870

Zoning: LM – Limited Manufacturing

Surrounding Zoning:

North: GM – General Manufacturing
LM – Limited Manufacturing

East: LM – Limited Manufacturing

South: GM – General Manufacturing
PF – Public Facilities

West: LM – Limited Manufacturing

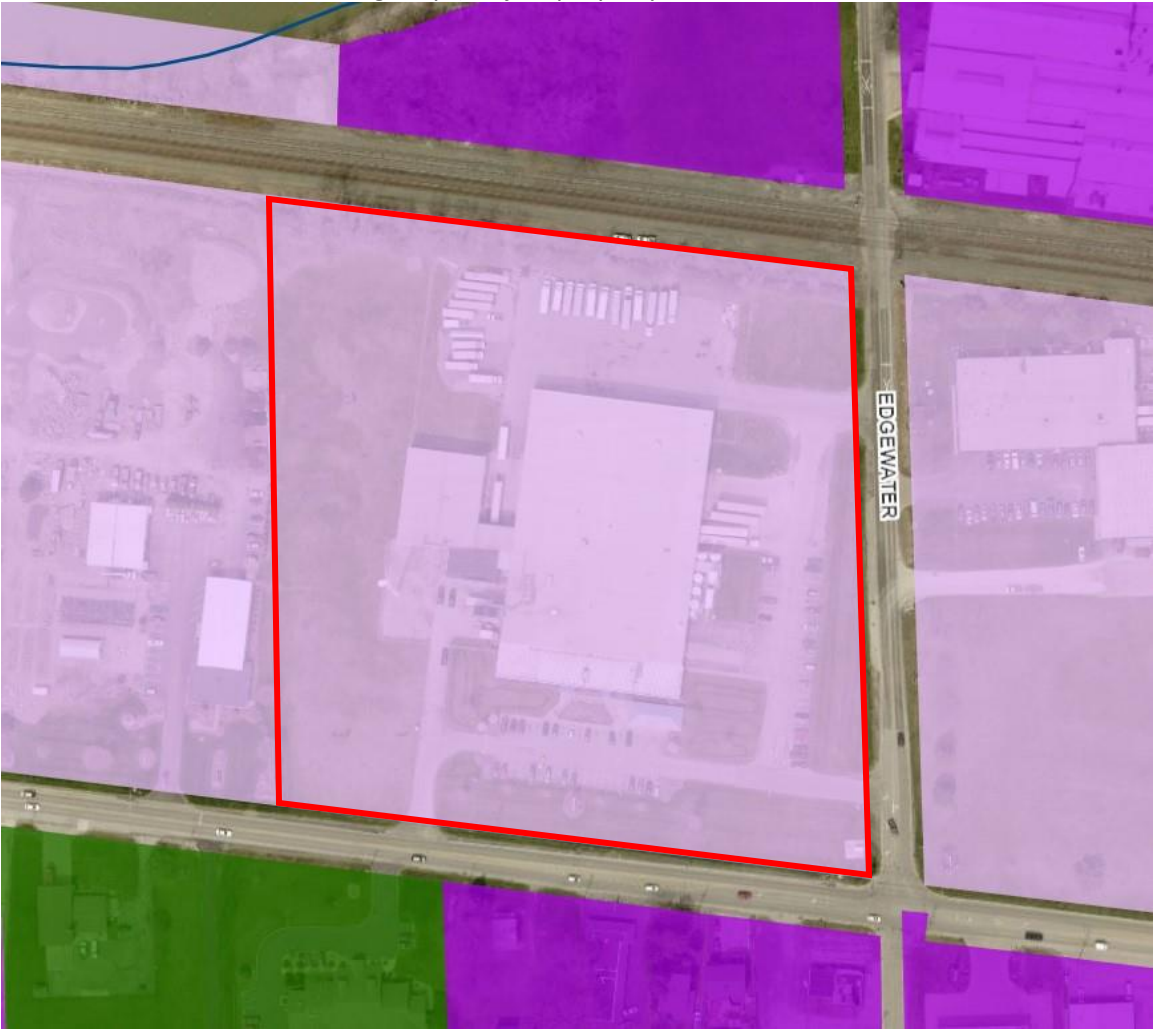
Surrounding Uses: Residential, Commercial, Manufacturing

Existing Use: Manufacturing

Proposed Use: Manufacturing

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking
1139 Manufacturing Districts

Zoning Map (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)



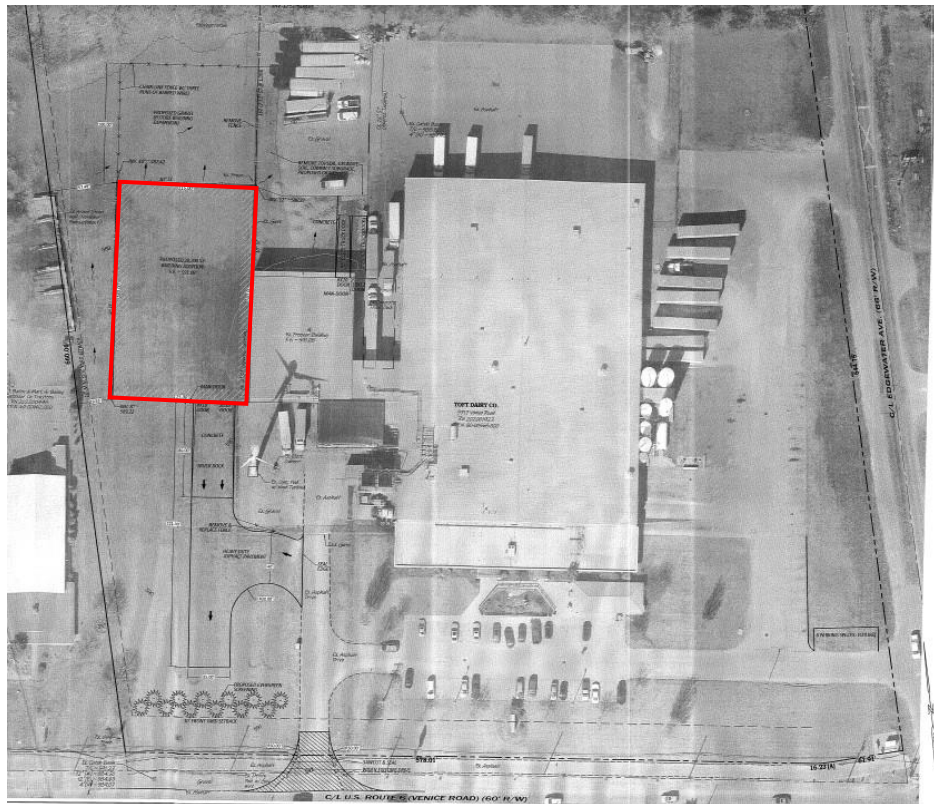
Aerial Photo (taken March 2023)



East Façade



South Façade



PROJECT DESCRIPTION

The applicant proposes to construct a new 20,700 sq. ft. freezer and convert the existing 10,269 sq. ft. freezer to dry storage. Part of this project is also to widen the Venice Rd. curb cut for commercial vehicle traffic and construction of a new driveway & loading docks. The loading docks will be used during daylight hours only. The freezer will be used 24/7/365.

This addition will put the total site coverage to approximately 23%, 27% under the maximum requirement of 50%.

The proposed height of the expansion is 23'.

The site contains 80+ parking spaces. The code calls for 105 spaces (see staff comments). The proposed parking area coverage is 52000 sq. Ft. The landscaping area is 2,200 sq. ft.

APPLICABLE CODE SECTIONS

1139.05 PERMITTED BUILDINGS AND USES; GENERAL MANUFACTURING DISTRICT.

(a) Main Buildings and Uses.

- (1) All main buildings and uses permitted in a Limited Manufacturing District;
- (2) Additional manufacturing limited to the following products and processes:
(...)
- (3) Storage, open or enclosed, limited to the following products and establishments:
 - A. Dumps and slag piles;
 - B. Grain elevators;
 - C. Petroleum and petroleum products;
 - D. Materials used in, or goods produced by, permitted manufacturing uses;

1139.07 AREA REGULATIONS.

(a) The area for every parcel for a manufacturing operation shall be not less than necessary to provide the required yards and off-street parking, and not more than 50% of the lot area shall be covered with buildings.

1139.08 YARD REGULATIONS.

For every main or accessory building, the following minimum yards shall be provided:

- (a) Front Yard. There shall be a setback of not less than 30 feet in depth, unless shown otherwise on the Zone Map;
- (b) Side and Rear Yards. There shall be a yard not less than 50 feet where a building adjoins a side or rear lot line of a residential district;
- (c) All Required Yards. The above front, side, and rear yards may be used for off-street parking, but not within 15 feet of a residential district line, and a fence or landscaping may be required by the Commission.

(1980 Code 151.78)

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.

(e) Commercial and Manufacturing

- | | |
|---|---|
| 1. Commercial services, laboratories, storage machine shops and similar establishments | 1 space per 650 square feet of gross floor area |
| 2. Manufacturing plants as permitted in LM and GM Districts | 1 space per 1,300 square feet of gross floor space |
| 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; |

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.

(..)

(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

Staff has talked to the applicant and determined 80+ spaces will adequately meet the parking need for the site. The applicant stated that 80+ spaces will be more than enough for current and future employees/customers. Staff notes that warehousing operations typically produce a minimal amount of jobs or increase in customer traffic – therefore, should not require the amount of parking the code calls for. Due to lack of demand, staff recommends waiving any additional parking requirements.

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](#).

Office Space: 2,000 sq. ft. / 250 sq. ft. = **8 spaces**

Warehouse Space: 30,969 sq. ft. / 650 sq. ft. = **48 spaces**

Manufacturing Space: 59,600 sq. ft. / 1,300 sq. ft. = **49 spaces**

Total existing spaces: 80+ spaces

Required spaces: 105

All landscaping requirements are met.

All area, yard and height regulations are met.

This is a permitted use.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

The Engineering Department has no objections and looks forward to detailed plans including:

1. Civil plans (water/sewer/storm)
 - a. Drainage connections
 - i. Concerns about runoff onto neighboring properties
 - b. Sewer connections
2. Signage plan
3. Storm water Pollution Prevention Plan (SWPPP)

Building Staff:

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

Police Department:

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

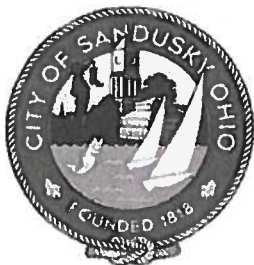
Fire Department:

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

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan at 3717 Venice Rd. (parcel 60-00568.000)

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



PLANNING COMMISSION

Application for Site Plan Approval

Division of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

LOGAN MEISLER

Property Owner Address:

3717 VENICE RD

SANDUSKY, OH 44870

Property Owner Telephone:

419.625.4376

Property Owner Email:

LOGAN@TOFTDAIRY.COM

Authorized Agent Name:

SETH HERRNSTEIN

Authorized Agent Address:

224 E. WATER ST

SANDUSKY, OH 44870

Authorized Agent Telephone:

419.625.3241

Authorized Agent Email:

SETH@FEICKCONTRACTORS.COM

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

3717 VENICE RD

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

30 ± 31 NS OF VENICE ± W OF EDGEWATER AVE, 10.759A

Parcel Number:

60-00568.000

Zoning District:

LM

DETAILED SITE INFORMATION:

Land Area of Property: 10.759 (sq. ft. or acres)

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

Building #1: 64,000 (in sq. ft.)

Building #2: 10,269

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 15.847 %

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:

MANUFACTURING : OFFICE	61,600 ϕ
RETAIL	2,400 ϕ
STORAGE / FREEZER	10,269 ϕ

Proposed Building Height (for any new construction): 26'

Number of Dwelling Units (if applicable): NA

Number of Off-Street Parking Spaces Provided: 80 +

Parking Area Coverage (including driveways): 52,000 \pm (in sq. ft.)

Landscaped Area: 2,200 (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.):

- CONSTRUCT A NEW \approx 20,700 SF FREEZER (115x180)

BUILDING \pm CONVERT THE EXISTING 10,269 SF
FREEZER TO DRY STORAGE

- WIDEN WEST CURB CUT ON VENICE RD
FOR SEMI TRAFFIC \pm CONSTRUCT NEW
TRUCK DRIVE \pm DOCKS

- DOCKS TO BE USED DAYLIGHT HOURS

- FREEZER IN USE 24/7/365

REQUIRED SUBMITTALS:

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00


Front Yard Fence: no charge

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT

APPLICATION AUTHORIZATION:

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

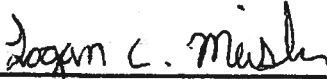

Signature of Owner or Agent

8-7-23

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 3717 Venice Rd Sandusky, OH 44870 (municipal street address of property), I hereby authorize Feick Contractors to act on my behalf during the Planning Commission approval process.


Signature of Property Owner

8/7/23

Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Transferred
 In Compliance with sections
 319-202 and 322-02 of the
 Ohio Revised Code.

FEES _____
 Exempt: ☒
 R.E. TRANSFER:
 \$ _____
 Richard H. Jeffrey
 Erie County Auditor
 Trans. Fees: \$ 50
 Date: 3-5-2020 By: [Signature]

Per O.R.C. 319.203
 Erie County Auditor / Engineer
 Date

ODGT LPA RE 801
 Rev. 10/2017

Warranty Deed
 LPA

WARRANTY DEED

Toft Dairy, Inc., an Ohio corporation, the Grantor(s), in consideration of the sum of \$1.00, to be paid by the City of Sandusky, the Grantee, does grant, with general warranty covenants, to Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 60-00568.000 WD

CITY OF SANDUSKY - WESTSIDE UTILITIES & CONNECTIVITY IMPROVEMENTS

SEE EXHIBIT A ATTACHED

Erie County Current Tax Parcel No. 60-00568.000

Prior Instrument Reference: Deed Volume 517, Page 985, Erie County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, that it is the owner(s) of the above parcel(s), in fee simple, and has the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, repair or maintenance of public utilities and a recreational pathway.

In the event that the Grantee decides not to use the property conveyed for the above-stated purpose, the Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by

In Witness Whereof Toft Dairy, Inc., an Ohio corporation has caused its name to be subscribed by Charles M. Meisler, its duly authorized President, and its duly authorized agent on the 5th day of March 2020.

Toft Dairy, Inc., an Ohio corporation

Charles M. Meisler

By: Charles M. Meisler

Its: President

State Of OHIO, County of ERIE ss:

Be It Remembered, that on the 5th day of March 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Charles M. Meisler who acknowledged being the President and duly authorized agent of Toft Dairy, Inc., an Ohio corporation, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JOSEPH E ALMADY
Notary Public
In and for the State of Ohio
My Commission Expires
August 22, 2023

Joseph E. Almady
Notary Public
My Commission Expires 8/22/2023

This document was prepared by or for the City of Sandusky, Ohio, on forms approved by the Attorney General of Ohio.

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

348, Page 283, Official Record 348, Page 279 and Official Record 513, Page 205, North 01 degrees 40 minutes 36 seconds West for a distance of 15.18 feet to an iron pin set being 45.00 feet left of the centerline of existing right-of-way of Venice Road station 61+64.77;

Thence crossing through the lands of the Grantor, South 82 degrees 48 minutes 45 seconds East for a distance of 578.01 feet to an iron pin set at a point of curvature, said iron pin set being 45.00 feet left of the centerline of existing right-of-way of Venice Road station 67+42.78;

Thence crossing through the lands of the Grantor following the arc of a circle curving to the left having a central angle of 10°09'54", a radius of 91.50 feet, an arc length of 16.23 feet and a long chord which bears South 87 degrees 53 minutes 42 seconds East for a distance of 16.21 feet to an iron pin set at a point of tangency, said iron pin set being 46.44' left of the centerline of existing right-of-way of Venice Road station 67+58.92;

Thence crossing through the lands of the Grantor, North 87 degrees 01 minutes 21 seconds East for a distance of 61.90 feet to an iron pin set being 57.36 feet left of the centerline of existing right-of-way of Venice Road station 68+19.86;

Thence along the easterly line of said Grantor's land being the westerly right-of-way of Edgewater Avenue, South 01 degrees 40 minutes 36 seconds East for a distance of 27.69 feet to the TRUE POINT OF BEGINNING, containing 0.2364 acres, more or less, including 0.000 acres within the present road occupied, resulting in a net take of 0.2364 acres out of Erie County Auditor's Parcel number 60-00568.000.

Prior instrument record as of this writing recorded in Deed Volume 517, Page 985 in the records of Erie County.

This description was prepared by Michael J. Hudik, Ohio Registered Professional Surveyor number 6788, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2019 under his direct supervision.

All iron pins set are 5/8" rebar, 30" in length with yellow cap stamped "DLZ Ohio, Inc."

The bearings for this description are based on Ohio State Plane Coordinate system, North Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)).

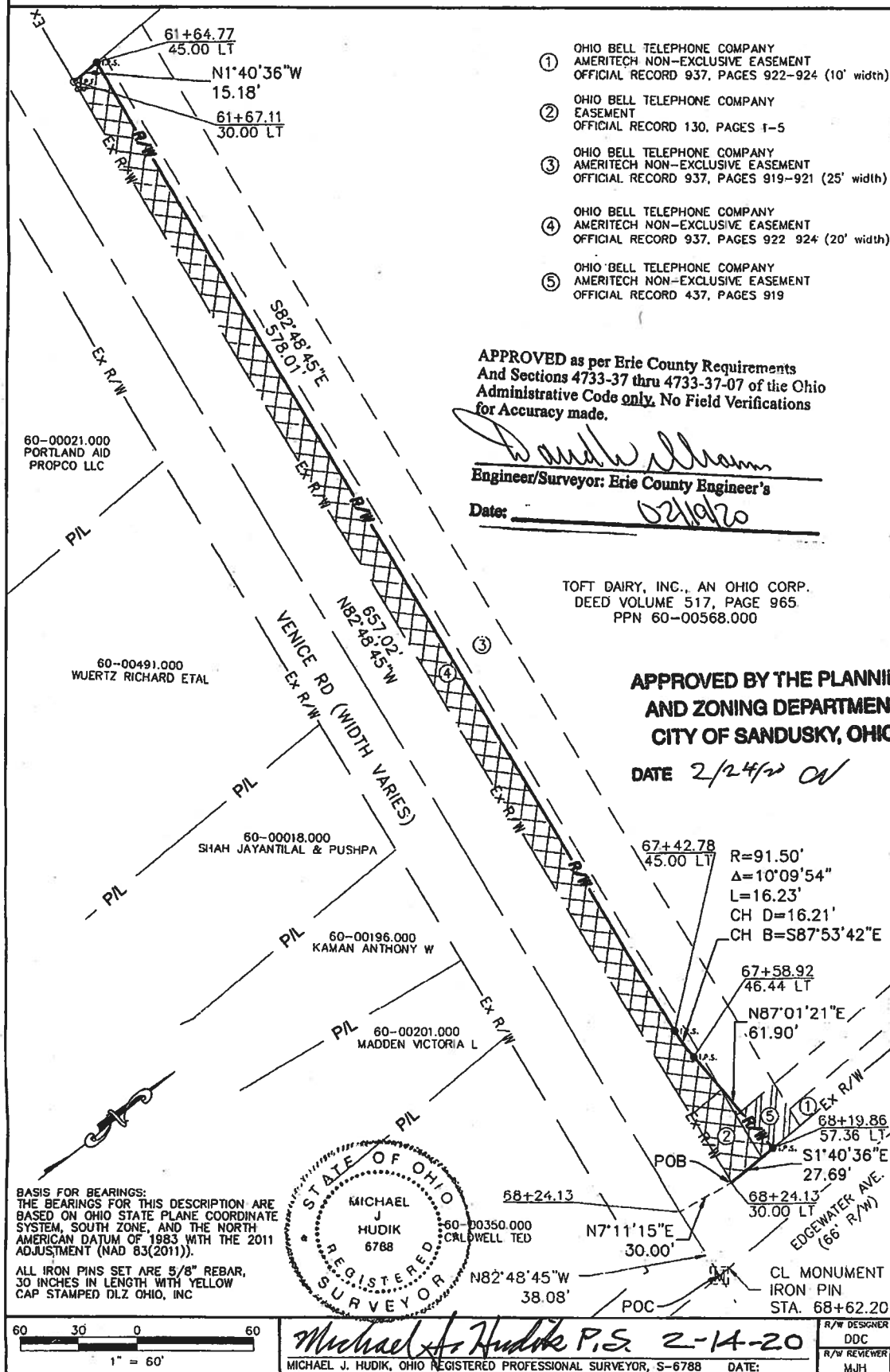


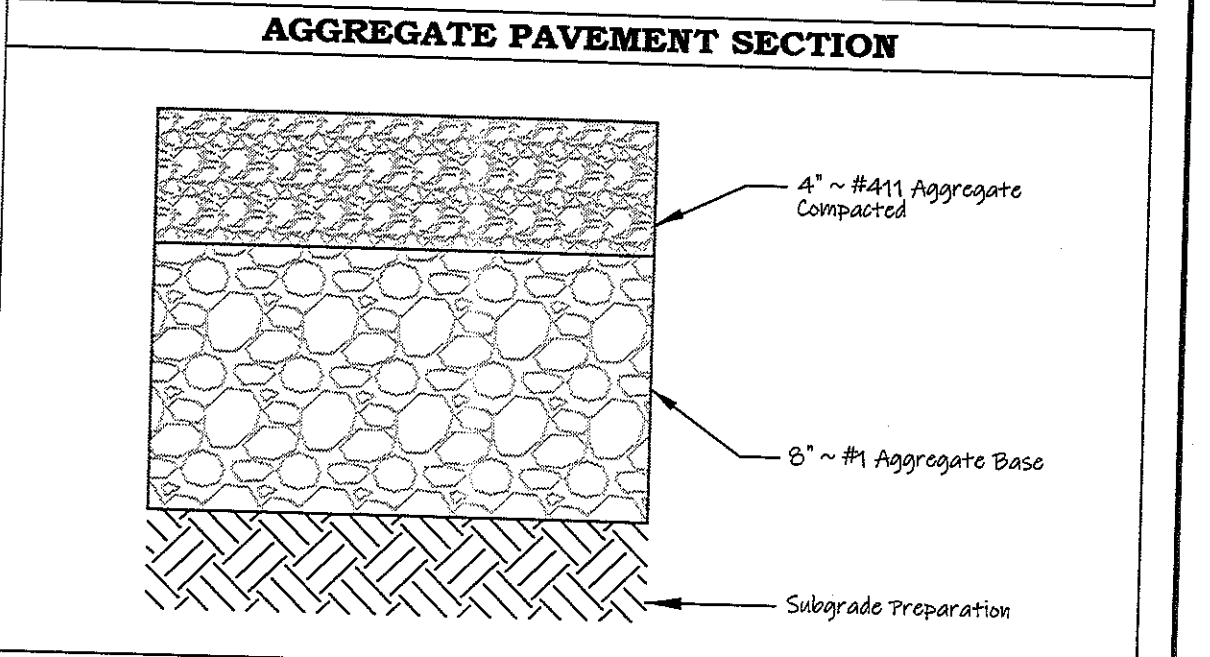
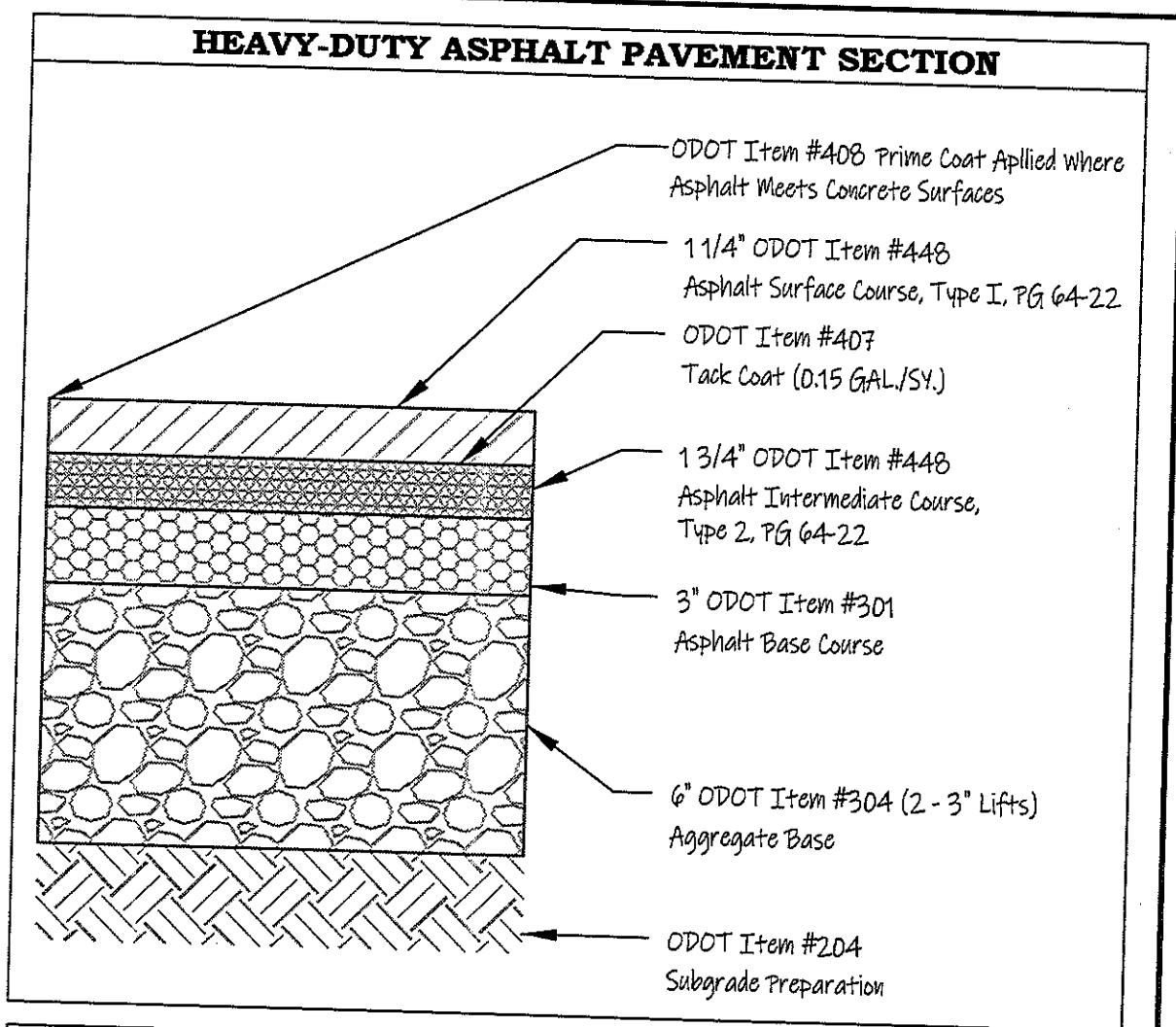
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

WEST SIDE UTILITIES

STATE OF OHIO, ERIE COUNTY,
CITY OF SANDUSKY

0.2364 ACRE
2-WD TOFT



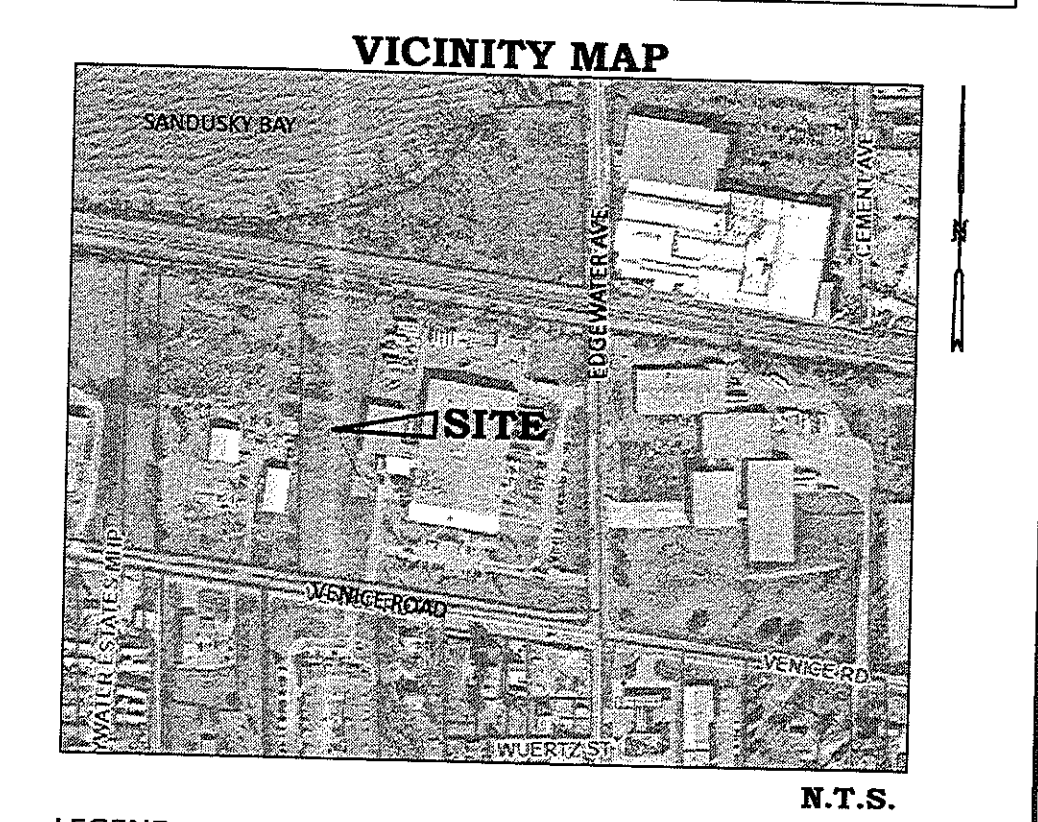


SITE INFORMATION

Lot Area: 10.759 Acres
Building Coverage: Building #1 (Manufacturing & Office) 61,600 s.f.
Building #1 (Retail) 2,400 s.f.
Building #2 (Storage/Freezer) 10,269 s.f.

Total Building Coverage (as % of lot area): 15.847%
Total Floor Area: 74,269 s.f.
Proposed Building Addition: 20,700 s.f.
Building Height: 26'
Landscaped Area: 2,200 s.f.
Parking Spaces Provided: 80+
Parking Area Coverage: 32,000± s.f.

Zoning: LM - Limited Manufacturing
Front Yard Setback: 30 feet
West Side Observed Setback: 10 feet (Per City of Sandusky)
Rear Yard Setback: 0 feet



LEGEND

- REMOVE EXISTING ASPHALT AND PAVE WITH HEAVY DUTY ASPHALT
- ASHTO - TURNING TEMPLATE TRUCK SIZE USED WAS WB-67

SCALE 1" = 30'

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

TOFT DAIRY - BUILDING ADDITION PRELIMINARY SITE PLAN

**CONTRACTORS
DESIGN ENGINEERING**
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1"=30'	DATE: AUGUST, 2023	CHK'D. BY: KNR, DMM	ABE	PROJECT NO. 23-390
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COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

To: Planning Commission
From: Arin Blair, AICP, Chief Planner
Date: August 15, 2023
Subject: Recommendation to amend GB - General Business zoning district to allow multifamily residential

Items for Consideration: Proposal to initiate a change in the Zoning Code to include multifamily residential in the list of allowed main uses in the GB – General Business zoning district.

Background: The *2023 Housing Needs Assessment for the Firelands Region of Ohio*, conducted by Bowen National Research and led by Firelands Forward, found our three-county region has an overall housing gap of more than 10,000 units. Erie County alone is in need of more than 1,600 rental units and 2,734 for-sale units to support a healthy housing market for existing and expected residents over the next five years. Providing any meaningful measure of these units will be a challenge that public and private sector professionals must strategically and creatively work together to accomplish.

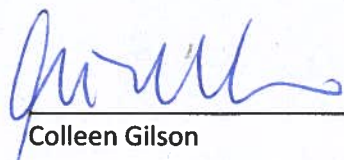
With our walkable neighborhoods, iconic waterfront, historic charm, revitalizing downtown, and access to amenities such as parks and transit, the City of Sandusky has the market strength to attract new housing development to help fill the identified need for new units. However, as a built-out urban area, Sandusky does not have abundant available land for new development. We must make strategic land use decisions to enable new residents to live in the city.

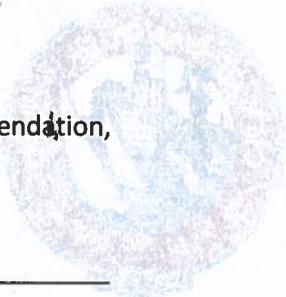
As a proactive measure to enable mixed-use development and multifamily residential projects, Staff recommends amending the General Business zoning district to allow multifamily residential as a main use. The GB - General Business Zoning District is primarily located on medium-high traffic arterial corridors in the city, including Perkins Avenue, Cleveland Avenue, and West Washington/Tiffin Ave. The condition of these types of corridors are appropriate for mixed use and multifamily projects for several reasons including their access to transit and access to commercial and retail businesses. General Business is the most intense business district in the zoning code but for Downtown Business District. Amending General Business to permit multifamily residential would enable new and mixed uses projects along commercial corridors outside of downtown. Staff hopes this change will not only help attract new development to fill the great need for housing units in the city, but also will catalyze the continued revitalization of our neighborhoods and historic commercial corridors.

Recommendation: The Community Development Department recommends Planning Commission make a motion to amend the GB – General Business zoning district to include multifamily residential as a permitted main use.

I concur with this recommendation,


Arin Blair, AICP
Chief Planner


Colleen Gilson
Interim Community Development Director



Subject: Recommendation to amend GB - General Business zoning district to allow multifamily residential
Date: August 22, 2023
From: Arin Blair, AICP, Chief Planner
To: Planning Commission

Items for Consideration: Proposal to initiate a change in the zoning code to include multifamily residential in the list of allowed main uses in the GB - General Business zoning district.

Background: The 2023 Housing Needs Assessment for the Portland region of Clatsop County, Oregon, by the Oregon Housing and Community Development Department, found that the county region has an unmet housing gap of more than 10,000 units. Clatsop County alone is in need of more than 1,600 rental units and 2,754 for-sale units to support a healthy housing market for existing and expected residents over the next ten years. Providing any meaningful measure of these units will be a challenge that public and private stakeholders must strategically and creatively work together to accomplish.

With our walkable neighborhoods, iconic waterfront, historic downtown, and access to amenities such as parks and transit, the City of Seaside has the market strength to attract new housing development to help fill the identified need for new rental units. However, as a built-out urban area, Seaside does not have abundant available land for new development. We must make the most of the land we do have to enable new residents to live in the city.

As a proactive measure to enable mixed-use development and multifamily residential projects, staff recommends amending the General Business zoning district to allow multifamily residential as a main use. The GB - General Business zoning district is primarily located on medium-high traffic arterial corridors in the city, including Polaris Avenue, Cleveland Avenue, and West Washington Avenue. The condition of these types of corridors are appropriate for mixed-use and multifamily projects for several reasons including their access to transit and access to commercial and retail businesses. General Business is the most intense business district in the zoning code and for downtown Seaside. Amending General Business to permit multifamily residential would enable new and mixed-use projects along commercial corridors outside of downtown. Staff hopes this change will not only attract new development to fill the great need for housing units in the city, but also will catalyze the redevelopment of our neighborhoods and historic commercial corridors.

Recommendation: The Community Development Department recommends Planning Commission take a motion to amend the GB - General Business zoning district to include multifamily residential as a permitted main use.

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;

(2) Additional retail business stores and services conducted wholly within enclosed buildings, and devoted to supplying all community needs to the following extent:

A. The sale of all food; frozen food lockers; state liquor stores;

B. The sale of general merchandise; dry goods, wearing apparel, shoes, hats, variety, and department stores;

C. The sale of all hardware, appliances, china, furniture, floor and wall covering, business equipment, music, radios and televisions, provided no loudspeakers broadcast onto the street;

D. Shops for custom work, and all personal service establishments without limitation on the number of persons engaged in work, provided the services rendered and articles produced are to be sold only at retail, and only on the premises;

E. Photographic developing, blueprinting, letter and small job printing shops, medical and dental laboratories, radio and television broadcasting stations, transmittal towers, telephone exchanges, and transformer stations;

F. Railroad and bus passenger stations, taxi stations;

G. Offices such as banks, travel bureaus, public utility, insurance, and all types of business and professional offices;

H. Wholesale offices and showrooms.

(3) Multi-family residential

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

(c) Accessory Buildings or Uses.

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

(2) Any accessory use, such as the storage of goods or processing operations clearly incident to the conduct of a retail business, service establishment or office permitted as a main use, providing the use has no injurious effect on adjoining residential districts.

(Ord. 04-057. Passed 1-12-04.)

FIRELANDS REGION, OHIO

Housing Needs Assessment

A Housing Needs Assessment is a comprehensive analysis that serves as a valuable resource for developers/investors, area stakeholders and local governments to support the development of affordable and accessible housing. The report evaluates current demographic, economic and housing supply conditions and projected trends to assess both challenges and opportunities that exist in the market. To that end, the Housing Needs Assessment completed for the Firelands Region of Ohio considered the following:

- Demographic Characteristics and Trends
- Economic Conditions and Initiatives
- Existing Housing Supply Costs, Performance, Conditions and Features
- Various Other Housing Factors (commuting/migration patterns, transportation analysis, development opportunities, development costs and government regulations, identification of potential development/investment partners, cost of living analysis, university/college overview, and special needs populations)
- Input from the Community (Surveys of Stakeholders, Employers and Residents/Commuters)

Based on these metrics, we were able to identify housing needs by affordability and tenure (rental vs. ownership) and provide recommendations on possible ways to address local housing issues.

The Firelands Region has an Overall Housing Gap of 10,428 Units for Rental and For-Sale Product at a Variety of Affordability Levels - It is projected that the county has a five-year **rental** housing gap of 4,166 units and a **for-sale** housing gap of 6,262 units.

Overall Housing Gaps				
Area	Rental		For-Sale	
	Housing Gap (Units)	Share of Region's Gap	Housing Gap (Units)	Share of Region's Gap
Erie County	1,637	39.3%	2,734	43.7%
Huron County	1,699	40.8%	2,094	33.4%
Ottawa County	830	19.9%	1,434	22.9%
Firelands Region	4,166	100.0%	6,262	100.0%

The Firelands Region's largest rental gap is in Huron County with a gap of 1,699 units (representing 40.8% of the region's overall gap), followed closely by Erie County's gap of 1,637 units (representing 39.3% of the region's gap). Ottawa County has a rental housing gap of 830 units (representing 19.9% of the region's overall gap). The largest gaps within these counties are primarily for rental units targeting households with incomes of up to 80% of Area Median Household Income, which generally have rents under \$1,700. Despite the large need for more affordable rentals, all three markets also have noteworthy gaps for higher-end rentals, particularly within Erie and Huron counties. Without the notable addition of new rental product, the area will not meet the housing needs of its current residents or the growing and changing housing needs of the market.

The largest for-sale housing gap is within Erie County, with a gap of 2,734 units (representing 43.7% of the overall region's gap). Huron County has a for-sale housing gap of 2,094 units (representing 33.4% of the overall region's gap) and Ottawa County has a gap of 1,434 for-sale housing units (representing 22.9% of the overall region's gap). While all home price segments and affordability levels have some level of need, it appears some of the greatest gaps within the three counties are for product generally priced between \$197,000 and \$283,000, which generally serves households earning between 81% and 100% of Area Median Household Income. Although this segment has relatively large gaps, there are still notable gaps for housing that is affordable to lower income households, including first-time homebuyers, as well as for high-end product priced well over \$300,000. The limited inventory of for-sale product limits opportunities for renters seeking to enter the homebuyer market, homebuyers coming from outside the region or seniors seeking to downsize. The region will miss out on various growth opportunities and be unable to meet the needs of its current residents without additional housing.

Action Plan Recommendations

We developed an outline for a recommended Action Plan that can serve as a framework to organize priorities, goals and strategies that address the housing needs of the region. It is important to point out that not all of the items listed need to be implemented for the region to be successful. Ultimately, the region will need to develop its own priorities and plans that fit its goals, align with budgetary limitations, and correspond to regional needs.

Goal Setting & Planning

- Set realistic/attainable short-term housing goals, outline long-term objectives and monitor progress.
- Develop community-/neighborhood-specific and regional-level housing plans.
- Develop next-steps plans.

Capacity Building

- Consider capacity building through organizational efforts and/or hiring professionals to spearhead housing efforts.

Marketing and Outreach

- Market the Fireland Region's housing needs and development opportunities to potential residential development partners.
- Develop strategies to attract people that currently commute into the Firelands Region to *live* in the region.
- Consider developing a centralized housing resource center.

Development and Preservation Tools

- Implement/modify policies to encourage or support the development of new residential units, with possible emphasis on affordable workforce housing and senior-oriented housing.
- Support efforts to develop residential units along or near public transportation corridors and/or within walkable downtowns/communities to accommodate the housing needs of seniors and to appeal to younger households.
- Preservation of existing affordable housing alternatives and increasing rental opportunities for Housing Choice Voucher holders should be areas of focus.
- Consider evaluating approaches to regulating/managing vacation rentals.

Additional Action Plan details are provided in the Executive Summary.