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**Planning Commission**

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

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

**Agenda**

**October 25, 2023**

**5:00 pm**

**City Commission Chamber**

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

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1. **Meeting called to order – Roll Call**
2. **Approval of minutes from September 27, 2023**
3. **New Business**

Cross View Bay Ltd., has submitted an application for a site plan at 1231 First St. to construct a storage building in a Commercial Zoning District.

Arie Swirsky with ThenDesign Architects, on behalf of the Sandusky Board of Education, has submitted an application for a site plan amendment at 2130 Hayes Ave. for a pool addition to the Sandusky High School.

Recommendation to amend the zoning map for 920 West Osborne Street

4. **Adjournment**

**NEXT MEETING: November 22, 2023 at 5:00pm**

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

**Planning Commission  
September 27, 2023  
Meeting Minutes**

**Meeting Called to Order**

Chair McGory called the Planning Commission meeting to order at 5:00 pm. The following Commissioners were present: Commissioner Castile, Commissioner Jackson, Vice Chair Miller, Chair McGory, Commissioner Poggiali, Commissioner Whelan, and Commissioner Zuilhof. Alec Ochs was 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 August 23, 2023**

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the August 23rd Planning Meeting. Commissioner Poggiali made a motion to approve the minutes as presented and Commissioner Jackson seconded the motion. Chair McGory called for a vote to approve the minutes as presented and the motion passed unanimously.

Chair McGory swore in Staff and public, who may want to speak on behalf of the agenda item.

**Adjudication Hearing**

**410 West Jefferson Street-**

**Brady Sign Company, on behalf of Rev. Monsignor William, has submitted an application for a conditional use permit at 410 W. Jefferson Street to allow an animated sign.**

Chair McGory introduced the application and asked for the Staff report. Mr. Ochs stated the site of 410 W. Jefferson St. was currently the location of the St. Mary's Catholic School. An application was submitted 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 new digital sign would be the same size as the existing message board that was inside of the existing masonry structure and would be approximately 36" x 48" of LED area. Staff was concerned that the glare/brightness may negatively impact the surrounding residential uses to the north. Staff suggested only adding images with a dark background to minimize projecting light onto neighboring properties. Another suggestion was to set the hours of operation to not operate during certain times of the day. The applicant stated the hours of operation would be from dawn to dusk, approximately 7am to 6pm. Staff was not opposed to the approval of the proposed Conditional Use at 410 W. Jefferson Street, parcel (56-68016.000), with the following conditions: (1) all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to construction, (2) the brightness should not impose hazard to pedestrian or vehicular traffic, nor a nuisance to surrounding property owners, (3) the sign criteria followed ODOT safety standards for minimum timing of image display, or a 10 second minimum display time per image, whichever was longer, (4) no animations, videos, or illuminations with flashing displays, (5) a Certificate of Appropriateness is obtained by the Landmark Commission. Chair McGory asked about notices to the public and response from the public. Mr. Ochs stated that all properties within 300 feet were notified of the application and that he did not receive any public feedback prior to the meeting. Chair McGory pointed out that there was no public present other than the applicant's representative. Commissioner

Zuilhof wanted clarification that Staff conditions were following conventions set by years of precedent. Mr. Ochs confirmed that that was correct. Commissioner Castile asked if there was a way to restrict the brightness of the sign. Mr. Ochs stated that there was currently no way for Staff to measure the actual brightness and it would be left up to the discretion of the applicant. Vice Chair Miller asked about the hours of operation. Mr. Ochs stated that the hours from dawn until dusk were supplied by the applicant. Commissioner Whelan stated that the hours of operation were not one of the conditions from Staff. Mr. Ochs confirmed that was correct because daylight savings time may change the hours of operation. Commissioner Zuilhof asked if the applicant could answer the question about if the sign, and if it could be auto dimmed. Chair McGory asked the applicant's representative to come to the podium. Mr. David Mack of Brady Sign Company was present to speak on behalf of the applicant. Mr. Mack explained that there was an automatic dimming function. Chair McGory asked if there were complaints from neighbors if there was an option to adjust the brightness. Mr. Mack stated that the sign had a built-in broadband modem and could be adjusted remotely through the factory. Vice Chair Miller asked why the certificate of appropriateness was required. Mr. Ochs stated it was required because the building was listed on the national register of historic places and Staff was still in discussions with the Chair of the Landmark Commission if this type of sign could be approved by administrative approval or if it should be approved by the Landmark Commission. Chair McGory asked if the Planning Commission approved this application that the Landmark Commission could deny the application. Mr. Ochs stated that the Landmark Commission would be required to follow the Planning Commission's guidance but could look at the if it was historically appropriate but could not put conditions on the brightness of the sign because that was not clear in the guidelines. Mr. Mack stated that there were multiple ways that the sign's brightness could be adjusted.

Vice Chair Miller made a motion to approve the application with Staff conditions. The motion was seconded by Commissioner Poggiali. Chair McGory called for the vote and all Commissioners voted to approve the application.

Chair McGory stated that he wanted to discuss an email received from City Commissioner Murray. Commissioner Zuilhof stated he had received the email regarding derelict boats, and he thought there was code in place to enforce this problem but maybe there was not a way to enforce it. Chair McGory asked if the City Attorney would investigate the issue and see if there were any ordinances in place that could be used for enforcement. Ms. Chiappone, the City's Assistant Law Director, stated that she would work with Staff to get an answer, but she was not included in the email that was being referenced and would investigate what was being discussed in this email chain. Commissioner Whelan stated he had not received the email. Commissioner Whelan asked if there was any proposed legislation on this topic and that the Commission should not be trying to go after boats when Sandusky was a boating community. Commissioner Zuilhof stated the Commission should be empathetic to the people who were trying to improve the community. Commissioner Whelan asked if the Commission wanted to get into the business of policing whether boats were derelict or not. Commissioner Zuilhof

answered that was a fair question and that there are two sides to the issue, and it should be examined further. Chair McGory added Commissioner Murray had brought this concern up multiple times and that the Planning Commission should discuss the matter and consider possible options. Commissioner Miller stated there may be an ordinance in place that was presented by State Representative Steve Hart brought forward legislation regarding this issue and that may be a good starting point for investigation.

Commissioner Zuilhof made a motion for Staff to explore the issue and present legislation that allows code enforcement to act or why such legislation would not be necessary. The motion was seconded by Vice Chair Miller. Commissioner Poggiali stated he thought Mr. Hart's bill was for residential areas and asked if it was a permitted use to store boats. Commissioner Whelan stated that he would vote against the motion because he would like to be presented with a need for this type of ordinance. Commissioner Castile asked to be included in the email that was being referenced. Commissioner Poggiali added there was merit in examining what was currently on the books. Commissioner Castile agreed that the code should be evaluated before presenting new legislation. Commissioner Zuilhof moved to suspend discussion and take a vote. Chair McGory called for a vote. A vote was called, and the motion was approved 6-1, with Commissioner Whelan with the nay vote.

#### **Adjournment**

Chair McGory asked for a motion to adjourn. Vice Chair Miller made a motion to adjourn the meeting and the motion was seconded by Commissioner Poggiali. The meeting adjourned at 5:43 pm.

#### **Next Meeting:**

October 25, 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  
1231 FIRST ST. (PARCEL 57-01436.000)

Reference Number: PSPOS2-0007

Date of Report: October 16, 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: CrossView Bay Ltd.  
5003 Milan Rd., Sandusky, OH 44870  
Sandusky, OH 44870

Authorized Agent: John M. Hoty  
5003 Milan Rd.  
Sandusky, OH 44870

Site Location: 1231 First St.  
Sandusky, Ohio 44839

Zoning: CR - Commercial Recreation

Surrounding Zoning:  
North: N/A  
East: CR – Commercial Recreation  
West: CR – Commercial Recreation  
South: CR – Commercial Recreation

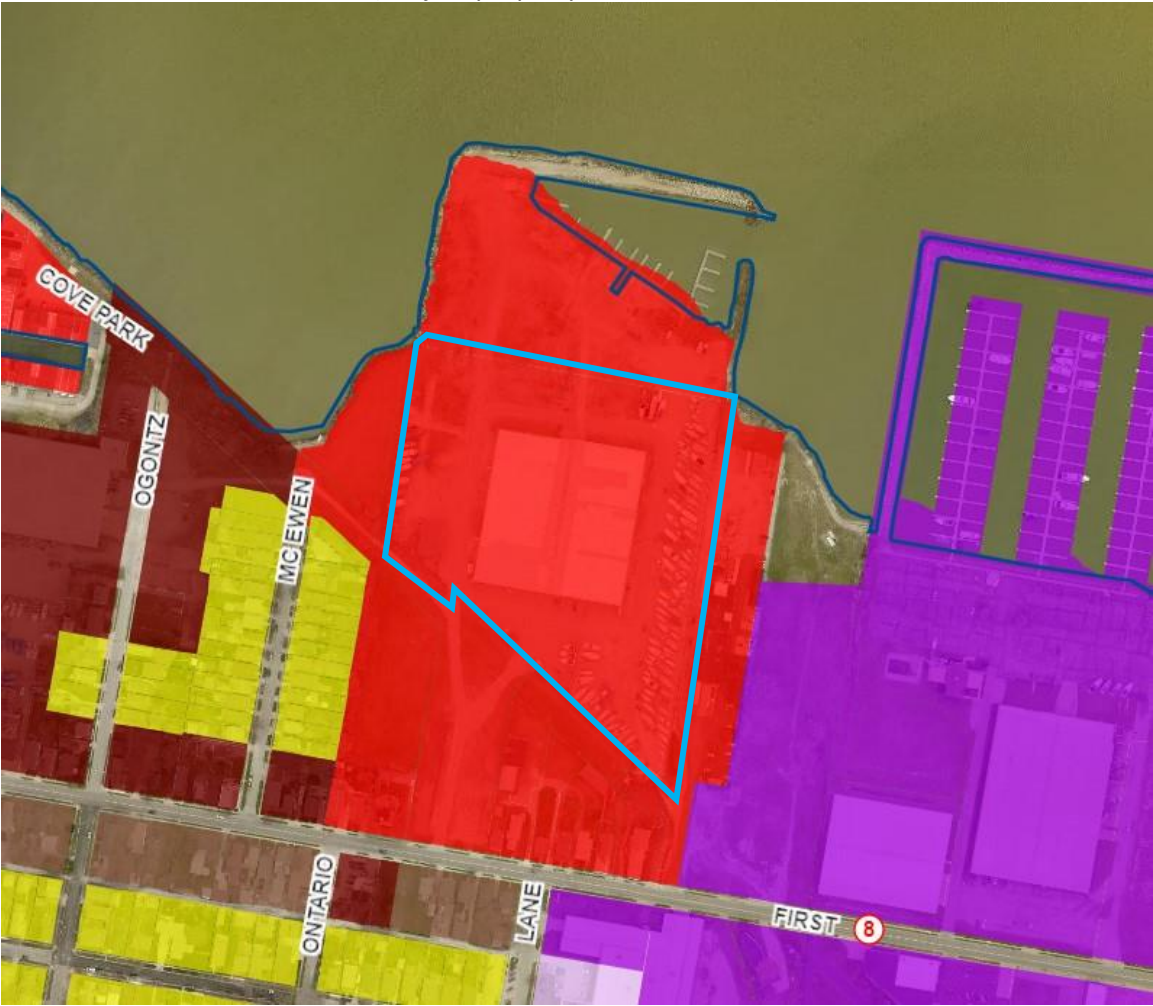
Surrounding Uses: Business, Residential

Existing Use: Transient Occupancy / RV Park, and Marina / Boat Storage

Proposed Use: Additional Boat Storage

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

(Subject property outlined in blue)



**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



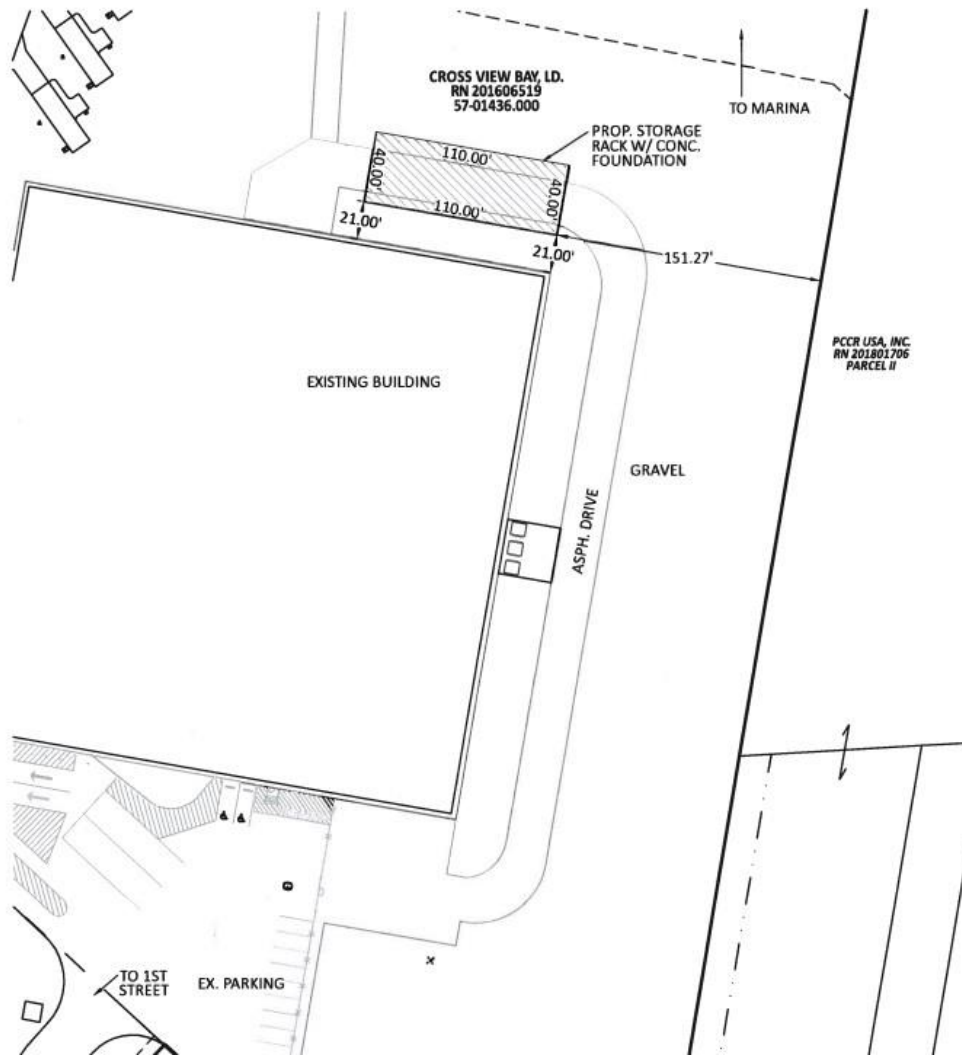
County Auditor Property Map (subject property outlined in red)



Birds Eye Photo (taken March 2021)








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#### PROJECT DESCRIPTION

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The Cross View Bay, Ltd. parcel 57-01436.000 is approximately 8.53 acres. There are two buildings on this site, totaling 95,624 sq. ft. A large storage building that is 93,600 sq. ft. and a restroom / community building that is 2,024 sq. ft. The existing building coverage of the site is approximately 25.9 %. The new building coverage proposed is 27.1%, 22.9% below the maximum allowable building coverage. The proposal will add 4,400 sq. ft. to the parcel. The building will be 27 feet tall and be approximately 110' x 40'. The maximum height allowance is 40'.

## 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.

## 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: 18 = 12 spaces  
Parking requirements for new boat storage: unknown  
Parking requirements for existing boat storage: 144 spaces

**Required Parking Spaces: 156**

**Existing Parking: -**

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**SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS**

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This property currently functions with variety of short term RV occupancy / marina uses. This building is currently constructed at the 2035 First St. site, owned by Hoty Marine Group. The building is being moved from the 2035 First St. site to the 1231 First St. site and re-constructed. It is a 3-sided metal structure that currently acts as covered boat rack storage. The applicant has stated that there is no intended use for the structure at this time and they plan on finding a new use for it.

According to the requirements in Section 1149.04 of the Zoning Code, Measurement Standards (c) "Storage or warehousing may be waived with administrative approval and if not approved by the administration, the Planning Commission may approve the waiver". Staff notes that storage operations typically produce a minimal number 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.

With no additional parking requirements, no additional landscaping is required. However, staff recommends adding trees and add low level landscaping as feasible.

This is a permitted use.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

Engineering has no objections to this request.

**Building Staff:**

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

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

**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 1231 First St. (parcel 57-01436.000) with the following conditions:

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



## **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:** Cross View Bay, Ltd

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

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

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

**Authorized Agent Name:** John M. Hoty

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

**Authorized Agent Telephone:** 419-609-7000

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

#### **LOCATION AND DESCRIPTION OF PROPERTY:**

**Municipal Street Address:** 1231 First Street, Sandusky, OH 44870

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

See attached description.

**Parcel Number:** 57-01436.000 **Zoning District:**

**DETAILED SITE INFORMATION:**

**Land Area of Property:** 6.3127 acres; 274,981 sf (sq. ft. or acres)

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

**Building #1:** 93,600 sf (in sq. ft.)

**Building #2:** 2,024 sf

**Building #3:** \_\_\_\_\_

**Additional:** 4,400 sf

**Total Building Coverage (as % of lot area):** Current Building Coverage: 34.77%  
Proposed Building Coverage: 36.37%

**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:** Main Storage Building: 93,600 sf

Restroom/ Community Room: 2,024 sf

Winter Storage Building (NEW): 4,400 sf

**Proposed Building Height (for any new construction):** 27' High

**Number of Dwelling Units (if applicable):** \_\_\_\_\_

**Number of Off-Street Parking Spaces Provided:** 85

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

**Landscaped Area:** \_\_\_\_\_ (in sq. ft.)



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

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

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

We are looking to move an existing 3-sided metal structure that currently acts as a boat rack

storage cover from Venetian Marina to Cross View Marine Services. We have no intended

purpose for the structure other than to reconstruct and eventually find a purpose. Note, the

structure will not be visable from the road.

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**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 Agent9/26/23  
\_\_\_\_\_  
Date**PERMISSION TO ACT AS AUTHORIZED AGENT:**

As owner of 1231 First Street (municipal street address of property), I hereby authorize Todd Hart or Kula Lynch to act on my behalf during the Planning Commission approval process.

  
\_\_\_\_\_  
Signature of Property Owner9/26/23  
\_\_\_\_\_  
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: \_\_\_\_\_

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

FEE \$ 950.00  
Exempt: 10/22/2016  
R.E. TRANSFER:  
\$ 2850.00  
Richard H. Jeffrey  
Erie County Auditor  
Trans. Fees: \$ 3.50  
Date: 8/11/16 By: [Signature]

PO: O.R.C. 319.203  
Erie County Auditor/Engineer  
Date

Barbara A. Sessler  
County Recorder, Erie County OH  
201606519 Total Pages: 6  
08/01/2016 02:00:52 PM Fees: \$60.00

## WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

That SANDUSKY BAY INVESTMENT COMPANY, LTD., an Ohio Limited Partnership,

the Grantor,

which claims title through documents recorded in Book 292, Page 53  
Office, for valuable consideration received to its full satisfaction of:

Erie County Recorder's

CROSS VIEW BAY, LTD., an Ohio limited liability company,

the Grantee,

whose Tax Mailing Address will be:

4918 Milan Road  
Sandusky, OH 44870

does give, grant, bargain, sell and convey unto the said Grantee and its successors and assigns, the premises (herein called "Premises") situated in the City of Sandusky, County of Erie and State of Ohio and more fully described on Exhibit A which is attached hereto and incorporated herein by reference.

To have and to hold the above-granted and bargained Premises, with the appurtenances thereunto belonging, unto the said Grantee and its successors and assigns, forever. And the said Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that at and until the enrolling of these presents, it is well seized of the Premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances, whatsoever, except taxes and assessments, which are a lien, or which have not been certified to the Auditor or have been certified but have not been placed on the duplicate or have been deferred, but are not yet due and payable, except zoning restrictions, and except easements, restrictions, mineral leases, reserved mineral rights, conditions, and covenants of record, and unrecorded easements, and that it will warrant and defend said Premises with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever, except those noted above.

HARTUNG TITLE ORDER # 201606519

EXECUTED this 1 day of August, 2016.

Writing Must Not Exceed Box Boundaries  
SANDUSKY BAY INVESTMENT COMPANY, LTD.  
By: Sandusky Bay Development Company, Its General Partner  
*Paula J. Rengel President*  
By: Paula J. Rengel, President


STATE OF OHIO )

COUNTY OF ERIE )

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Sandusky Bay Investment Company, Ltd. by Sandusky Bay Development Company, its General Partner, by and through Paula J. Rengel, its duly authorized President, who acknowledged that she did sign the foregoing warranty deed and that the same is her free act and deed individually and as such officer and the free act and deed of said Company. I hereby state that either: (i) Paula J. Rengel is personally known to me or (ii) provided sufficient identification (driver's license, passport, etc.) to me.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 1 day of August, 2016.

Writing and Seal Must Not Exceed Box Boundaries  
*Sally A. Crow*  
Notary Public  
  
SALLY A. CROW  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES  
JANUARY 25, 2019

This Instrument Prepared By:  
Attorney John D. Frankel  
WICKENS, HERZER, PANZA,  
COOK & BATISTA CO.  
414 Wayne Street  
Sandusky, OH 44870-2709  
14008-208\1457554\bas

Title to the real estate described herein has not been examined by Wickens, Herzer, Panza, Cook & Batista Co. and Wickens, Herzer, Panza, Cook & Batista Co. makes no warranty, representation or opinion (either express or implied) as to the marketability or condition of the title to the subject real estate, the quantity of lands included therein, the location of the boundaries thereof, the existence of liens, unpaid taxes or encumbrances, or the conformity of this deed to agreements between the Grantor and Grantee.

Exhibit 'A'  
DEED LEGAL

**PARCEL NO. 1:**

Situated in the Second Ward of the City of Sandusky, County of Erie and State of Ohio and being part of Lots 35 and 36 Darling's Survey East of Sycamore Line, City of Sandusky, County of Erie and State of Ohio and being more particularly described as follows:

Beginning at an iron pin set marking the intersection of the east line of McEwen Street with the north line of the Old New York Central Railroad Co. Right of Way as recorded in Deed Volume 38 page 28, Volume 30, pages 177 and 337 Erie County Deed Records said point being north 10 ° 15' 43" east, 493.54 feet; thence north 46 ° 45' 57" west, 157.57 feet from the southeast corner of lot 2 Brown's Subdivision Plat Volume 1 page 69 Erie County Plat Records; thence north 10 ° 15' 43" east, along the projection of the east line of McEwen Street 60.17 feet to the low water mark of Sandusky Bay; thence north 36 ° 39' 49" east, along the low water mark of Sandusky Bay, 189.52 feet to a point; thence north 67 ° 46' 24" east, along the low water mark of Sandusky Bay, 98.30 feet to an assumed fill line; thence south 78 ° 34' 39" east, along the assumed fill line, 614.19 feet to the low water mark of Sandusky Bay; thence south 47 ° 21' 11" east, along the low water mark, 14.48 feet to the west line of Cellulo Co. as recorded in Deed Volume 122 page 534 Erie County Deed Records and an iron pin set; thence south 10 ° 14' 34" west, along the west line of Cellulo Co. 760.21 feet to an iron pin set; thence south 79 ° 35' 46" east, along the south line of said Cellulo Co. 17.60 feet to the east line of Lot 35 and an iron pin set; thence south 10 ° 14' 34" west, along the east line of said Lot 35, 28.60 feet to the north line of the Old New York Central Railroad Co. Right of Way and an iron pin set; thence north 46 ° 45' 57" west, along the north line of the Old New York Central Railroad Co. Right of Way, 612.71 feet to a point and R-R Spike set; thence south 10 ° 17' 19" west, along the north line of the Old New York Central Railroad Co. Right of Way, 35.78 feet to an iron pin found; thence north 46 ° 45' 57" west, along the north line of the Old New York Central Railroad Co. Right of Way, 179.10 feet to an iron pin found; thence north 10 ° 15' 43" east, along the north line of the Old New York Central Railroad Co. Right of Way, 35.78 feet to an iron pin set; thence north 46 ° 45' 57" west along the north line of the Old New York Central Railroad Co. Right of Way, 175.28 feet to the point of beginning, containing 9.5643 acres more or less, but subject to all legal rights of way and easements of record.

North is based on the east line of Lot 35 bearing north 10 ° 14' 34" east.

The above description is based on an actual survey in January of 1987 by Carl M. Feick, P.S. #7035 and revised February 25, 1988.

Exhibit 'A'  
DEED LEGAL

**PARCEL NO. 1 CONTINUED:**

EXCEPTING THEREFROM the following described real estate as set forth in Deed Volume 379, Page 234:

Being situated in the State of Ohio, County of Erie, Sandusky City, Second Ward, Part of OL #36 and further described as follows:

Beginning at a point marking the intersection of the east line of McEwen Street produced with the north line of the New York Central Railroad Company; thence S 47 ° 06' E along said north line of the New York Central Railroad Company a distance of 157.21' to a point; thence N 10 ° 00' E a distance of 357.12' to the low water mark of Sandusky Bay; thence continuing along said low water mark of Sandusky Bay S 73 ° 51' W a distance of 80.15' to a point; thence S 36 ° 01' W a distance of 138.30' to a point marking the intersection of the east line of McEwen Street produced with the low water mark of Sandusky Bay; thence S 10 ° 00' W along said east line of McEwen Street produced a distance of 111.60' to the point of beginning. Containing 0.789 acres more or less, but subject to all legal highways.

**PARCEL NO. 2:**

Situated in the Second Ward of the City of Sandusky, County of Erie and State of Ohio and being part of Lots 35 and 36 Darling's Survey East of Sycamore Line, City of Sandusky, County of Erie and State of Ohio and being more particularly described as follows:

Beginning at an iron pin set in the southeast corner of Lot number 2 McEwen Street (Brown's Subdivision Plat Volume 1 page 69, Erie County Plat Records); thence north 10 ° 15' 43" east, along the east line of Brown's Subdivision, 374.30 feet to the south line of the Old New York Central Railroad Co. Right of Way as recorded in Deed Volume 38 page 28, Volume 30 pages 177 and 337 Erie County Deed Records and an iron pin set; thence south 46 ° 45' 57" east, along the south line of the Old New York Central Railroad Co. Right of Way, 17.71 feet to an iron pin found; thence north 10 ° 15' 43" east along the south line of the Old New York Central Railroad Co. Right of Way, 35.78 feet to an iron pin found; thence south 46 ° 45' 57" east, along the south line of the Old New York Central Railroad Co. Right of Way, 377.73 feet to the west line of lands in the name of Robert Rengle Deed Volume 512 page 586, Volume 512 page 588, Volume 513 page 596 and Volume 523, page 996 Erie County Deed Records and an iron pin found; thence south 10 ° 24' 4" west, along the west line of the said Rengle lands, 327.68 feet to the north line of First Street and an iron pin found; thence north 79 ° 35' 46" west, along the north line of First Street, 166.02 feet to the east line of lands in the name of Thomas Lamarca Deed Volume 474 page 945 Erie County Deed Records and an iron pin found; thence north 10 ° 17' 19" east, along the east line of said Lamarca lands, 132.00 feet to an iron pin found; thence north 79 ° 35' 46" west, along the north line of said Lamarca lands and the lands of T. Ball and E. Ebeling Deed Volume 422 Page 9 and 378 page 445 respectively, 165.00 feet to the point of beginning, containing 2.7969 acres more or less but subject to all legal rights of way and easements of record.

North is based on the east line of Lot 35 bearing north 10 ° 14' 34" east.

The above description is based on an actual survey in January of 1987 by Carl M. Feick, P.S. #7035 and revised February 25, 1988.



Exhibit 'A'  
DEED LEGAL

**PARCEL NO. 3:**

Being a non-exclusive easement and Right of Way for ingress and egress as granted by American Colors, Inc. to Sand Bay Partners, Ltd., dated January 12, 1991, filed for record March 11, 1991 and recorded in Erie County Official Records Book 6, Page 856, and bounded and described as follows:

Situated in the State of Ohio, County of Erie, City of Sandusky, Second Ward, and being 0.2732 acre parcel in Outlots 32 and 35 in Darling's Survey East of Sycamore Line, and being more particularly described as follows:

Beginning at a point in the north line of First Street (50 feet in width), said point bearing S. 79 Deg. 35' Min. 46 Sec. E. with said line, a distance of 16.00 feet from the intersection of the west line of Outlot 32 with the north line of First Street, and the true point of beginning for this description; thence N. 10 Deg. 14 Min. 34 Sec. E., a distance of 143.77 feet to a point; thence N. 46 Deg. 45 Min. 57 Sec. W., a distance of 119.03 feet to lands of Sandusky Bay Realty, Inc., D.V. 526, Pg. 388; thence N. 42 Deg. 32 Min. 03 Sec. E. with said lands, a distance of 25.55 feet to a point; thence S. 46 Deg. 45 Min. 57 Sec. E. with lands of Stephen C. Lochner, a distance of 83.68 feet to a point; thence N. 10 Deg. 14 Min. 34 Sec. E. with said lands, a distance of 28.60 feet to lands of American Colors, D.V. 498, Pg. 551; thence S. 79 Deg. 35 Min. 46 Sec. E. with said lands, a distance of 56.00 feet to a point; thence S. 10 Deg. 14 Min. 34 Sec. W., a distance of 213.18 feet to the north line of First Street; thence N. 79 Deg. 35 Min. 46 Sec. W., with said line, a distance of 40.00 feet to the point of beginning for this description, containing 0.2732 acres of land, more or less, subject to all easements, rights of way or restrictions of record.

This description was prepared by John Hancock, R.S. No. 6918 from records.  
Bearings herein are based on an assumed centerline bearing for First Street of N. 79 Deg. 35 Min. 46 Sec. W. JS/12/11

**PARCEL NO. 4:** Situated in the City of Sandusky County of Erie and State of Ohio  
Being a non-exclusive easement and Right of Way for ingress and egress over the following described parcel:

Being in Lot 35 Darling's Survey East of Sycamore Line and being 12 foot Right of Way, the west line of which is described as follows:

Beginning at an iron pin found marking the southeast corner of lands in the name of Thomas Lamarca, by Deed Volume 474, page 945, Erie County Deed Records; said point being south 79 degrees 35 minutes 46 seconds east, 149.82 feet from the intersection of the west line of Lot 35 with the north line of First Street; thence north 10 degrees 17 minutes 19 seconds east, 518.79 feet to a railroad spike set and the north line of the Old New York Central Railroad Co. Right of Way, passing an iron pin found at 132.00 feet.

JS/12/11

Exhibit 'A'  
DEED LEGAL

**PARCEL NO. 5:**

Being a non-exclusive easement and Right of Way for ingress and egress over the following described parcel:

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

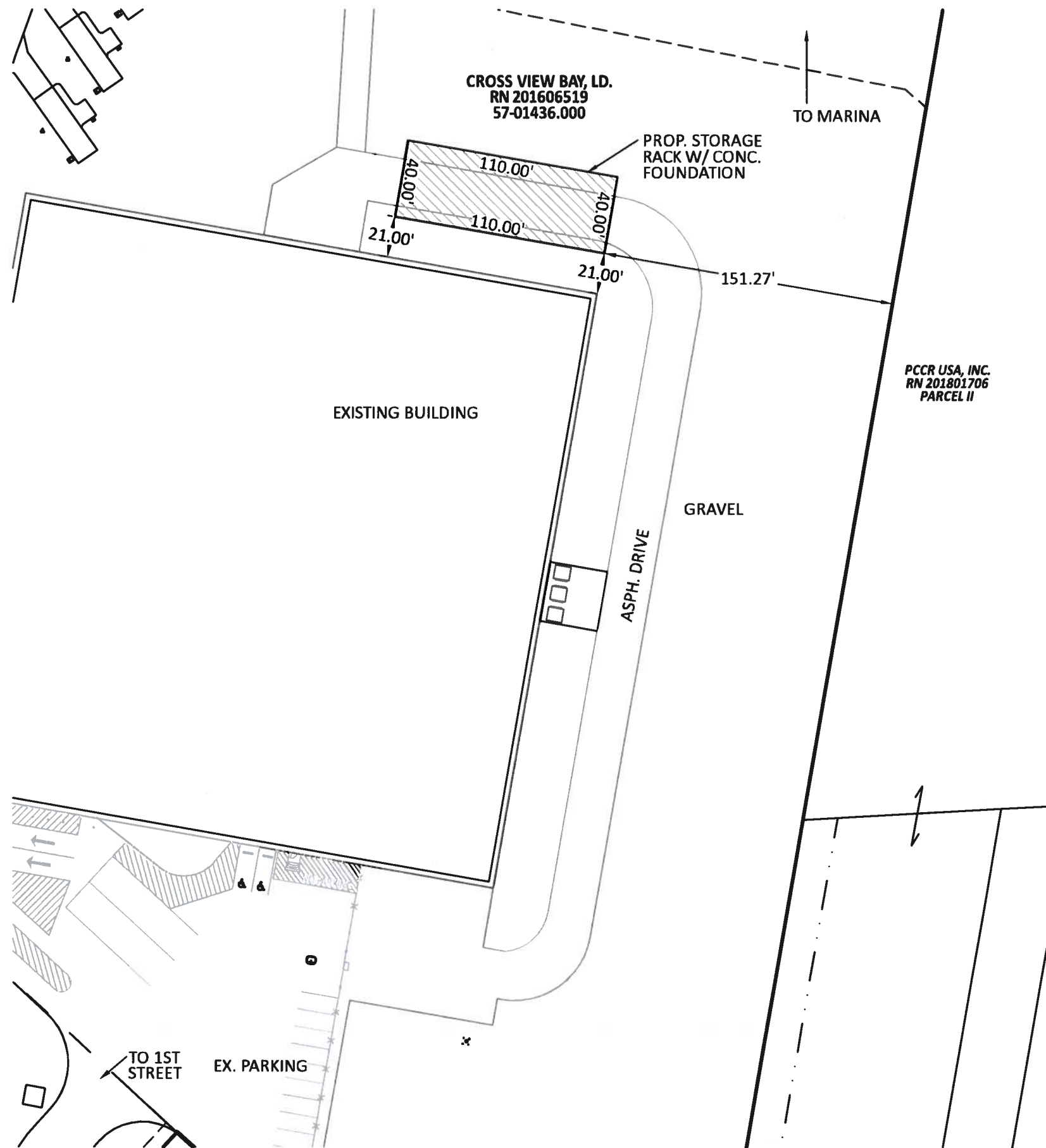
Lot 35 Darlings Survey East of Sycamore Line and being a 12 foot Right of Way, the east line of which is parallel to and 88.08 feet westerly therefrom lying north of First Street and south of the north line of the Old New York Central Railroad Co. Right of Way as described in Deed Volume 30, page 177 and Volume 36, page 508.

**PARCEL NO. 6:**

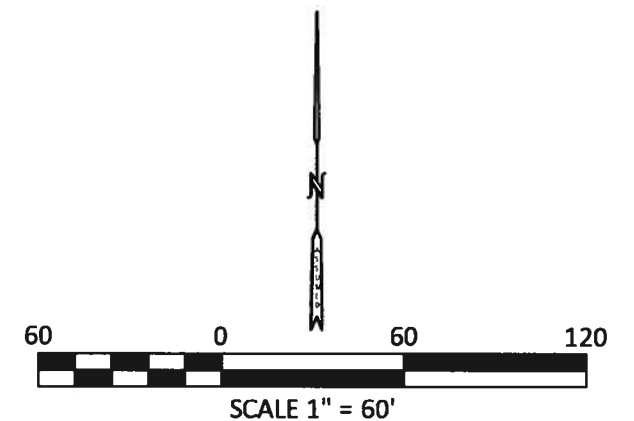
Being a non-exclusive easement and Right of Way for ingress and egress over the following described parcel:

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

Being the east 12 feet of Lot 35 Darlings Survey East of Sycamore Line, lying north of First Street and south of the north line of the Old New York Central Railroad Co. Right of Way as described in Deed Volume 30, page 54 and Volume 38, page 28.



SITE MAP  
N.T.S.



CROSS VIEW MARINE SERVICES  
WARD 2, CITY OF SANDUSKY, ERIE COUNTY, OHIO  
PROPOSED STORAGE RACK RELOCATION

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

DATE:	SEPT., 2023	CK'D. BY:	ABE	PROJECT NO. 21-417
DR. BY:	KNR	REV'D BY:		

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

# PLANNING COMMISSION REPORT **AMENDMENT**

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

Reference Number: PSPOS22-0014  
PSPOS23-0008

Date of Report: January 12, 2023  
October 16, 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: Sandusky Board of Education  
Attn. Daniel Rambler - CEO / Superintendent  
407 Decatur St.  
Sandusky, OH 44870

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

Site Location: 2130 Hayes Ave.  
Sandusky, OH 44870

Zoning: PF – Public Facilities

Surrounding Zoning: North: PF – Public Facilities  
GB – General Business  
East: CS – Commercial Service  
GB – General Business  
R1-40 – Single Family Residential  
South: Perkins Township - I-1 Light Industrial  
CS – Commercial Service  
GB – General Business  
West: PF – Public Facilities  
GB – General Business

Surrounding Uses: Civic, business, vacant land

Existing Use: Sandusky Public Schools

Proposed Use: Sandusky Public Schools

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

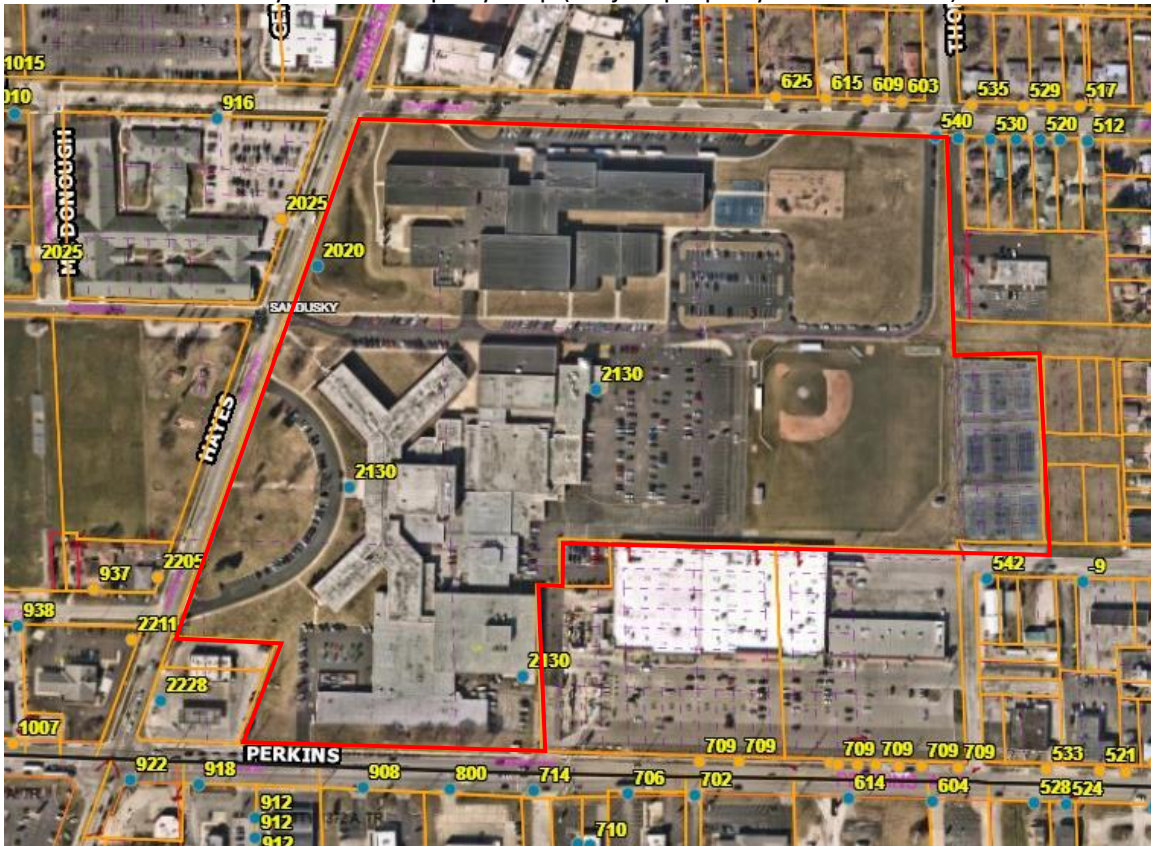
Subject property outlined in red



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

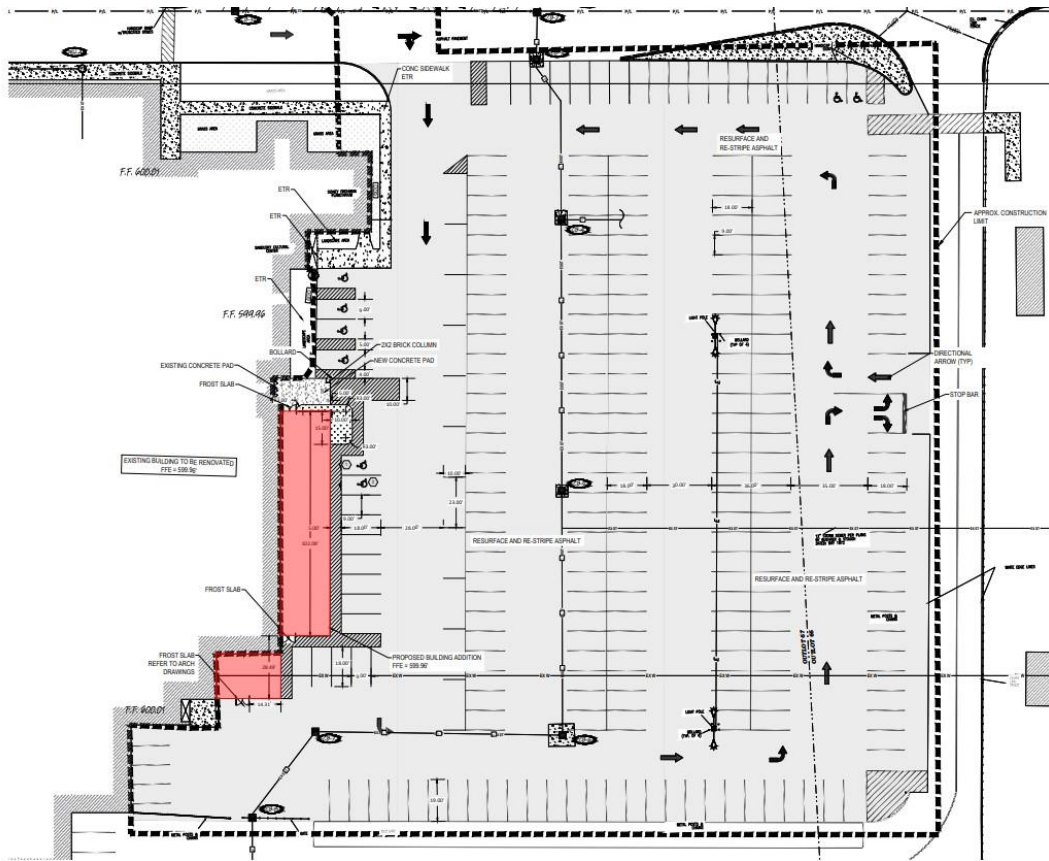


County Auditor Property Map (subject property outlined in red)

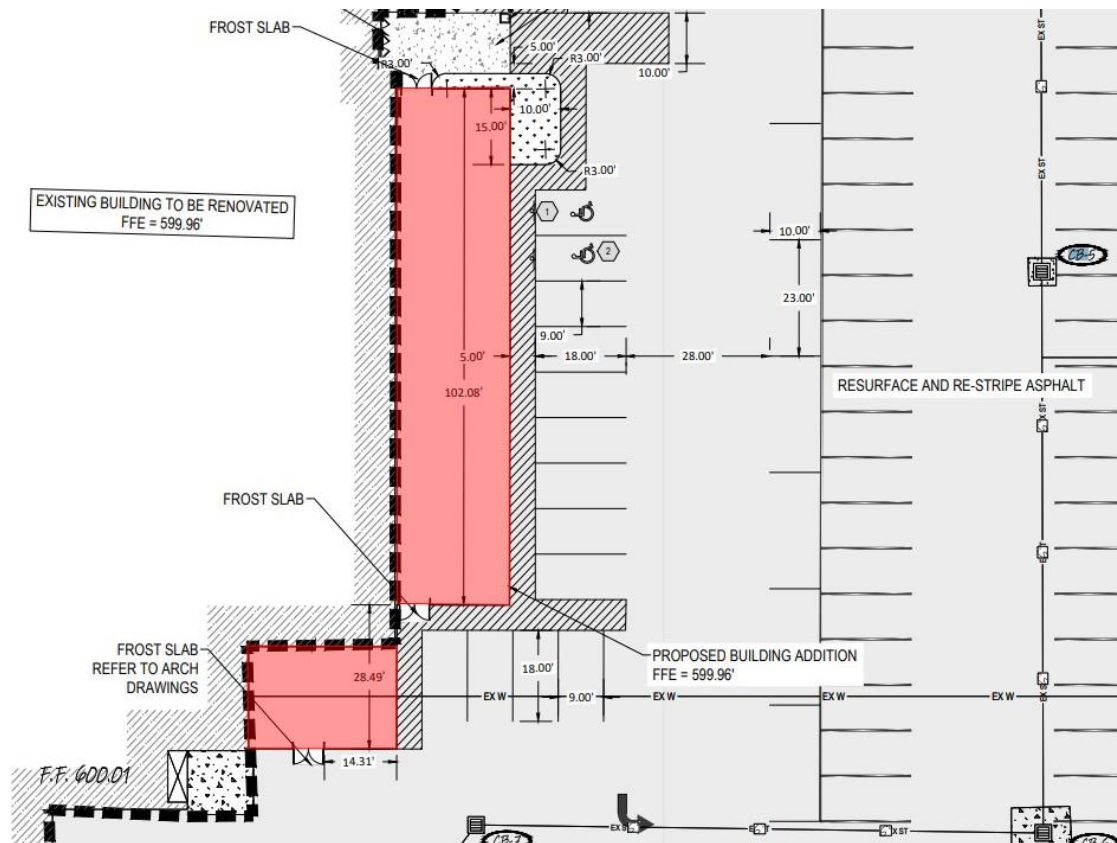


Aerial Photo (taken March 2021)









## PROJECT DESCRIPTION

The Sandusky Board of Education is proposing a natatorium addition attached to the Sandusky High School building. The scope consists of renovating the existing pool locker rooms, converting the existing pool into an athletics multi-purpose room, family locker rooms, and constructing the new natatorium and adding a new entrance, bleacher area and storage room. The proposed plan will have a seating capacity of ~~285~~ 290 bleacher seats.

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

The proposed natatorium is ~~12,200~~ 2,695sq. ft. and will be placed on the east side of the building on the existing parking lot.

The site is approximately 13.0677 acres. The total land coverage is ~~29.2%~~ 29%. Sandusky High School currently has 322 parking spaces + 30 easement /113 intermediate school spaces. The proposal will remove approximately ~~56 spaces~~ 8 spaces.

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

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**APPLICABLE CODE SECTIONS**

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**CHAPTER 1123**

**Public Facilities District**

**1123.02 SCHEDULE OF PERMITTED BUILDINGS AND USES.**

(c)	Education: primary and secondary schools, colleges, universities (excluding business-colleges.)	Refreshment stands designed and located to attract primarily persons using the public facility.
(d)	Religious: churches, parochial schools.	Maintenance and heating facilities.
(e)	Welfare: general, mental, or special hospitals, health centers or clinics, nursing or convalescing homes, institutions for children and for the aged.	Bulletin boards as hereinafter regulated.
(f)	Recreational: public parks and play- grounds,	Recreational area in connection with schools.

**1123.04 YARD REGULATIONS.**

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

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

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

**1123.05 HEIGHT REGULATIONS.**

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

**1129.13 AREA, YARD, AND HEIGHT REGULATIONS.**

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

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

## CHAPTER 1149

### Site Plan Review and Off-Street Parking

#### 1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

##### (b) Institutions.

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

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#### SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

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The previously approved project has been updated due to budgetary reasons. The proposed addition is now 2,695 square feet, reduced from the originally approved 12,200 addition, because the project is now planned to renovate the existing pool site within the school building. The updated proposal enables the project to contain a new entrance, bleachers, and storage area.

The architect and applicants are confident that removing 56 8 parking spaces would not negatively impact parking demand for the proposed facility or school operations. No additional parking is required.

No additional landscaping is required.

All area standards are satisfied.

All yard regulations are satisfied.

This is a permitted use.

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**OTHER DEPARTMENT COMMENTS**

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**Engineering Staff:**

Engineering has no objection to this request

**Building Staff:**

No objections have been received as of the writing of this report  
Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

**Police Department:**

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

**Code Compliance**

Code Compliance has no objection to this request

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**CONCLUSION/RECOMMENDATION**

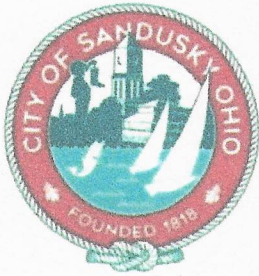
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Staff recommends the approval of the amended site plan at 2130 Hayes Ave. parcel (57-65013.000, ~~57-69021.000, 57-65007.000~~)

With the following conditions:

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





## PLANNING COMMISSION

### Application for Site Plan Approval

Division of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

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

### APPLICANT/AGENT INFORMATION:

Property Owner Name: Daniel Rambler - CEO / Superintendent  
Sandusky Board Of Education

Property Owner Address: 407 Decatur Street  
Sandusky, OH 44870

Property Owner Telephone: 419-984-1000

Property Owner Email: drambler@scs-k12.net

Authorized Agent Name: Arie Swirsky / ThenDesign Architects

Authorized Agent Address: 4230 River Street  
Willoughby, Ohio 44094

Authorized Agent Telephone: 440-269-2266

Authorized Agent Email: aswirsky@thendesign.com

### LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2130 Hayes Ave

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

CURRENT DEED VOLUME/PAGE: 202306232/ LOTS 322 323 HAYES AVE

LOTS 126 128 130 132 134 136 140 142 144 THOMAS ST PT LOT 12

NOVELTY ST LOTS 63-68 74-76 80 30.7140A

Parcel Number: 57-65013.000

Zoning District: PF  
public facilities



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

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

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

**The project consists of renovating the existing pool, locker rooms, and adding a new entrance, bleacher area, and storage room.**

**proposed (2,695sf) Natatorium addition  
existing (231,468sf) Sandusky High School**

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

**Operation Hours - TBD**

**Seating capacity = 290 bleacher seats**



### APPLICATION AUTHORIZATION:

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



**Arie Swirsky**  
**ThenDesign Architects**

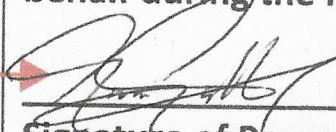
**10/12/2023**

Signature of Owner or Agent

Date

### PERMISSION TO ACT AS AUTHORIZED AGENT:

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



**Daniel Rambler - CEO / Superintendent**  
**Sandusky Board of Education**

**10/12/2023**

Signature of Property Owner

Date

### REQUIRED SUBMITTALS:

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

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### STAFF USE ONLY:

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

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

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



**DETAILED SITE INFORMATION:**

Land Area of Property: 13.0677 (sq. ft. or acres)

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

Building #1: \_\_\_\_\_ (in sq. ft.)

Building #2: \_\_\_\_\_

Building #3: 164,200 sf - fourteen existing buildings

Additional: 2,695 sf - new

Total Building Coverage (as % of lot area): 29.319

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: \_\_\_\_\_

231,468 sf - Existing Sandusky High School

2,695 sf - Natatorium bleacher addition (proposed)

234,163 sf - total

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

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

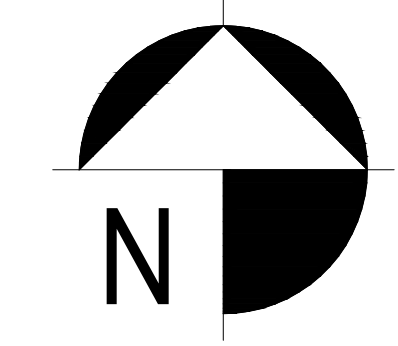
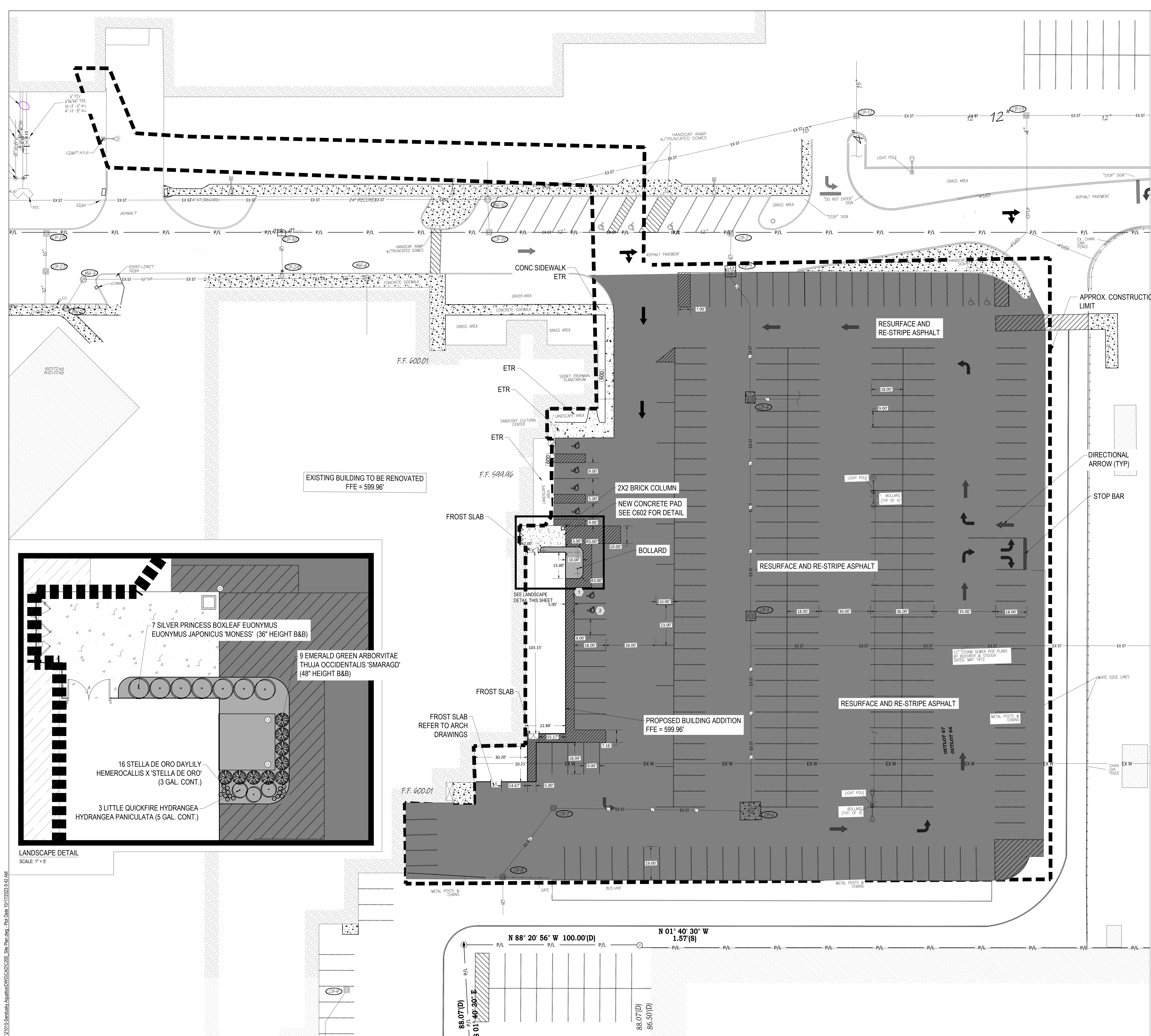
Number of Off-Street Parking Spaces Provided: 322 HS + 113 INTERMEDIATE <sup>30 EASEMENT</sup>

Parking Area Coverage (including driveways): 219,082 (in sq. ft.)

Landscaped Area: 350,147 (in sq. ft.)



J:\2022\2015-Sandusky Aquatics\DWG\CAD\C200\_Site Plan.dwg - Plot Date: 10/17/2023 9:42 AM



0 20 40  
SCALE: 1" = 20'  
FULL SIZE 30" X 42"

#### SITE LEGEND:

- NEW PAVEMENT SECTION AND RE-STRIPE PARKING LOT SECTION
- CONCRETE SIDEWALK PER DETAIL
- SHREDDED HARDWOOD MULCH BED
- HANDICAP PARKING SYMBOL
- PROPOSED PARKING COUNT
- SITE SIGN
- PROPOSED BOLLARD

#### SITE PLAN GENERAL NOTES:

- ALL DIMENSIONS SHOWN ARE PERPENDICULAR TO ITEMS BEING DIMENSIONED. DIMENSIONS SHOWN ARE TO FACE OF CURB.
- REFER TO ARCHIT., MEPT, STRUCTURAL, POOL CONSULTANTS AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
- RE-STRIPE AND STRIPE ALL PARKING SPACES, DIRECTIONAL ARROWS, STOP BARS, HANDICAP SYMBOLS, ETC.
- REPLACE ANY DAMAGED/ MISSING STOP SIGNS.
- INSTALL NEW HANDICAP SIGNS INCLUDING VAN ACCESSIBLE AND FINES PER DETAIL.
- REFER TO ARCHIT DRAWINGS FOR FROST SLAB LOCATIONS.
- CONCRETE JOINTS ARE NOT TO EXCEED 12 FEET. JOINT SPACING SHALL NOT EXCEED 2:1 LENGTH TO WIDTH RATIO. NORMAL SIDEWALK SPACING = LENGTH TO WIDTH. INSTALL 1/2" WIDE EXPANSION JOINT AT FACE OF BUILDING AROUND ANY PENETRATION (DOWNSPOUTS, POLES, ETC.) USE SINGLE COMPONENT CAULK (SIKA OR APPROVED EQUAL) TO FILL TOP 1" OF EXPANSION JOINT.
- ALL SITE LAYOUT WORK AND AS-BUILT DRAWINGS ARE TO BE PERFORMED BY A REGISTERED SURVEYOR.
- MILL EXISTING PARKING LOT TO A DEPTH OF 1-1/2". NOTIFY ENGINEER IMMEDIATELY IF REMAINING ASPHALT EXHIBITS BASE FAILURE. FILL CRACKS OVER 1/2" WITH FINE DRY SAND UP TO 1" BELOW SURFACE AND REMAINING CRACKS WITH ODOT ITEM 702.17, TYPE I OR III CRACK SEALANT. APPLY TACK COAT (AND SCRATCH COURSE IF REQUIRED) AND REPAVE WITH 1 1/2" (MIN), ODOT 441 TYPE I SURFACE COURSE ASPHALT SO THAT SURFACE GRADES CONFORM TO GRADING PLAN. RE-STRIPE PARKING LOT IN ACCORDANCE WITH ODOT ITEM 640, 641 AND USE 740.02, TYPE 1 PAINT.

#### LANDSCAPE GENERAL NOTES:

- THESE DOCUMENTS ARE MEANT TO SERVE AS A GUIDE FOR CONSTRUCTION. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS. QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- LANDSCAPE ARCHITECT TO BE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
- ALL SUBSTITUTIONS OF SIZES OR VARIETIES SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
- IF QUANTITIES LISTED IN PLANT MATERIAL LIST DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- THE LANDSCAPE CONTRACTOR TO VERIFY CONDITIONS IN THE FIELD AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURE.
- ALL LAWN AREAS TO RECEIVE A MINIMUM DEPTH OF 4" TOPSOIL; ALL TREE, SHRUB AND PERENNIAL PLANTING AREAS TO RECEIVE A MINIMUM DEPTH OF 6" TOPSOIL; ALL PLANTING AREAS RECEIVING ANNUALS TO RECEIVE A MINIMUM DEPTH OF 18".
- LANDSCAPE CONTRACTOR SHALL LAYOUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS.
- MULCH ALL PLANTING BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF 12 MONTH OLD DOUBLE SHREDDED HARDWOOD BARK.
- ALL BEDS SHALL BE EDGED TO FORM A DEFINED, CUT EDGE.
- RESEED ALL DISTURBED AREAS WITH APPROPRIATE SEED MIX.
- ALL PLANT MATERIALS AND GROUND COVERS TO BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.

#### KEYNOTES:

- CONTRACTOR SHALL INSTALL ADA SIGN PER DETAIL.
- CONTRACTOR SHALL INSTALL ADA PARKING STALLS PER DETAIL.

#### EXISTING PARKING SPACES WITH IN THE LIMIT OF DISTURBANCE :

1. REGULAR SPACES PER CODE REQUIRE (9'X18') AND HC (9'X18').	
2. PARKING SPACES PROVIDED:	
- REGULAR (9'X18')	254
- HANDICAP (9'X18')	6
- TOTAL	260

#### PARKING SPACES PROPOSED TO BE STRIPED :

1. REGULAR SPACES PER CODE REQUIRE (9'X18') AND HC (9'X18').	
2. PARKING SPACES PROVIDED:	
- REGULAR (9'X18')	233
- HANDICAP (9'X18')	8
- PARALLEL (10'X23')	11
- TOTAL	252

- HANDICAP SPACES ARE PROVIDED WITH ACCESSIBLE AISLES.
- HC SYMBOLS ARE TO BE WHITE PAINTED OVER A 4 FT. SQUARE BLUE BACKGROUND





## DEPARTMENT OF COMMUNITY DEVELOPMENT

240 Columbus Avenue  
Sandusky, Ohio 44870  
419.627.5707  
[www.cityofsandusky.com](http://www.cityofsandusky.com)

**To:** Planning Commission  
**From:** Arin Blair, AICP, Chief Planner  
**Date:** October 24, 2023  
**Subject:** Recommendation to amend the zoning map for 920 West Osborne Street

**Items for Consideration:** Proposal to initiate a change in the Zoning Map to rezone the former Osborne School building and surrounding parcel, at 920 Osborne Street, parcel no. 58-65001.000, from PF- Public Facilities to RMF – Residential Multi-Family.

**Background Information:** Sandusky is gifted with historic structures, but that comes with the challenge of how to ensure they are preserved and remain in use. Sandusky is also challenged with the need for housing units, with the greatest gap in availability recognized for individuals of modest income. According to the 2023 Firelands Region Housing Needs Assessment, Erie County has a gap of 1,637 rental units across all price points.

On Monday, October 23<sup>rd</sup>, Sandusky City Commission approved a purchase agreement for the city to purchase the former Osborne School. The Sandusky School Board authorized the sale of the building to the city at their meeting the week before.

The intent of this purchase is to foster the rehabilitation of the historic Osborne School building through an adaptive reuse project to turn it into housing units and bring it up to modern accessibility standards while preserving its historic character. This agreement with the Sandusky City Schools is a collaboration for the benefit of the community. The Sandusky City Schools have maintained the high quality and condition of the former Osborne School, yet they no longer have a use for the structure. This transaction will remove an unused building from the school district inventory with the end-goal of it becoming a community asset through adaptive reuse as housing.

Proposed goals of the Community Development Department for the future of the building include:

- Readaptation of the structure into at least 20 new housing units
- Engagement with the surrounding neighbors on the development plan for the project
- Rental rate restriction of some kind to ensure affordability to a specific demographic in need, such as senior housing
- Preservation of the structure according to the Sandusky Preservation Design Guidelines and U.S. Secretary of the Interior Standards for Historic Preservation
- Preservation of the playground area to remain open to the surrounding neighborhood families

Accomplishing this ambitious project is be a multi-step process. One critical piece is to establish the proper zoning district at the parcel to allow the desired uses.

**Recommendation:** The Community Development Department recommends Planning Commission make a motion to amend the zoning map to change 920 Osborne Street, parcel no. 58-65001.000, to from the PF – Public Facilities zoning district to RMF – Residential Multi-Family zoning district.

I concur with this recommendation:

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Arin Blair, AICP  
Chief Planner

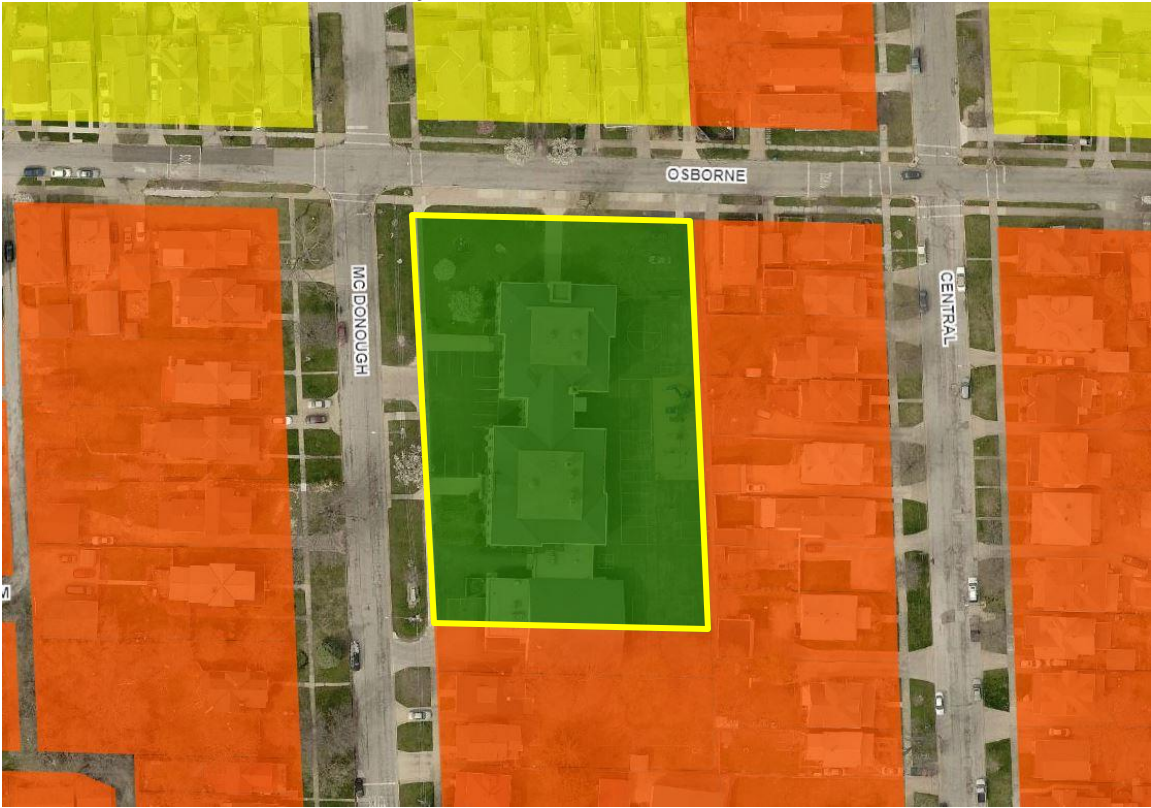
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Colleen Gilson  
Community Development Director



SITE PICTURES

Subject Parcel 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



Birds-eye view of site





Northern side of 920 W. Osborne St. looking southeast

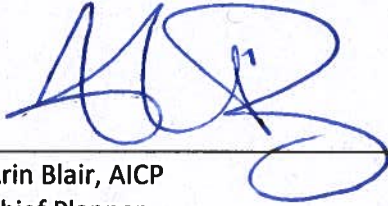


Western side of 920 W. Osborne St. looking east



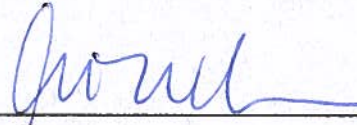
Accomplishing this ambitious project is be a multi-step process. One critical piece is to establish the proper zoning district at the parcel to allow the desired uses.

**Recommendation:** The Community Development Department recommends Planning Commission make a motion to amend the zoning map to change 920 Osborne Street, parcel no. 58-65001.000, to from the PF – Public Facilities zoning district to RMF – Residential Multi-Family zoning district.

A handwritten signature in blue ink, appearing to read 'Arin Blair', written over a horizontal line.

Arin Blair, AICP  
Chief Planner

I concur with this recommendation:

A handwritten signature in blue ink, appearing to read 'Colleen Gilson', written over a horizontal line.

Colleen Gilson  
Community Development Director