



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

April 24, 2024

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 March 27, 2024 & April 4, 2024.**

3. **New Business**

420 Warren St.

JaMarcus Hampton, LLC, on behalf of Hampton Enterprises, LLC., has submitted a site plan application for a new parking lot and access driveway at 420 Warren St.

1021 Cleveland Rd.

Charles Jones, on behalf of tara and shaikh enterprise, Inc., has submitted a site plan application for a motel lobby expansion at 1021 Cleveland Rd.

4. **Other Business**

Staff Update

Dedication Plat of City owned parcel 57-69026.000

5. **Adjournment**

NEXT MEETING: May 22, 2024 at 5:00pm

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

**Planning Commission
March 27, 2024
Meeting Minutes**

Meeting Called to Order

Chair Poggiali called the Planning Commission meeting to order at 5:00 pm. The following Commissioners were present: Commissioner Jackson, Commissioner McGory, Vice Chair Miller, Chair Poggiali, and Commissioner Zuilhof. Arin Blair and Alec Ochs were present on behalf of the Community Development Department, Stewart Hastings was present on behalf of the Law Department and Quinn Rambo was the acting clerk. Commissioners Castile and Whelan were absent.

Approval of Minutes from January 24, 2024

Chair Poggiali introduced the first item on the agenda, which was the approval of the minutes from the January 24, 2024, Planning Meeting. Vice Chair Miller made a motion to approve the minutes with the correction that Vice Chair Miller be added to those in attendance. Commissioner Zuilhof seconded the motion. Chair Poggiali called for a vote to approve the minutes with the correction, and the motion passed unanimously.

New Business

1636 Hayes Avenue- Steve Ruff, on behalf of the Ruff Brothers LLC, has submitted a site plan application for a new storage building at 1636 Hayes Avenue.

Chair Poggiali introduced the application and asked for the Staff report. Mr. Ochs stated the site was approximately 0.27 acres. The property to the east was also owned by the applicant. The new storage building would be the same front yard setbacks as the adjacent building and the same use. A front yard setback variance was granted to 1636 Hayes Avenue on July 20, 2023, to allow a 5 foot front yard setback. The property was currently vacant. The new building would be 40' x 130' and added 5,200 sq. ft. of storage. The site coverage would be 41.6%, below the 50% threshold and include twenty-six 10'x20' storage units. The units on the front side of the building would have 24-hour access and the rear units will have access from 8am – 5pm 7 days a week. Mr. Ochs stated 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 recommended waiving any parking requirements, but the code still required all access driveways be paved. With no additional parking requirements, no additional landscaping was required. Staff recommended adding trees as part of any site-plan improvement, in this to beautify the site. Engineering Staff noted that there needed to be a re-work of stormwater drainage, reduce pipe outlet size 6" max, "bowl" out areas around catch basins, stone swales leading to catch basins, and added they were satisfied with the updated plans restricting the storm outlet from the added paved site received on March 20, 2024, and had no further concerns. The Building Department would like applicant to combine the parcel to the east (parcel 57-05665.001) to the parcel in this application (parcel 57-05666.000), per the building

code, an access point to the site could not be on a separate parcel. Staff recommended the approval of the proposed site plan 1636 Hayes Avenue (parcel 57- 05666.000) with the following conditions that all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to construction and Parcel 57-05665.001 and parcel 57-05666.000 were combined prior to construction. The Commission discussed landscaping options. Chair Poggiali asked the applicant to come forward to speak on behalf of the application. Mr. Steve Ruff came forward and explained the site plan. It was explained how he came to own the property and the extensive clean up he has done to the property. Mr. Ruff explained there would not be much room to add landscaping, but they did allow some of vegetation to remain to keep the run-off from the railroad to a minimum.

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

1737 Tiffin Avenue- Mile Heiberger has submitted a site plan application for a drive-through restaurant and parking area.

Chair Poggiali introduced the application and asked for the Staff report. Mr. Ochs stated the site was approximately 0.4915 acres. The applicant purchased the property to develop into a quick service Caribbean themed restaurant structure. There were plans to add three 20' x 8' parking areas for transient food trucks, a walk-in cooler, and a pad for a pop-up vendor. The permanent structure would be approximately 8' x 24' and would total 192 sq. ft. The project required 2 off-street parking spaces. The site plan proposal included 13 parking spaces and a one-way drive-through lane with access from Harbor Boulevard. This development would create two jobs. The building coverage would be 0.9% and the parking coverage area would be 8.988 sq. ft. with a landscaped area of 11.481 sq. ft. The proposed hours of operation would be from 10am – 8pm Monday-Saturday, and 11am – 7pm Sundays with no indoor seating but would offer outdoor seating up to 24 people and would be predominantly drive-through/walk up service. A 6-foot fence along the multi-family residential zoning district to the west along the entirety of the property line would be required. The applicant proposed a monument sign placed along the entrance along Harbor Boulevard. A sign permit would be required before construction of the sign. The proposed site lighting to be used was LED, and dark sky compliant according to the applicant. The parking proposed was below the 25-space threshold with 23-spaces and would not require landscaping standards. Staff recommended adding trees as part of any site plan improvement. In this case, trees would be most appropriate in the future courtyard space as an amenity for customers. All area, yard, height, and parking standards were satisfied and would be a permitted use for the site. The Engineering Department had concerns about the transient food vendors dumping used cooking oil into the catch basin on the site and have recommended adding a grease trap in-line to minimize damage to City infrastructure and providing an additional grease dumpster for the transient vendors if needed. The Building Department had no objections to this request but stated additional submittals would be

required to show compliance with Ohio Building Code & ADA codes. Fire Department stated all transient food trucks must remain at least 3 feet apart from each other and 10 feet away from any openings in the permanent restaurant. Staff recommended the approval of the proposed site plan for 1737 Tiffin Avenue (parcel 58- 02862.000) with the following conditions that all applicable permits were obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency, a grease trap was constructed within the catch basin CB-A in the parking area, and illumination would be designed/ located were shielded from adjoining Residential Districts. Ms. Blair added, after the Staff report was written, the light fixture presented was not dark sky compliant because of the ability to angle the light, and Staff would work with the applicant to select a fixture that would meet dark sky requirements. Commissioner Jackson asked if there would be rotating food truck on the site and if restrooms would be provided on site. Mr. Ochs stated he would let the applicant address those questions. Chair Poggiali asked the applicant to come forward and speak. Mr. Miles Heiberger, the applicant, came forward and stated that initially the main restaurant will have a restroom for employees, but would add public restrooms as the project progressed. He continued that they had contracts with 3 vendors for spots and those truck would be available on the weekends unless they wanted to expand their contract. The applicant described his restaurant and the food that would be offered. Commissioner Zuilhof asked if code required restrooms. Mr. Ochs stated that the zoning code does not address restrooms, but the building code would handle that requirement. Commissioner McGory asked if portable restrooms would be allowed during the high season. Mr. Ochs stated he did not recall any building codes regarding portable restrooms. Ms. Blair added that there should not be a prohibition of portable restrooms because they were used in some of the City parks during the high season and stated she was concerned adding the requirement of restrooms would add a substantial cost to the project, when a portable restroom may suffice for outdoor seating during the nice weather season. The applicant stated he had researched a concession style restroom that was portable and converted to a permanent structure and would be willing to add that to the site.

Commissioner Zuilhof made a motion to approve the application with the staff conditions, fully shielded lighting and mobile or permanent restrooms with addition of on-site consumption. The motion was seconded by Commissioner Jackson. Commissioner McGory stated that the Yacht Club used a similar structure in the summer for their pool and was inclined if there was no in-house seating not to have restrooms required. Commissioner Zuilhof stated the applicant agreed to the requirement. Mr. Ochs stated that if there was a major change to the site plan, it would be required to come back to the Planning Commission for approval.

Commissioner McGory moved to amend the motion to delete the restroom requirements. The amended motion was seconded by Vice Chair Miller. Chair Poggiali called for a vote to amend the original motion and it passed, unanimously. Chair Poggiali called for vote on the amended motion and all Commissioners voted to approve the application with Staff conditions and shielded lighting.

Old Business

Dark Sky Lighting Regulations-

Chair Poggiali introduced Ms. Blair to present updated dark sky regulation presentation. Ms. Blair reviewed what had been previously presented and gave a summary of proposed changes. The proposed changes would be for future lighting plans and would not be retroactive for existing fixtures. Ms. Blair gave the Commission three options on moving forward that included removing the codified language approach and enact a policy, moving only the “fully shielded” language forward, or move forward as originally presented. Commissioner Jackson asked who would review new structures for the lighting. Ms. Blair stated multi-family and commercial structures would come before the Planning Commission for review, but single-family and two-family structures would be reviewed by Staff as they were currently done now. Commissioner Zuilhof wanted the definition to be consistent between the City’s definition and industry standard. Commissioner McGory stated he understood the need to protect the night sky but was struggling with what the Commission should do to address it, especially with neighborhood lighting or globe lighting. Ms. Blair stated as drafted for the commercial sites, the language states that parking areas and wall mounted fixtures would point down and would eliminate the question of globe light lower to the ground. Vice Chair Miller asked how the vote would work for this item. Mr. Hastings asked the Commission to let him review the Sandusky Codified Ordinances. Chair Poggiali asked if the lights around the Chesapeake were compliant. Ms. Blair stated that they were considered full cut off. Mr. Zuilhof stated they were not compliant and better ambiance could be created without the glare. Chair McGory stated he would prefer low wattage of lights that were unshielded than the requirement of a fully shielded light. Chair Poggiali asked Mr. Hastings if he had an answer for Vice Chair Miller’s question. Mr. Hastings answered that per Robert’s Rules of Order a majority vote of the quorum would be needed to pass a motion. Chair Poggiali asked about how the policy document would work if the Commission passed that instead of an ordinance change. Mr. Hastings stated the policy document would still need to be approved by City Commission. Ms. Blair explained if the policy document was approved the code would refer to an annual program document supplied by the Planning Division and would be more flexible than implementing code change. Commissioner McGory asked if there were currently any nuisance codes regarding bright lights. Mr. Hastings stated Sandusky did not currently have any nuisance codes regarding that issue but other cities in Ohio did have nuisance codes regarding lights. Mr. Ochs read the portion of the current zoning code that addressed lighting. Chair Poggiali asked what Planning Staff would prefer. Ms. Blair stated they felt good about the initial proposal but the simplest solution was to address the definition and focus on design features and add more later if necessary. Commissioner McGory asked if there had been complaints regarding lights. Ms. Blair stated after talking to other departments there were not many complaints regarding lighting. Commissioner Zuilhof stated there was currently no reason to complain because the public was not aware of the protection that could be offered with dark sky regulations. Chair

Poggiali stated that he agreed that enforcement, the ability or not to enforce policy, was not a reason to move forward or not with this but he was concerned to how to implement something that could not be enforced and not meet the expectations of the public for enforcement. He liked the idea of moving slow, adjusting as needed, and asked the Commission if there was a motion. Commissioner Jackson asked about if electric utility companies would be bound to install streetlights per this regulation change if implemented. Ms. Blair stated it would be required for new streets but would not be to replace one pole in an existing street. Mr. Ochs added that if this policy had been in place, prior to the adoption of Cold Creek Subdivision, it could have been part of the initial plat. Mr. Zuilhof stated that the City pays for the streetlights and could select options that would meet the proposed regulations. Chair Poggiali asked about the earlier application where the lights were addressed and what would change, because it seemed as if the Commission was already addressing the issue. Ms. Blair answered it would be easier for Staff to direct applicants to the regulation with a clear definition of what was required because there was currently a lot of back and forth when site plans were submitted and reviewed by Staff.

Chair Poggiali asked for a motion. Vice Chair Miller made a motion to approve the originally presented code change with the revision of the definition of fully shielded. The motion was seconded Commissioner Zuilhof. Commissioner McGory asked if that would apply to new residential and commercial. Ms. Blair stated that it would be for brand new build, new construction, or new expansion. Mr. Ochs gave the example of a new shed. There was discussion regarding a property on the corner of Meigs and Market Street and if exterior lighting would have been reviewed if the regulations were in place. Chair Poggiali asked how the Commission felt about if they limited the regulations to new subdivisions only. Commissioner McGory stated he didn't feel comfortable dictating what could be placed on personal residences because the property on Meigs and Market looked very nice and would not have been allowed with the proposed regulations. Ms. Blair stated that could possibly be addressed by changing the document to state something to the effect of to not include decorative lighting because floodlighting was the primary concern of the regulations. Mr. Zuilhof stated there were compliant fixtures with charm that would meet the proposed regulations. Chair Poggiali asked Mr. Hasting if decorative lighting could be taken out and the regulation be amended further down the road if complaints began to come in after adoption. Mr. Hastings stated all those options were possible and a nuisance ordinance could be implemented as well.

Chair Poggiali asked for a vote. A vote was called, which resulted in a 3-2 vote, in favor of passing the motion to approve the originally presented code change with the revision of the definition of fully shielded. Vice Chair Miller, Commissioner Jackson, and Commissioner Zuilhof voted in favor of the motion. Chair Poggiali and Commissioner McGory voted against the motion. The motion passed.

Adjournment

Chair Poggiali adjourned the meeting at 6:38 pm

Next Meeting:

April 4, 2024, at 5:00pm.

Approved:

Clerk

Chair/ Vice Chair

Planning Commission
April 4, 2024
Special Meeting Minutes

Meeting Called to Order

Chair Poggiali called the special Planning Commission meeting to order at 5:00 pm. The following Commissioners were present: Commissioner Castile, Commissioner Jackson, Commissioner McGory, Vice Chair Miller, Chair Poggiali, and Commissioner Zuilhof. Arin Blair and Alec Ochs were present on behalf of the Community Development Department, Stewart Hastings was present on behalf of the Law Department and Quinn Rambo was the acting clerk. Commissioner Whelan was absent.

Public Hearing

416 Warren Street- JaMarcus Hampton, on behalf of Hampton Enterprises, LLC, has submitted an application for an amendment to the zoning map for 416 Warren Street (parcel 56-00352.000). The application is to amend the zoning map from CS- Commercial Services to RMF- Residential Multi-Family.

Chair Poggiali introduced the application and asked for the Staff report. Mr. Ochs stated the structure had been a two-family unit historically but was altered by the previous owner to a one unit. The applicant proposed to convert the structure from a one unit residential to a six-unit multi-family residential, for the purpose of long-term rentals, to accomplish this a zoning change would need to take place. The current zoning was Commercial Service and limited residential units to two. Rezoning applications for zoning map amendments were 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. The existing parcel was about 1 block away from an RMF- Multi-family Residential zoning district. The 400-block commercial section of Warren Street was surrounded by residential uses. Staff determined that changing to RMF- Multi-family Residential zoning district at 416 Warren St was appropriate and in harmony with the comprehensive plan and surrounding zoning districts to the north, south and west. Commercial zones allowed for more intensive uses. The Multi-Family Residential zone would be more restrictive compared to what was currently permissible and more appropriate in context of the residential neighborhood. Several permissible uses of a Commercial Service District included manufacturing of durable goods, metal finishing, assembly and fabrication of machine tools, boat building, yards for storage of coal, lumber, and other building materials. Due to the lack of available housing units in Sandusky, Staff identified a strong need for more units of all types, and this project would increase the supply. The Bicentennial Vision Comprehensive Plan outlined several priorities for the Central Neighborhood. Some of these priorities related to this site were: preservation of historic and intact housing stock, maintained quality of life in the neighborhood, strengthened neighborhoods, enhanced amenities and connections to downtown. Staff examined the City's Bicentennial Vision Comprehensive Plan related to this area and suggested this rezoning would offer great potential towards increased quality of life, preservation of an existing historic

building, and helping to shape Sandusky as a livable city. The parcel met all area and yard requirements as proposed. The applicant submitted a site plan application for the project. If the Commission approved the rezoning, the site plan application would be on the Planning Commission agenda for May's regularly scheduled meeting. No other City Departments had objections to this proposal. Staff recommended approval of the proposed amendment to the Zoning Map at 416 Warren Street (parcel 56-00352.000) with the following condition that all applicable permits were obtained through the Building Department, Engineering Department, and any other applicable agency prior to any zoning change or construction. Ms. Blair stated that the site plan provided in the packet was just to show the applicant completed his due diligence and if the rezone was approved, the site plan would be brought to the Planning Commission for approval. Commissioner Castile asked when the site plan was brought to the Commission that site plan document can be in a larger font because she had a hard time reading the information provided on the one presented at this meeting. Chair Poggiali asked the applicant to come forward and speak on behalf of the application. Mr. JaMarcus Hampton, the applicant, gave a brief history of the property and his relationship to the neighborhood. Vice Chair Miller stated he was excited for the development, especially about affordability and asked about the construction of the new two-story portion. Mr. Hampton stated the building was structurally sound, 90% of the demolition was completed, and much of the project would be restoration of the building. Commissioner McGory stated he was excited about Mr. Hampton's concept.

Commissioner Zuilhof made a motion to approve the application subject to Staff conditions. The motion was seconded by Commissioner McGory. Chair Poggiali added that the key for the project would be management. Commissioner Zuilhof added his decision was based off the code. Commissioner Castile added that she read the zoning code and Staff comments, drove past the property, and agreed it was mostly residential in that area. Chair Poggiali called for the vote since there was no public present to comment. All Commissioners voted to approve the motion, unanimously.

Adjournment

Chair Poggiali adjourned the meeting at 5:15 pm

Next Meeting:

April 24, 2024, at 5:00pm.

Approved:

Clerk

Chair/ Vice Chair

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL AT
420 & 422 WARREN ST. (PARCELS 56-
00768.000, 56-00552.000)

Date of Report: April 15, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Property Owner:	Hampton Enterprises, LLC P.O. Box 2171 Sandusky, OH 44870
Site Location:	420 & 422 Warren St. Sandusky, OH 44870
Current Zoning:	CS – Commercial Service
Adjacent Zoning:	North: CS – Commercial Service - RMF – Residential Multi-Family rezone proposal recommended by Planning Commission on 3.27.24 East: R2F – Two Family Residential South: CS – Commercial Service R2F – Two Family Residential West: CS – Commercial Services
Existing Use:	Business
Proposed Use:	Business
Applicable Plans & Regulations:	1149 Site Plan Review and Off-Street Parking 1137 Commercial Districts

(Subject property outlined in yellow)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

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

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

County Auditor Property Map (subject property outlined in red)

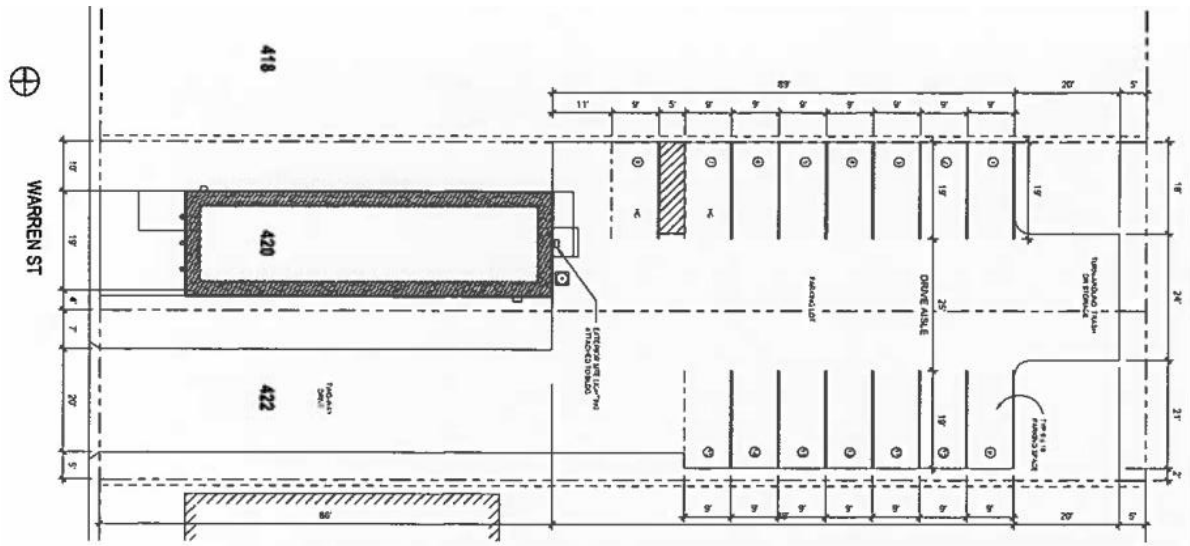


Street View – July 2019



Bird eye photo from (3/7/2023)





PROJECT DESCRIPTION

The site is approximately .31 acres. The proposal is to add a new parking lot and a two-way access driveway. The new parking lot will provide 15 parking spaces and an area for a dumpster.

The existing parking lot is a concrete slab without any striped parking spaces. The existing space is limited since it only has a one-way entry and exit point. Staff estimates that the existing parking layout can only provide 9 parking spaces.

The site is currently housing a salon suite business.

APPLICABLE CODE SECTIONS

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.

1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (1) All stores, services, dwellings, and other uses permitted in Local Business Districts;
- (2) Additional retail business stores and services conducted wholly within enclosed buildings, or adjoining and operated in connection with an establishment in an enclosed building to the following extent:
 - A. The sale and serving of all beverages, and eating places of all types permitting dancing and live entertainment. Conditional use permits shall be obtained by places selling or serving alcoholic beverages, and by all drive-in establishments;
 - B. Motels, hotels; fraternal and social clubs, and labor union halls;
 - C. Automotive services, repair or service garages, and buildings for the sale of new and second-hand motor vehicles. The parking of vehicles with or without a fee, the sale of gasoline and oil, and the sale of motor vehicles may be permitted on an open lot, providing all requirements for front yards in the Business District as set forth in the Zoning Code are met;
 - D. The sale of boats and other marine supplies; motorcycles, bicycle shops; sports and athletic equipment; pet shops;
 - E. Amusement and recreational services, such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, skating rinks, and other social, sports, or recreation establishments, provided the services are conducted within a building, sufficiently sound-insulated to confine the noise to the premises;
 - F. Nursery stock, monuments, garden equipment, supplies, and garden furniture may be sold on an open lot, provided the operation is in connection with an established related business conducted within a building not more than 150 feet therefrom, and provided goods are not sold, displayed, or stored in a required yard;

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.

1137.03 PERMITTED BUILDINGS AND USES, COMMERCIAL RECREATION DISTRICTS.

(a) Main Buildings and Uses.

(2) The following amusement establishments, whether open or enclosed:

(..)

H. All retail stores, services and offices as permitted in General Business Districts.

1137.05 PERMITTED MAIN BUILDINGS AND USES; COMMERCIAL SERVICES DISTRICT.

(a) Main Buildings and Uses.

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

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.

(Commercial and Manufacturing)

(...)

(5) Hotels, motels, tourist homes – 1 space per guest room or suite plus parking for restaurant if any.

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(..)

(c) Provided, however, where there is a sharing of facilities by different owners, there shall be a contract covering a period of time as may be required by the Commission, and provided further that, should any of the uses be changed or the facilities discontinued, then the required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the continued use of the building.

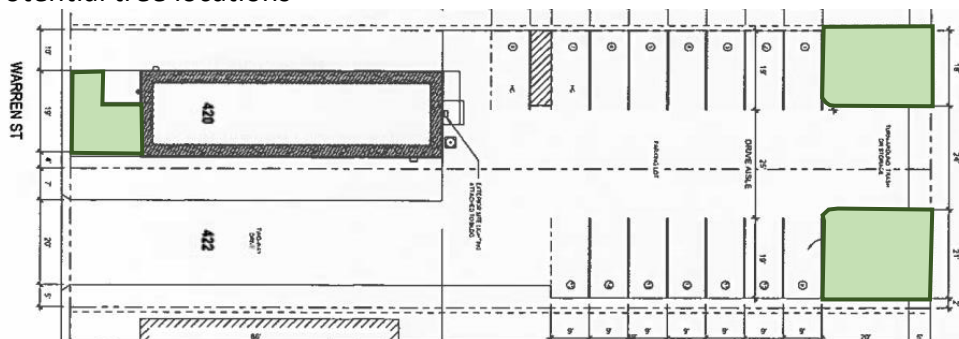
SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

The strictest review of parking standards for business and commercial uses would require 16 parking spaces at this site. The current use would only require 6 parking spaces.

The proposal is below the 25 space minimum for landscaping requirements. no additional landscaping is required.

In general, staff recommends adding trees as part of any site-plan improvement, in this case along Warren St. to beautify the streetscape.

Potential tree locations



OTHER DEPARTMENT COMMENTS

Engineering Staff:

All concerns have been addressed.

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.

Code Compliance

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

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan 420 & 422 Warren St. parcels (56-00768.000, 56-00552.000) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to construction.
2. Parcels 56-00768.000 & 56-00552.000 are combined prior to construction.



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:

Hampton Enterprises LLC

Property Owner Address:

P.O. Box 2171

Sandusky, OH 44871

Property Owner Telephone:

313-348-9114

Email

hamptonenterprisesllc@yahoo.com

Authorized Agent Name:

LaMarcus Hampton

Authorized Agent Address:

1514 Buchanan Street

Sandusky, OH 44870

Authorized Agent Telephone:

313-348-9114

Email

lamarcus-hampton@yahoo.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

420 Warren Street, Sandusky, OH 44870

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

28 Warren Street North 1/2

Parcel Number:

56-00552-000

Zoning District:

CS- Commercial Services

DETAILED SITE INFORMATION:

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

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

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

Building #2: _____

Building #3: _____

Additional: _____

> See Enclosed

Total Building Coverage (as % of lot area): See Enclosed

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: _____

See Enclosed...

Proposed Building Height (for any new construction): _____

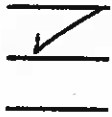
Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: See Enclosed...

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

Landscaped Area: See Enclosed (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.):

New parking lot for the Labor Rate business. See enclosed.

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

3/19/2014

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
\$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: _____

2022
PLANNING COMMISSION
MEETING DATES AND FILING DEADLINES

	FILING DEADLINE	MEETING DATE
JANUARY	12/22	1/26
FEBRUARY	1/26	2/23
MARCH	2/23	3/23
APRIL	3/23	4/27
MAY	4/27	5/25
JUNE	5/25	6/22
JULY	6/22	7/27
AUGUST	7/27	8/24
SEPTEMBER	8/24	9/28
OCTOBER	9/28	10/26
NOVEMBER	10/26	11/23
DECEMBER	11/23	12/28

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 5:00 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website. Contact the Division of Planning, at 419-627-5891 with any questions.

SITE PLAN/OFF-STREET PARKING PLAN REQUIREMENTS

Site plan/off-street parking approval is required whenever a building is constructed or a new use is established; whenever an existing building is altered and there is an increase in the number of dwelling units, seating capacity, or floor areas of buildings; and whenever the use of an existing building is changed (Section 1149.02 of the Sandusky Zoning Code).

All plans submitted to the Planning Commission must be met, concise, accurate, complete and must be drawn to scale. Any plans submitted that are not drawn to scale will not be processed.

The following details are to be shown on the site plan/off street parking plan:

General Requirements

- A key plan showing the location of the property relative to the surrounding area (should include closest major streets).
- The plan must be drawn to a scale not smaller than 1" to 100'. An engineering scale must be used (for example, 1" = 10" or 1" = 20').
- All plans must show date of preparation and dates indicating any revisions to plans.
- All plans must include a north arrow oriented to the top of the page.
- A legend, in chart form, to include the following where applicable:
 - 1) Lot area
 - 2) Building coverage
 - 3) Total floor area
 - 4) Area of addition
 - 5) Building height
 - 6) Landscaped area
 - 7) Number of parking spaces provided

Design Details

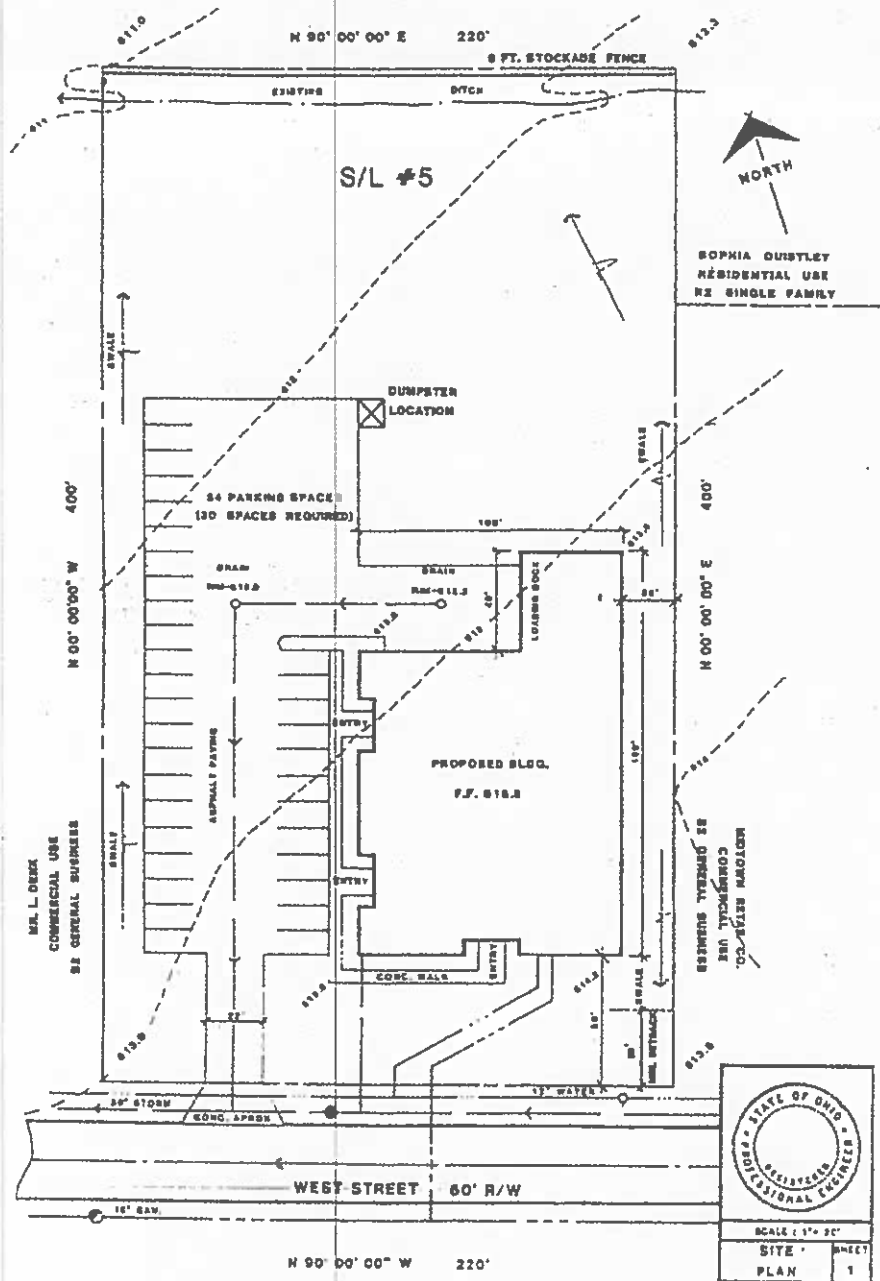
- **Property Description:** The site plan should accurately reflect the size and shape of the property.
- **Buildings:** All buildings should be shown on the site plan indicating setbacks from all lot lines, distance between buildings, dimensions of all buildings, identification by type of each building and number of stories, and distances between buildings on adjacent properties.

- **Parking Areas:** Designated as to garages, carports, or open parking; with all spaces numbered and a typical parking stall dimensioned, poured concrete curbing (to be indicated by double lines) or bumper blocks pegged in place and surfacing material indicated (asphalt, paving stones, or concrete). If parking is underground, the extent of the underground garage and the location of ramps should be indicated.
- **Driveways and Ramps:** With dimensions, indicating vehicular circulation (if one way) and curbs (to be indicated by a double line). Show curve radii of curbs at all street access and driveway intersections.
- **Landscaping:** Location and identification of all landscaping features including planting beds, sodded areas, treatment of garbage collection areas and fencing including privacy fencing or screening. The type and location of lighting should also be included where appropriate.
- **Other Features:** With dimensions: retaining walls, protective railings, walks (indicating material), areas of recreation, play lots or areas to be landscaped, service and delivery access, outside garbage areas (to be screened on all sides), loading zones, road right-of-ways and easements (if any), and location of sewer and water lines. All property lines and public grounds on or adjacent to the subject site should also be indicated on the site plan.

An example of a site plan/off-street parking plan is attached.

It is noted that additional plans (drainage, landscaping, lighting, etc.) may be required by the Planning Commission and/or City Departments prior to the issuance of any building permits.

FIGURE 1
SITE PLAN



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

NOTICE: This electronic message transmission and all attachments transmitted with it are intended for the use of the individual or entity that is the intended recipient and may contain legally privileged, protected, or confidential information. If you are not the designated recipient please be aware that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please notify us by telephone (419.627.5844), collect, or by reply

COVER SHEET

DEDICATION PLAT OF A 0.8494 ACRE TRACT
OWNED BY THE CITY OF SANDUSKY

SITUATED IN THE STATE OF OHIO, COUNTY OF ERIE, CITY OF SANDUSKY
AND KNOWN AS BEING A PART OF DARLINGS SURVEY EAST OF SYCAMORE LINE

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR DEDICATION PLAT. WE HEREBY ASSENT TO AND ADOPT THIS DEDICATION AND ACKNOWLEDGE THE SAME AS OUR FEE ACT AND DEED AND HEREBY DEDICATE THE TRACT OF LAND THEREON SHOWN TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, _____ HAVE HERETOFORE SET THEIR HANDS
THIS _____ DAY OF _____, 2023

WITNESS _____ SIGNED OWNER _____

STATE OF OHIO, COUNTY OF ERIE S.S.

BEFORE ME, A NOTARY PUBLIC IN AND SAID FOR COUNTY, PERSONALLY CAME THE OWNERS, WHO PERSONALLY ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC ERIE COUNTY, OHIO _____

CEDAR POINT DRIVE 80'

Situated in the State of Ohio County of Erie, City of Sandusky and known as being a part of O.L. 26 of Darlings Survey East of Sycamore Line, and is also known as land owned by The City of Sandusky as recorded in Deed Volume 321, Page 448 of the Erie County Records and is more fully described as follows;

Beginning at a point on the centerline of Cedar Point Drive which is known as Station 14+88.66 on a survey made by the Department of Engineering and Construction of the City of Sandusky, Ohio dated January 8, 1968. Said point is witnessed by a 3/4 inch iron pin in a monument box found at a point of curve on the centerline of Cedar Point Drive (width of 80 feet), North 43 degrees 09 minutes 22 seconds East, a distance of 62.19 feet and is the point of beginning for the parcel herein described;

Thence North 43 degrees 09 minutes 22 seconds East, along the centerline of said Cedar Point Drive, a distance of 50.00 feet to a point being the southwesterly corner of land now or formerly owned by Cedar Point Park, LLC as recorded in RN 201410099 of the Erie County Records;

Thence South 46 degrees 51 minutes 38 seconds East, along the southerly line of said Cedar Point Park, LLC land, a distance of 370.00 feet, passing over a capped iron pin set at a distance of 40.00 feet and 300.00 feet, to a point in Pipe Creek;

Thence South 43 degrees 09 minutes 22 seconds West, along the westerly line of said Cedar Point Park, LLC land, a distance of 100.00 feet to a point in Pipe Creek;

Thence North 46 degrees 51 minutes 38 seconds West, along the northerly line of said Cedar Point Park, LLC land and northerly line of land now or formerly owned by The City of Sandusky as recorded in D.V. 272, Page 398 of the Erie County Records, a distance of 370.00 feet, passing over a capped iron pin set at a distance of 200.00 feet and 330.00 feet, to a point on the centerline of said Cedar Point Drive;

Thence North 43 degrees 09 minutes 22 seconds East along the centerline of said Cedar Point Drive, a distance of 50.00 feet to the point of true beginning and containing 37,000 square feet or 0.8494 acres of land, more or less of which 0.0918 acres are within Cedar Point Drive right of way

This description was prepared based on a field survey performed under the direction of Dennis W. Stoffer, Registered Surveyor Number 7604, in March 2023.

The basis of Bearings for this description is the Ohio State Plain Coordinate System, NAD83, (ODOT CORS) Ohio North Zone.

5/8" IRON PIN CAPPED "HANCOCK"
FOUND AND USED

MON. BOX FD.

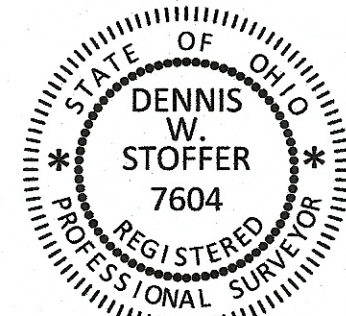
5/8" IRON PIN
FOUND AND USED

SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THE PINS SHOWN ON THE PLAT HAVE BEEN PLACED.

Dennis W. Stoffer

DENNIS W. STOFFER REGISTRATION NO. OHIO 7604
DATE OF MAP: OCTOBER 16, 2023



5/8" IRON PIN CAPPED "HANCOCK"
FOUND AND USED

3/4" IRON PIPE IN MON. BOX
FOUND AND USED
N: 647996.0850
E: 1919502.0120

5/8" IRON PIN
FOUND AND USED

CEDAR POINT PARK, LLC
RN 201410099
PARCEL NO. 57-00770.000

CITY OF SANDUSKY
PARCEL NO. 57-09025.000
D.V. 272 PG. 398

DEDICATION AREA
37,000 S.F.
0.8494 Ac.
(0.0918 Ac. IN R/W)

CEDAR POINT PARK, LLC
RN 201410099
PARCEL NO. 57-05722.000

CEDAR POINT PARK, LLC
RN 201410099
PARCEL NO. 57-05988.000

LEGEND

- MONUMENT BOX FOUND AS DESCRIBED
- IRON PIN OR PIPE FOUND AS DESCRIBED
- 5/8" REBAR SET W/L.D. CAP "ENVRN DESIGN GROUP, AKRON OHIO"



GRAPHIC SCALE IN FEET
0 20 40

BASIS OF BEARING

GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM (NAD83)

CITY COMMISSION CERTIFICATE:

THE PLAT AND DEDICATION HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO BY ORDINANCE NO. PASSED THIS _____ DAY OF _____, 2023

PRESIDENT OF COMMISSION _____ CLERK OF COMMISSION _____

CITY PLANNING COMMISSION CERTIFICATE:

THE PLAT AND DEDICATION HAS BEEN APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF SANDUSKY, OHIO PASSED THIS _____ DAY OF _____, 2023

CHAIRMAN _____ SECRETARY _____

COUNTY AUDITOR'S CERTIFICATE:

TRANSFERRED THIS _____ DAY OF _____, 2023
AND FEES OF _____ WERE COLLECTED.

ERIE COUNTY AUDITOR _____

COUNTY RECORDER'S CERTIFICATE:

RECORDED THIS _____ DAY OF _____, 2023
IN PLAT VOLUME _____ PAGE _____

ERIE COUNTY RECORDER _____

COUNTY ENGINEER'S CERTIFICATE:

THE PLAT AND DEDICATION HAS BEEN APPROVED BY THE COUNTY ENGINEER OF THE COUNTY OF ERIE, OHIO
THIS _____ DAY OF _____, 2023

COUNTY ENGINEER _____

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

Michael J. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 11-20-2023

POINT IN WATER

POINT IN WATER

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

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL AT
1021 CLEVELAND RD. PARCEL (57-00651.000,
57-00652.000)

Reference Number: PSPOS24-0002

Date of Report: April 15, 2024

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Property Owner: Tara and Shaikh enterprise inc.
1021 Cleveland Rd.
Sandusky, OH 44870

Authorized Agent: Charles Jones
757 Epic Dr.
Lewis Center, OH 43035

Site Location: 1021 Cleveland Rd.
Sandusky, OH 44870

Current Zoning: GB – General Business

Adjacent Zoning: North: GB – General Business
East: R1-40 – Single Family Residential
LB – Local Business
West: LB – Local Business
South: GB – General Business
LB – Local Business

Existing Use: Motel

Surrounding Uses: Residential, Business, Restaurant

Proposed Use: Motel

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking
1133 Business Districts

(Subject property outlined in red)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay

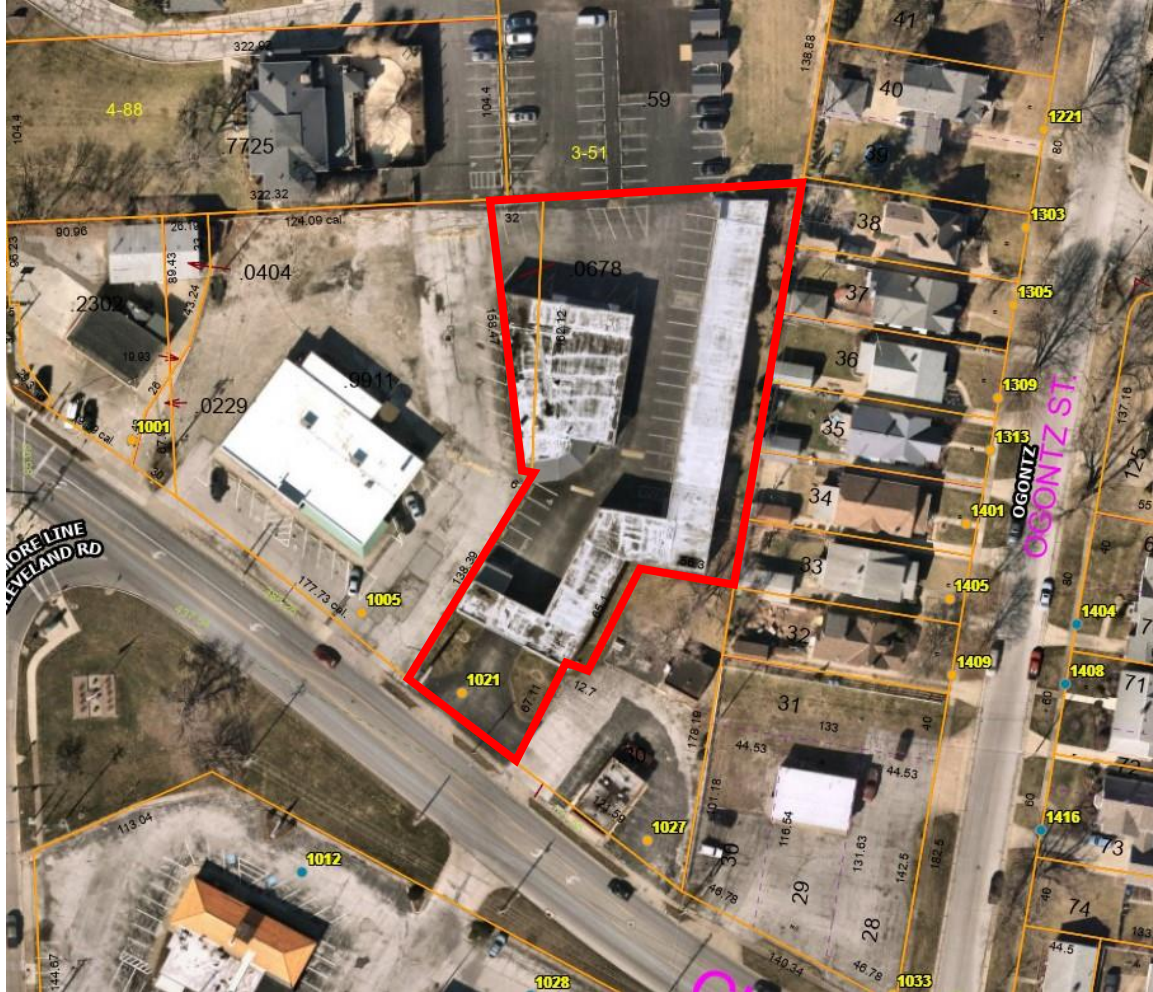


Zoning

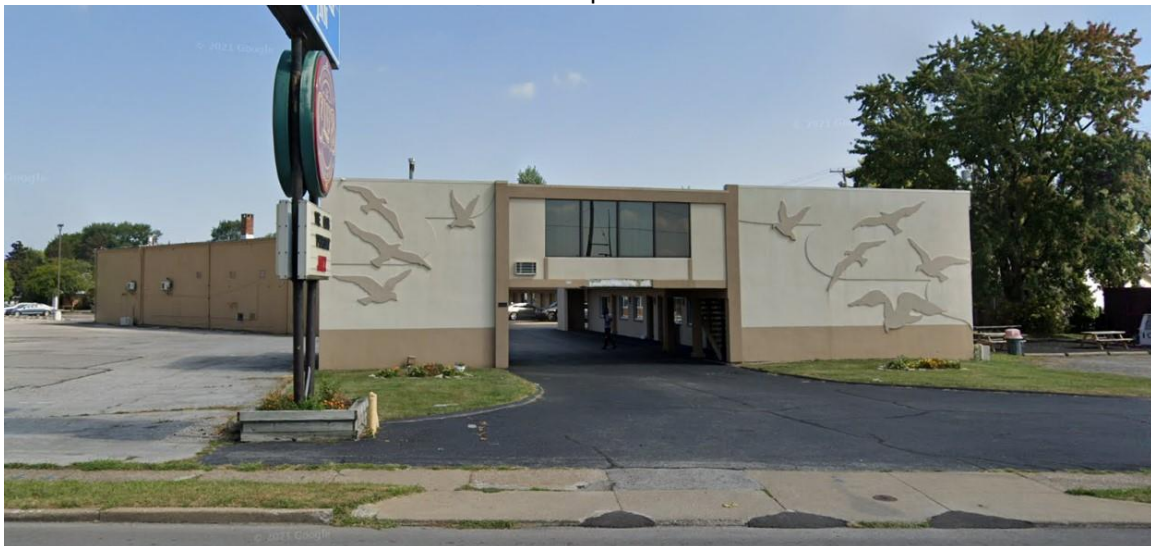
- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MANufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

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

County Auditor Property Map (subject property outlined in red)

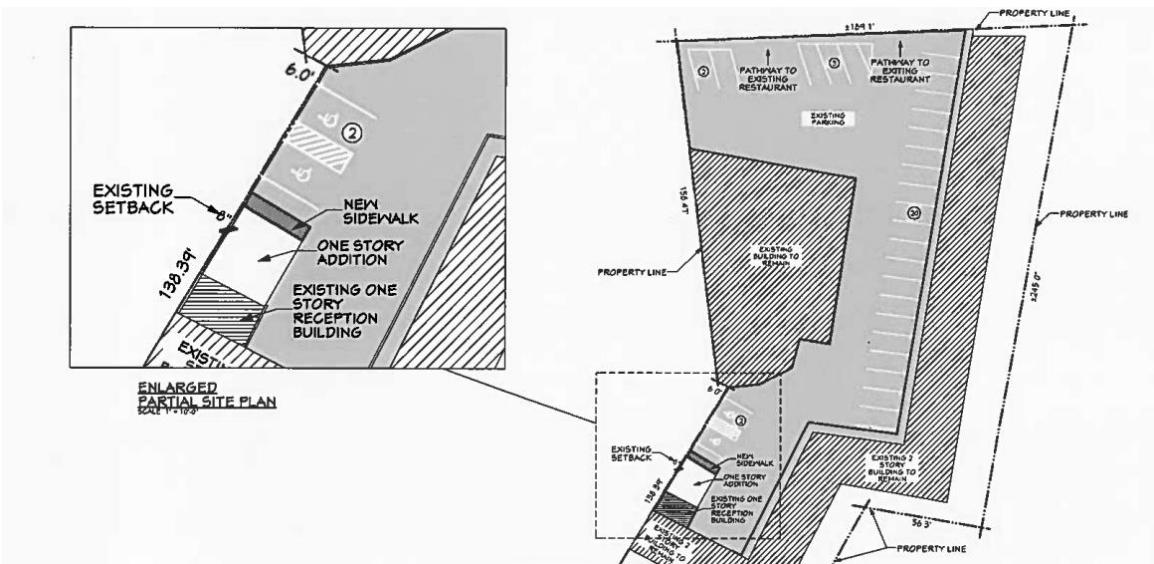
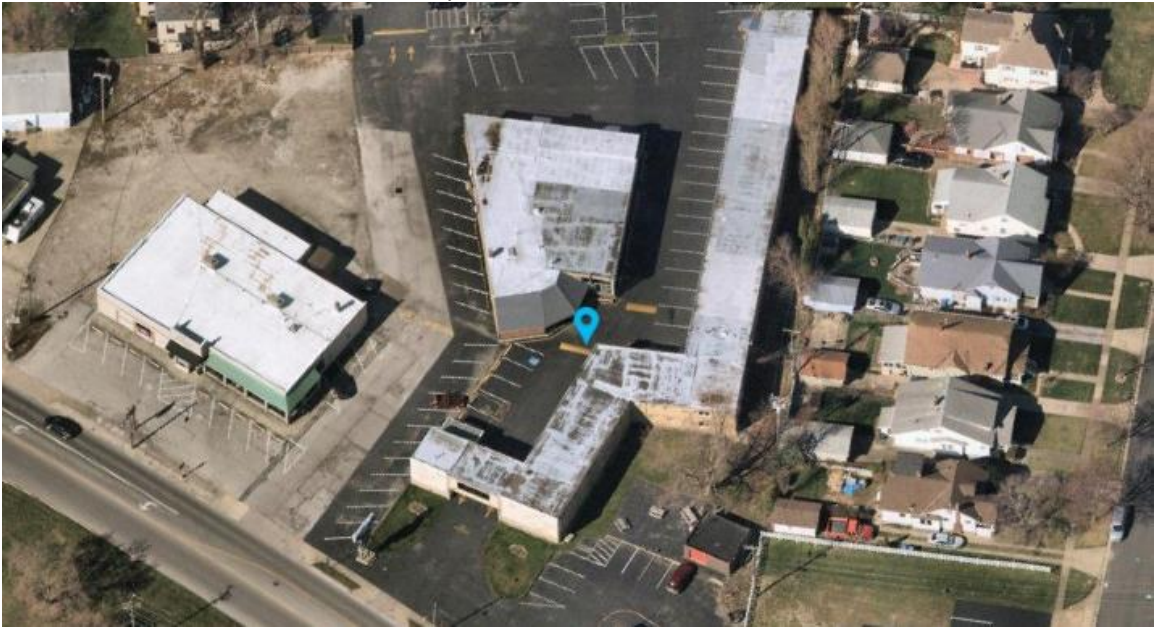


Street View - September 2021





Birds Eye Photo (taken March 2024)



PROJECT DESCRIPTION

The site is approximately .91 acres. The new development is a 374 sq. ft., 22' x 17' one story addition to the existing main office entrance. The new addition will be a multi-use lobby seating area and for serving breakfast to guests. The seating capacity will be 15 – 20 people.

The hours of operation will be 24 hours a day, 7 days a week.

APPLICABLE CODE SECTIONS

CHAPTER 1133

Business Districts

1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

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

1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.

(a) Main Buildings and Uses.

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

(2) Additional retail business stores and services conducted wholly within enclosed buildings, or adjoining and operated in connection with an establishment in an enclosed building to the following extent:

(..)

B. **Motels, hotels**; fraternal and social clubs, and labor union halls;

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.

(Commercial and Manufacturing)
(...)

(5) Hotels, motels, tourist homes – 1 space per guest room or suite plus parking for restaurant if any.

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(..)

(c) Provided, however, where there is a sharing of facilities by different owners, there shall be a contract covering a period of time as may be required by the Commission, and provided further that, should any of the uses be changed or the facilities discontinued, then the required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the continued use of the building.

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

Three parking spaces will be removed as part of this proposal. Staff talked with the applicant and the applicant stated they had no concerns about parking. There is an agreement in place for the Roadway Inn to have access the rear parking lot (also used by *The Club*) for overflow parking. The applicant said there have not been any issues with parking since they have owned the property.

Per Zoning Code section 1149.06 (c), staff asks the Commission not to require the three lost parking spaces be moved elsewhere subject to the 1149.06 (c) requirements.

If there are no additional parking requirements, no additional landscaping is required. In general, staff recommends adding trees as part of any site-plan improvement, in this case along Cleveland Rd., to beautify the site.

Potential tree locations



There are no side yard setback zoning requirements in this proposal.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

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

Building Staff:

The Building Department has stated that the new building must be fire rated construction as it is within the minimum 5' setback from the property line.

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

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

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan 1021 Cleveland Rd. parcel (57-00651.000 & 57-00652.000) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Division of Planning and any other applicable agency prior to construction.
2. Parcels 57-00651.000 & 57-00652.000 are combined 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: tara and shaikh enterprise inc

Property Owner Address: 1021 Cleveland road w Sandusky oh 44870

Property Owner Telephone: 838-207-0152

Property Owner Email: le1015@hotmail.com

Authorized Agent Name: Charles Jones

Authorized Agent Address: 757 Epic Dr Lewis Center Oh 43035

Authorized Agent Telephone: 2162627089

Authorized Agent Email: charles@veritasrf.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1021 Cleveland Rd w

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

ol19ptofspt.9086 acres

Parcel Number: 57-00651.000

Zoning District: 55

DETAILED SITE INFORMATION:

Land Area of Property: .9086 (sq. ft. or acres)

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

Building #1: 2667 (in sq. ft.)

Building #2: 2813

Building #3: 370

Additional: 319,
57 , 1169, 546 additional

Total Building Coverage (as % of lot area): 7941

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

Proposed Building Height (for any new construction): 20x20

Number of Dwelling Units (if applicable): 0

Number of Off - Street Parking Spaces Provided: 0

Parking Area Coverage (including driveways): 15450 (in sq. ft.)

Landscaped Area: 0 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

<input type="checkbox"/>	New Construction (new building(s))
<input checked="" type="checkbox"/>	Addition to Existing Building(s)
<input type="checkbox"/>	Change of Use in Existing Building(s)

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

Proposed Development: 400 sqft addition to the buildings main office entrance, this will allow for

seating & wait area with a cold breakfast area ie cereal, bagels etc. Hours of operation 24 Hours:

Days of operation 7 Days/week. Seating Capacity 15 to 20.

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.

03/05/2024

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1021 Cleveland Rd w (municipal street address of property), I hereby authorize Charles Jones/Veritas Homes to act on my behalf during the Planning Commission approval process.

3/05/2024

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: _____

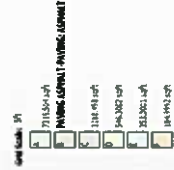
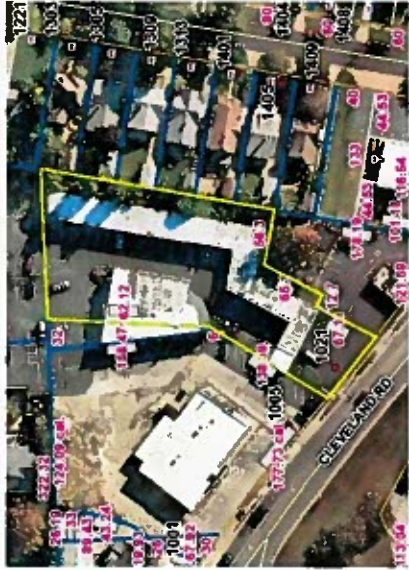
Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Erie County, Ohio - Property Record Card
Parcel 57-00651.000
Card 1

GENERAL PARCEL INFORMATION

Owner TARA & SHAIKH ENTERPRISES INC
Property Address 1021 CLEVELAND
Mailing Address 1021 CLEVELAND RD
SANDUSKY, OH 44870
Land Use COMMERCIAL - 410-MOTELS AND TOURIST CABINS
Deed CURRENT DEED VOLUME/PAGE: 202109977/
Legal Description OL19 PT OF S PT .9086A



VALUATION

	Appraised	Assessed
Land Value	\$54,520.00	\$19,080.00
Improvements Value	\$962,500.00	\$336,880.00
CAUV Value	\$0.00	\$0.00
Total Value	\$1,017,020.00	\$355,960.00
Taxable Value	\$355,960.00	
Net Annual Tax	\$24,230.02	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.9086	0	0	100	54520

RESIDENTIAL

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

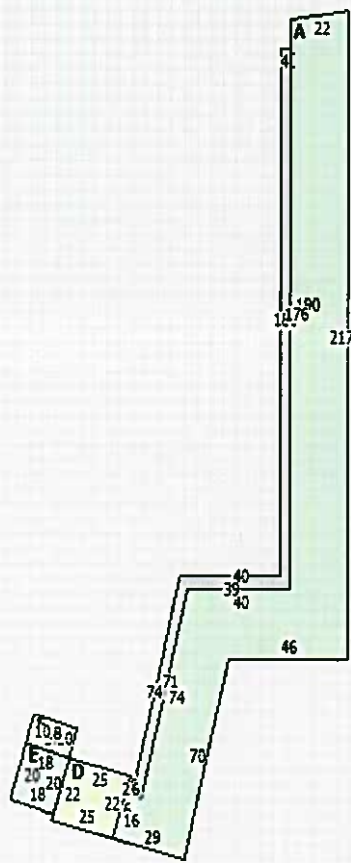
SALES

Date	Buyer	Seller	Price
9/1/2021	TARA & SHAIKH	J&S HOTEL INVESTMENTS	\$784,800.00
1/8/2015	J&S HOTEL INVESTMENTS S & S REALTY LTD	J&S HOTEL INVESTMENTS S & S REALTY LTD	\$753,570.00
4/17/2000	S & S REALTY LTD	S & S REALTY	\$0.00
1/1/1950	S & S REALTY	UNKNOWN	\$0.00

COMMERCIAL

Description	Motel Room, 2 Sgl. Row	Year Built	Year Remodeled	Unit Count	Section Number	Section Area	Wall Height	Section Story Count
	1963	0	0	0		14640	10.00	2

Grid Scale: 5ft



- A 7319.504 sqft
- B PAVING ASPHALT-PAVING: ASPHALT
- C 1168.498 sqft
- D 546.0002 sqft
- E 353.0001 sqft
- F 184.9992 sqft



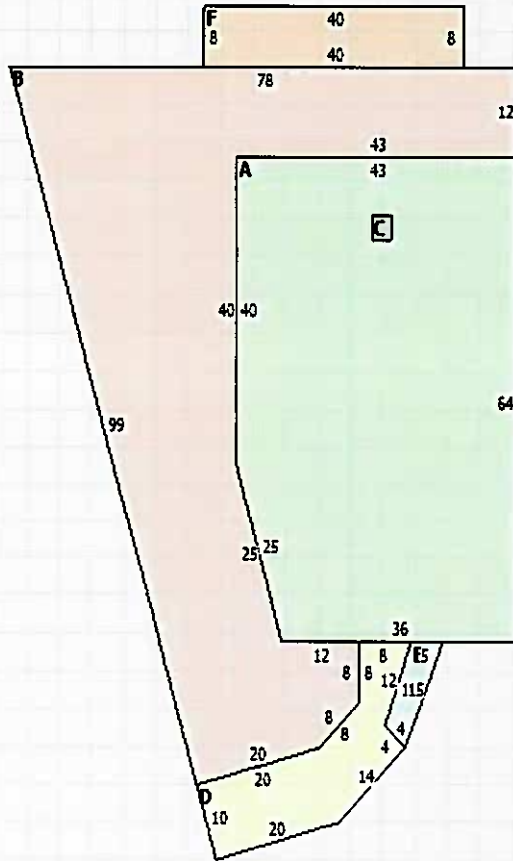
Erie County, Ohio - Property Record Card
Parcel 57-00651.000
Card 2

GENERAL PARCEL INFORMATION

Owner
TARA & SHAIKH ENTERPRISES INC
Property Address
1021 CLEVELAND
Mailing Address
1021 CLEVELAND RD
SANDUSKY, OH 44870
Land Use
COMMERCIAL - 410-MOTELS AND TOURIST CABINS
Deed
CURRENT DEED VOLUME/PAGE: 202109977/
Legal Description
OL19 PT OF S PT .9086A



Grid Scale: 5ft



- A 2667.999 sqft
- B 2813 sqft
- C POOL COMMERCIAL-POOL: COMMERCIAL
- D 370.4998 sqft
- E 57.50012 sqft
- F 319.9997 sqft



Erie County, Ohio - Property Record Card
Parcel 57-00651.000
Card 3

GENERAL PARCEL INFORMATION

Owner	TARA & SHAIKH ENTERPRISES INC
Property Address	1021 CLEVELAND
Mailing Address	1021 CLEVELAND RD
	SANDUSKY, OH 44870
Land Use	COMMERCIAL - 410-MOTELS AND TOURIST CABINS
Deed	CURRENT DEED VOLUME/PAGE: 202109977/
Legal Description	OL19 PT OF S PT .9086A



VALUATION

	Appraised	Assessed
Land Value	\$54,520.00	\$19,080.00
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CAUV Value	\$0.00	\$0.00
Total Value	\$1,017,020.00	\$355,960.00
Taxable Value	\$355,960.00	
Net Annual Tax	\$24,230.02	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.9086	0	0	100	54520

ADDITIONS

Description	Area	Year Built	Value
COVER-COVER / CANOPY58	1963	210	
COVER-COVER / CANOPY320	1963	1195	

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
POOL	1963	40 x 20	800	\$18,480.00

AGRICULTURAL

SALES

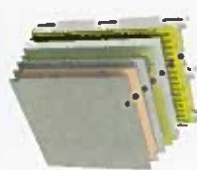
Date	Buyer	Seller	Price
9/1/2021	TARA & SHAIKH	J&S HOTEL INVESTMENTS	\$784,800.00
1/8/2015	J&S HOTEL INVESTMENTS S & S REALTY LTD	S & S REALTY	\$753,570.00
4/17/2000	S & S REALTY LTD	S & S REALTY	\$0.00
1/1/1950	S & S REALTY	UNKNOWN	\$0.00

COMMERCIAL

Description	Year Built	Year Remodeled	Unit Count	Section Number	Section Area	Wall Height	Section Story Count
Motel Room, 2 Sty., Sgl. Row	1963		0		14640	10.00	2



REVIEWED BY
William J. Fugo & Arshad
326 Princeton Road
Cheshire, CT 06024
Tel: 860/366-1111



- 1) **Sheduled Air and Water-entrained Airway**
- 2) **Intubation system, 2nd function** **no**
for 8179 Pkg. or 816 819 Pkg
- 3) **for 8179 function fixed**
- 4) **for which provided in the base unit**
- 5) **These have not system, the 8179 Pkg. No**
ETTS box, in the pkg
- 6) **transportation package**
- 7) **has Transport Pkg, driver or ship? it**
has Transport Pkg, driver or ship? it
has Transport Pkg, driver or ship? it

Company	Product and Price	Performance	Customer Service	Customer Satisfaction
1. Apple	iPhone 12 Pro Max, \$1,299	13.5% (13.5%)	4.5/5	4.5/5
2. Samsung	Galaxy S21 Ultra, \$1,199	13.5% (13.5%)	4.5/5	4.5/5
3. Google	Pixel 4 XL, \$799	13.5% (13.5%)	4.5/5	4.5/5
4. Microsoft	Surface Pro 7, \$799	13.5% (13.5%)	4.5/5	4.5/5
5. Amazon	Kindle Paperwhite, \$139	13.5% (13.5%)	4.5/5	4.5/5
6. Facebook	Meta Quest 2, \$299	13.5% (13.5%)	4.5/5	4.5/5
7. Twitter	Twitter Premium, \$29.99	13.5% (13.5%)	4.5/5	4.5/5
8. LinkedIn	LinkedIn Premium, \$29.99	13.5% (13.5%)	4.5/5	4.5/5
9. Spotify	Spotify Premium, \$9.99	13.5% (13.5%)	4.5/5	4.5/5
10. Netflix	Netflix Premium, \$12.99	13.5% (13.5%)	4.5/5	4.5/5

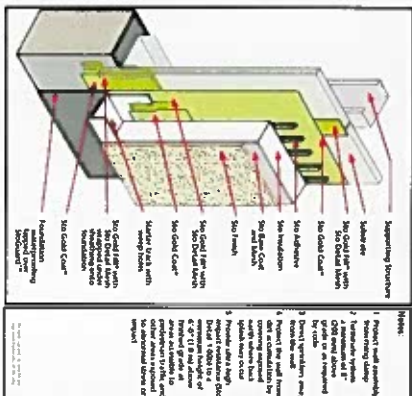
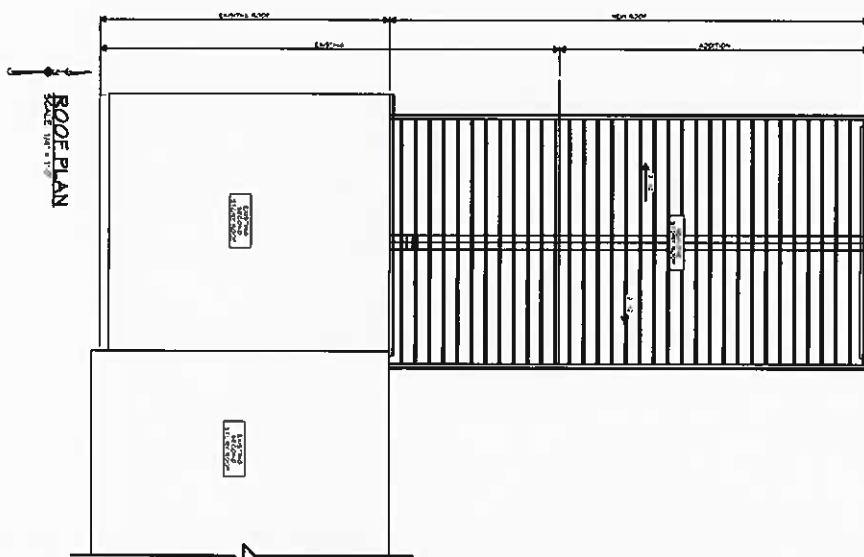
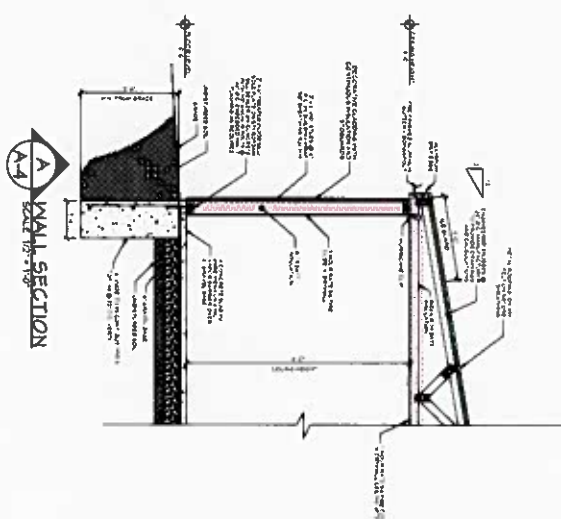
Page 1 of 2

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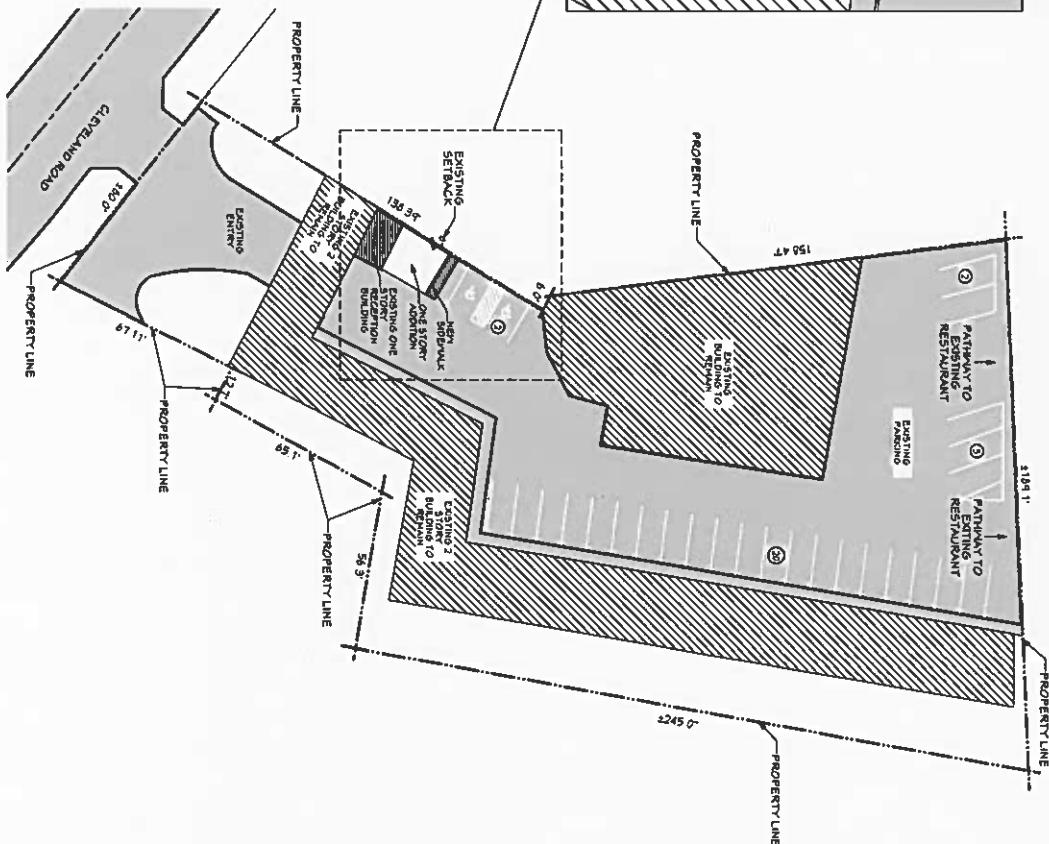
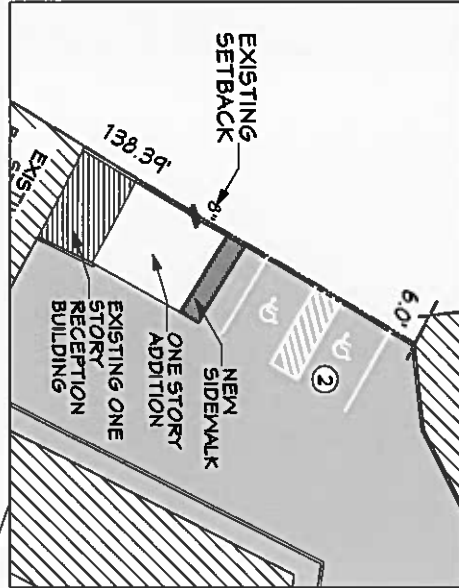
Payroll No.: 12106

THE UNIVERSITY OF CHICAGO

StoTherm™ NEXT **Termination at Grade: Sheathing over Foundation**

[illegible]

ENLARGED PARTIAL SITE PLAN



SITE PLAN

NOTE: TOTAL OF PARKING SPACES = 25

ST-1

SHEET

AS NOTED

SCALE:

DATE:

1/25/2024

DRAWN BY

GV

DRAFTING

DESIGN

SERVICES

4355 Ridge Rd.

Brooklyn, OH 44114

(216) 275-2400

440611@gv-draftingdesign.com

PROPOSED ADDITION OF

1021 CLEVELAND RD. WEST

SANDUSKY, OH

REVIEWED BY

William J. Fugo Jr. Architect

200 President Blvd.

Cleveland, OH 44115

REVISIONS

NO. DATE DESCRIPTION

1 1/25/2024

2 1/25/2024

3 1/25/2024

4 1/25/2024

5 1/25/2024

6 1/25/2024

7 1/25/2024

8 1/25/2024

9 1/25/2024

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14 1/25/2024

15 1/25/2024

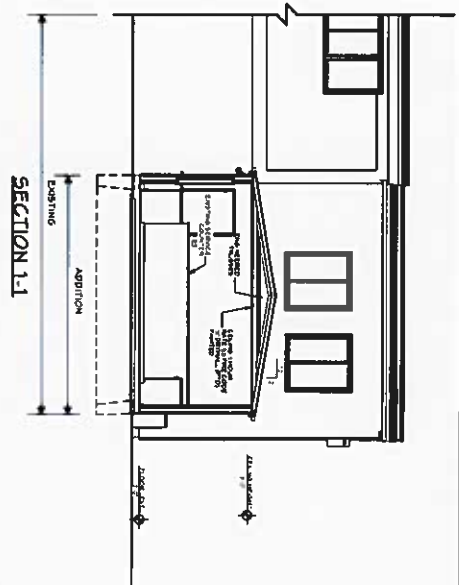
16 1/25/2024

17 1/25/2024

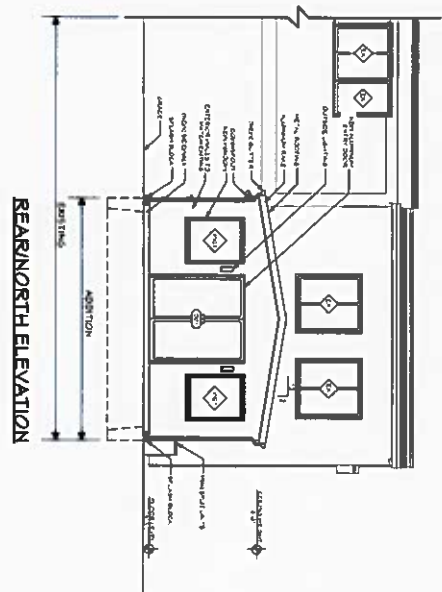
18 1/25/2024

19 1/25/2024

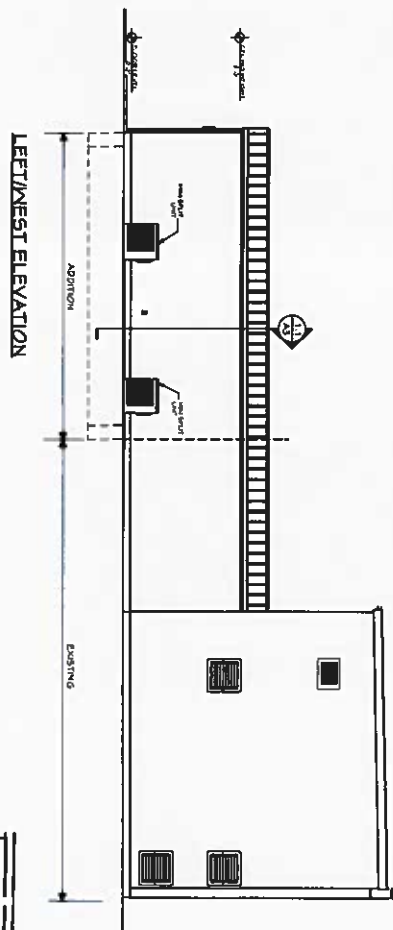
20 1/25/2024



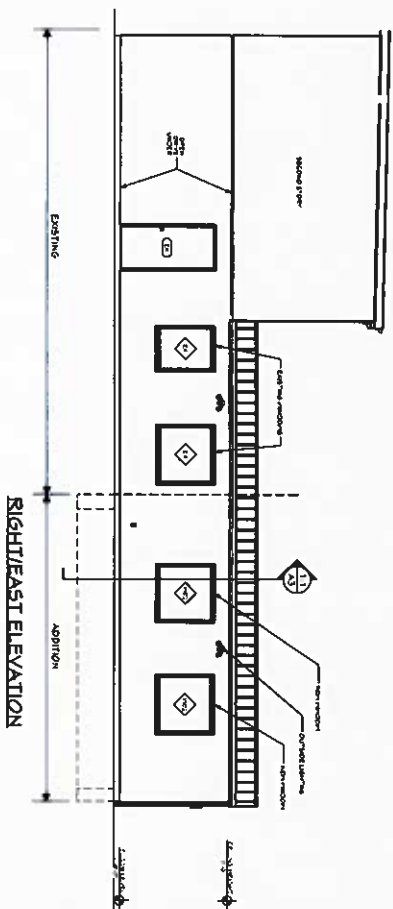
SECTION 1-1



REAR/NORTH ELEVATION



LEFT/WEST ELEVATION



RIGHT/EAST ELEVATION

A floor plan of a house showing the layout of rooms and the path of fire spread. The path is indicated by red dashed lines. The fire starts in the kitchen, spreads into the living area, and then into the bedrooms. The path is labeled with red text: "Fire spread from kitchen to living area" and "Fire spread from living area to bedrooms".

[illegible]

EXISTING/DEMO PLAN

[illegible]

UNIT 1: PROBABILITY			
Sl. No.	Topic	Weightage	Question Type
1	Probability	10%	Multiple Choice Questions
2	Statistics	10%	Multiple Choice Questions
3	Mathematical Reasoning	10%	Multiple Choice Questions
4	Algebra	10%	Multiple Choice Questions
5	Geometry	10%	Multiple Choice Questions
6	Calculus	10%	Multiple Choice Questions
7	Trigonometry	10%	Multiple Choice Questions
8	Coordinate Geometry	10%	Multiple Choice Questions
9	Number Theory	10%	Multiple Choice Questions
10	Combinatorics	10%	Multiple Choice Questions
11	Set Theory	10%	Multiple Choice Questions
12	Logic	10%	Multiple Choice Questions
13	Discrete Mathematics	10%	Multiple Choice Questions
14	Graph Theory	10%	Multiple Choice Questions
15	Algorithms	10%	Multiple Choice Questions
16	Complex Numbers	10%	Multiple Choice Questions
17	Vector Calculus	10%	Multiple Choice Questions
18	Partial Differential Equations	10%	Multiple Choice Questions
19	Integral Calculus	10%	Multiple Choice Questions
20	Differential Equations	10%	Multiple Choice Questions
21	Mathematical Induction	10%	Multiple Choice Questions
22	Binomial Theorem	10%	Multiple Choice Questions
23	Permutation and Combination	10%	Multiple Choice Questions
24	Probability Distributions	10%	Multiple Choice Questions
25	Bayesian Statistics	10%	Multiple Choice Questions
26	Regression Analysis	10%	Multiple Choice Questions
27	Time Series Analysis	10%	Multiple Choice Questions
28	Forecasting	10%	Multiple Choice Questions
29	Decision Making	10%	Multiple Choice Questions
30	Operations Research	10%	Multiple Choice Questions
31	Linear Programming	10%	Multiple Choice Questions
32	Non-linear Programming	10%	Multiple Choice Questions
33	Dynamic Programming	10%	Multiple Choice Questions
34	Game Theory	10%	Multiple Choice Questions
35	Mathematical Economics	10%	Multiple Choice Questions
36	Mathematical Finance	10%	Multiple Choice Questions
37	Mathematical Biology	10%	Multiple Choice Questions
38	Mathematical Physics	10%	Multiple Choice Questions
39	Mathematical Chemistry	10%	Multiple Choice Questions
40	Mathematical Engineering	10%	Multiple Choice Questions
41	Mathematical Medicine	10%	Multiple Choice Questions
42	Mathematical Law	10%	Multiple Choice Questions
43	Mathematical History	10%	Multiple Choice Questions
44	Mathematical Philosophy	10%	Multiple Choice Questions
45	Mathematical Literature	10%	Multiple Choice Questions
46	Mathematical Art	10%	Multiple Choice Questions
47	Mathematical Music	10%	Multiple Choice Questions
48	Mathematical Architecture	10%	Multiple Choice Questions
49	Mathematical Design	10%	Multiple Choice Questions
50	Mathematical Fashion	10%	Multiple Choice Questions
51	Mathematical Beauty	10%	Multiple Choice Questions
52	Mathematical Health	10%	Multiple Choice Questions
53	Mathematical Wealth	10%	Multiple Choice Questions
54	Mathematical Power	10%	Multiple Choice Questions
55	Mathematical Fame	10%	Multiple Choice Questions
56	Mathematical Love	10%	Multiple Choice Questions
57	Mathematical Friendship	10%	Multiple Choice Questions
58	Mathematical Family	10%	Multiple Choice Questions
59	Mathematical Society	10%	Multiple Choice Questions
60	Mathematical World	10%	Multiple Choice Questions
61	Mathematical Universe	10%	Multiple Choice Questions
62	Mathematical Everything	10%	Multiple Choice Questions
63	Mathematical Nothing	10%	Multiple Choice Questions
64	Mathematical Somewhere	10%	Multiple Choice Questions
65	Mathematical Anywhere	10%	Multiple Choice Questions
66	Mathematical Everywhere	10%	Multiple Choice Questions
67	Mathematical Nowhere	10%	Multiple Choice Questions
68	Mathematical Somewhere Else	10%	Multiple Choice Questions
69	Mathematical Anywhere Else	10%	Multiple Choice Questions
70	Mathematical Everywhere Else	10%	Multiple Choice Questions
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93	Mathematical Anywhere Else	10%	Multiple Choice Questions
94	Mathematical Everywhere Else	10%	Multiple Choice Questions
95	Mathematical Nowhere Else	10%	Multiple Choice Questions
96	Mathematical Somewhere Else	10%	Multiple Choice Questions
97			

NUMBER LABEL		PLACEMENT	SIZE	WIDTH	HEIGHT	R/O	CODE	ISSUE	REPLACEMENT	REMARKS
001	35404 X	1	35404 X	36	48	31/448		11/25	11/240/1	
002	42040 X	1	42040 X	48	48	48/448		11/25	11/240/1	

[illegible]

DATE/FILE/LEGEND		SCHEMATIC
NO SYMBOLS	NOIL AND PUMP	EXISTING HOODS WALL BY
XXXXXXXXXX	8" CHAIR BLOCKS 2" IN WALL	EXISTING INTERIOR 7' X 4'
=====	SIGNING - EXISTING	EXISTING INTERIOR 7' X 4'
=====	INTERIOR - EXISTING	HOOD SIGN WALL
=====	SIGNING - NEW	NEW SIGN WALL 7' X 6' IN
=====	SIGNING - DEMO	HOOD SIGN WALL
NO SYMBOLS		7' X 4" HOOD SIGN WALL TO BE

A-1

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DRAWN BY:
GV DRAFTING & DESIGN
 4550 Ridge Rd.
 Brooklyn, OH 44144
 (216) 273-2445 gaordn1@gvdraftingdesign.com

PROPOSED ADDITION OF:
1021 CLEVELAND RD. WEST
SANDUSKY, OH

REVIEWED BY
William J. Fugo Jr., Architect
201 Princeton Road
Cranford, NJ 07016
201-261-2822





DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829
www.cityofsandusky.com

To: John Orzech, City Manager

From: Aaron Klein, Director

Date: February 26, 2024

Subject: **Commission Agenda Item – Dedication of city-owned property, Parcel 57-69026.000**

ITEM FOR CONSIDERATION: Requesting legislation approving and accepting the plat and dedication of 0.8494 acres of land owned by the City of Sandusky, Parcel Number 57-69026.000.

BACKGROUND INFORMATION: As part of the development of the Sandusky Bay Pathway, the City of Sandusky partnered with the Ohio Department of Transportation (ODOT) as the lead agency, and several other agencies, to pursue funding through the federal RAISE grant for two projects along State Route 6 between Huron and Sandusky. Upon grant award, it was decided that the portion of the pathway within City limits that mostly follows the old Pier Track right of way between Hemminger Ditch and Cedar Point Drive could still be managed by the City of Sandusky rather than ODOT. However, the project must follow normal ODOT procedures to be eligible to use the federal funds, including incorporating additional acquisition and design services prior to beginning construction activities. Costs for these required modifications are still being negotiated and are not covered by this legislation.

Parcel 57-69026.000 is located on the east side of Cedar Point Drive and immediately north of the City's Pier Track Lift Station. It is currently owned by the City of Sandusky with no specific use assigned to it. Therefore, per ODOT requirements, it must be approved and recorded for "THE USE OF THE PUBLIC FOREVER." The attached dedication plat and legal description total 0.8494 acres. The parcel is not being altered or split in any manner.

BUDGETARY INFORMATION: There will be a fee for the recording of the plat at the Erie County Recorder's office which will be paid Capital Funds dedicated for the Sandusky Bay Pathway since the grant dollars will not cover engineering fees.

ACTION REQUESTED: It is recommended that the necessary legislation be passed under suspension of the rules and in accordance with Section 14 of the City Charter so the dedication plat can be recorded so the project can meet ODOT's deadlines for right of way filing.

I concur with this recommendation:

John Orzech
City Manager

cc: C. Myers, Commission Clerk; Michelle Reeder, Finance Director; S. Hastings, Law Director

DEDICATION PLAT OF A 0.8494 ACRE TRACT
OWNED BY THE CITY OF SANDUSKY

SITUATED IN THE STATE OF OHIO, COUNTY OF ERIE, CITY OF SANDUSKY
AND KNOWN AS BEING A PART OF DARLINGS SURVEY EAST OF SYCAMORE LINE

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR DEDICATION PLAT. WE HEREBY ASSENT TO AND ADOPT THIS DEDICATION AND ACKNOWLEDGE THE SAME AS OUR FEE ACT AND DEED AND HEREBY DEDICATE THE TRACT OF LAND THEREON SHOWN TO THE USE OF THE PUBLIC FOREVER.

IN WITNESS WHEREOF, _____ HAVE HERETOFORE SET THEIR HANDS
THIS _____ DAY OF _____, 2023

WITNESS _____ SIGNED OWNER _____

STATE OF OHIO, COUNTY OF ERIE S.S.

BEFORE ME, A NOTARY PUBLIC IN AND SAID FOR COUNTY, PERSONALLY CAME THE OWNERS, WHO PERSONALLY ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC ERIE COUNTY, OHIO _____

CEDAR POINT DRIVE 80'

Situated in the State of Ohio County of Erie, City of Sandusky and known as being a part of O.L. 26 of Darlings Survey East of Sycamore Line, and is also known as land owned by The City of Sandusky as recorded in Deed Volume 321, Page 448 of the Erie County Records and is more fully described as follows;

Beginning at a point on the centerline of Cedar Point Drive which is known as Station 14+88.66 on a survey made by the Department of Engineering and Construction of the City of Sandusky, Ohio dated January 8, 1968. Said point is witnessed by a 3/4 inch iron pin in a monument box found at a point of curve on the centerline of Cedar Point Drive (width of 80 feet), North 43 degrees 09 minutes 22 seconds East, a distance of 62.19 feet and is the point of beginning for the parcel herein described;

Thence North 43 degrees 09 minutes 22 seconds East, along the centerline of said Cedar Point Drive, a distance of 50.00 feet to a point being the southwesterly corner of land now or formerly owned by Cedar Point Park, LLC as recorded in RN 201410099 of the Erie County Records;

Thence South 46 degrees 51 minutes 38 seconds East, along the southerly line of said Cedar Point Park, LLC land, a distance of 370.00 feet, passing over a capped iron pin set at a distance of 40.00 feet and 300.00 feet, to a point in Pipe Creek;

Thence South 43 degrees 09 minutes 22 seconds West, along the westerly line of said Cedar Point Park, LLC land, a distance of 100.00 feet to a point in Pipe Creek;

Thence North 46 degrees 51 minutes 38 seconds West, along the northerly line of said Cedar Point Park, LLC land and northerly line of land now or formerly owned by The City of Sandusky as recorded in D.V. 272, Page 398 of the Erie County Records, a distance of 370.00 feet, passing over a capped iron pin set at a distance of 200.00 feet and 330.00 feet, to a point on the centerline of said Cedar Point Drive;

Thence North 43 degrees 09 minutes 22 seconds East along the centerline of said Cedar Point Drive, a distance of 50.00 feet to the point of true beginning and containing 37,000 square feet or 0.8494 acres of land, more or less of which 0.0918 acres are within Cedar Point Drive right of way

This description was prepared based on a field survey performed under the direction of Dennis W. Stoffer, Registered Surveyor Number 7604, in March 2023.

The basis of Bearings for this description is the Ohio State Plain Coordinate System, NAD83, (ODOT CORS) Ohio North Zone.

5/8" IRON PIN CAPPED "HANCOCK"
FOUND AND USED

MON. BOX FD.

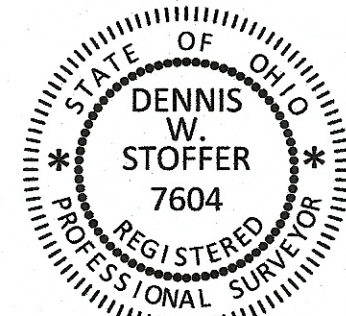
5/8" IRON PIN
FOUND AND USED

SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THE PINS SHOWN ON THE PLAT HAVE BEEN PLACED.

Dennis W. Stoffer

DENNIS W. STOFFER REGISTRATION NO. OHIO 7604
DATE OF MAP: OCTOBER 16, 2023



5/8" IRON PIN CAPPED "HANCOCK"
FOUND AND USED

3/4" IRON PIPE IN MON. BOX
FOUND AND USED
N: 647996.0850
E: 1919502.0120

5/8" IRON PIN
FOUND AND USED

CEDAR POINT PARK, LLC
RN 201410099
PARCEL NO. 57-00770.000

CITY OF SANDUSKY
PARCEL NO. 57-09025.000
D.V. 272 PG. 398

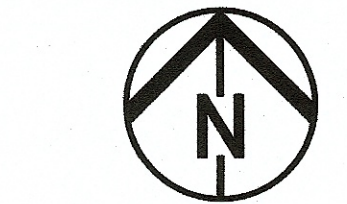
DEDICATION AREA
37,000 S.F.
0.8494 Ac.
(0.0918 Ac. IN R/W)

CEDAR POINT PARK, LLC
RN 201410099
PARCEL NO. 57-05722.000

CEDAR POINT PARK, LLC
RN 201410099
PARCEL NO. 57-05988.000

LEGEND

- MONUMENT BOX FOUND AS DESCRIBED
- IRON PIN OR PIPE FOUND AS DESCRIBED
- 5/8" REBAR SET W/L.D. CAP "ENVRN DESIGN GROUP, AKRON OHIO"



GRAPHIC SCALE IN FEET
0 20 40

BASIS OF BEARING

GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM (NAD83)

CITY COMMISSION CERTIFICATE:

THE PLAT AND DEDICATION HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO BY ORDINANCE NO. PASSED THIS _____ DAY OF _____, 2023

PRESIDENT OF COMMISSION _____

CLERK OF COMMISSION _____

CITY PLANNING COMMISSION CERTIFICATE:

THE PLAT AND DEDICATION HAS BEEN APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF SANDUSKY, OHIO PASSED THIS _____ DAY OF _____, 2023

CHAIRMAN _____

SECRETARY _____

COUNTY AUDITOR'S CERTIFICATE:

TRANSFERRED THIS _____ DAY OF _____, 2023
AND FEES OF _____ WERE COLLECTED.

ERIE COUNTY AUDITOR _____

COUNTY RECORDER'S CERTIFICATE:

RECORDED THIS _____ DAY OF _____, 2023
IN PLAT VOLUME _____ PAGE _____

ERIE COUNTY RECORDER _____

COUNTY ENGINEER'S CERTIFICATE:

THE PLAT AND DEDICATION HAS BEEN APPROVED BY THE COUNTY ENGINEER OF THE COUNTY OF ERIE, OHIO
THIS _____ DAY OF _____, 2023

COUNTY ENGINEER _____

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

Michael J. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 11-20-2023

POINT IN WATER

POINT IN WATER