



Planning Commission

City Building

City of Sandusky, Ohio 44870

February 28, 2018
1ST FLOOR CONFERENCE ROOM
4:30 P.M.
REVISED
AGENDA

1. Meeting called to order – Roll Call
2. Review minutes from the 12/5/17 and 2/8/18 meetings
3. **PUBLIC HEARING TO REVIEW**
Brady Sign Company, on behalf of Ned Hoelzer has applied for a Conditional Use permit for a digital message board sign to be located at 433 Perkins Avenue.

CLOSE PUBLIC HEARING

4. Dr. Airton Arruda, on behalf of Andrea L. Scheingross Trustee, has submitted an application for approval for shared parking with Sts. Peter & Paul Parish for 534 Columbus Avenue.
5. Dr. John Davenport, has submitted an application for approval for shared parking with Gundlach and Imagine Baking for 805 Wayne Street.
6. Other Business
 - a) Proposed Transit Hub Presentation
 - b) Electronic Message Board Regulations
 - c) Transient Rental Overlay District – Cove District
7. Meeting Adjourned

NEXT MEETING: March 28, 2018

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

Planning Commission
December 5, 2017
Minutes
"Draft"

The Chairman called the meeting to order at 4:30PM. The following members were present: Mr. David Miller, Mr. Pete McGory, Chairman Michael Zuilhof, Mr. Wes Poole and Mr. Joe Galea. Ms. Casey Sparks and Ms. Angela Byington represented the Planning Department; Mr. Trevor Hayberger represented the Law Department; Mr. Jeff Keefe represented the Engineering Department and Debi Eversole, Clerk from the Community Development Department. Mr. Galea arrived at 4:38PM.

Mr. McGory moved to remove from the table the application for site plan approval for **924 Ontario Street**. Mr. Poole seconded the motion. The motion carried with a unanimous vote.

Ms. Sparks presented that in a prior meeting, Sandusky City Schools had submitted an application for site plan approval for the construction of a new elementary school at 924 Ontario Street. The site is zoned as Public Facility. She stated that the Planning Department, Engineering Department and the applicant had met prior to this meeting to discuss the concerns that were placed before the Commission during the first meeting. She added that they are all prepared to address the concerns this evening and began with Planning Department concerns.

1. Concern: The residents of Fifth Street were concerned about rear access to their property.
Remedy: The sidewalk adjacent to the school on the southwestern portion of the site has been altered to accommodate the residents along Fifth Street to access their properties.
2. Concern: The property owner near the access drive on Arthur Street requested screening.
Remedy: The applicant has proposed to construct a 6' fence on Fifth Street. The location of the fence is proposed to stop even with the front face of the house to assure better visibility. We would assume this would be a privacy fence. There is a small section of the fence that will need to receive a variance of 2', as fences within the side yard cannot exceed 6'. The applicant and the property owner will need to determine the existing shed and fence location and whether an encroachment license is needed.
3. Concern: Aisle widths were proposed to be 24' and not 25' as required in section 1149.13.
Remedy: The applicant has indicated that the parking spaces will be revised to 19'- 6" in depth and the aisle widths will change to 25' aisles.
4. Concern: Automatic gates will block right-of- way or access to Arthur Street.
Remedy: The automatic gates will need to be removed as to assure they are not blocking the right-of-way or access thru Arthur Street. Planning staff would recommend signage in lieu of the gates.

Mr. Poole wondered if this is a platted road that will be used for buses only and nobody intended to use, why would it not be gated accordingly. The public would not need access unless they were walking. Ms. Sparks stated that it is still a public right-of-way and Planning Staff would not recommend blocking off a public right-of-way.

Mr. Zuilhof stated that the premise that it is not needed and not used is not his opinion. He stated that it is a long walk for people that travel from Third Street to Fifth Street and felt that the right-of-way should eventually be improved as a pathway.

Mr. Miller wondered if there were any properties that have access to the right-of -way. Ms. Byington stated that there are other properties that abut the right-of-way that could have access in the future. She added that she did not recall ever seeing a public right-of-way approved to be gated and the public not have access to it.

Mr. Poole stated that the way he understood the request was that the gate will not be restricting pedestrians or bicyclists, only restricting vehicles. He felt that this may cause a nuisance to the property owners to try to police this matter if a gate is not installed.

Mr. Hayberger stated that this is a platted road and it is illegal to block a road. Mr. Poole stated that moving the gate around the curve may be a solution.

Mr. McGory questioned if the applicant wanted the gate or is the gate something that they felt was required. The applicant stated that they want the gate to use for traffic control. They would like only busses to have access when needed.

Ms. Sparks continued with the concerns and remedies.

1. Concern: The owner of 1307 Fifth Street had concerns with screening and landscaping adjacent from the property.
Remedy: The applicant is proposing a combination of emerald arborvitae with Hetz arborvitae spaced at 6' on center. The end result will be a repeating pattern of 1 tall plant with 2 short plants spaced between for visibility.
2. Concern: Surrounding property owners expressed concern regarding the safety around the detention basins.
Remedy: The applicant had indicated that these will not be retention basins which permanently hold water, while detention basins delay the discharge they will normally be dry. Fences are typically not installed at detention basins or required by the zoning code or OFCC. The applicant has not proposed landscaping, however staff would suggest considering high grass around the basins for screening, specifically on the southern perimeter.

Mr. Poole asked what the depth of the detention pond was. The applicant stated that the dimensions are 90 square feet and 5' deep.

Mr. Keefe addressed some of the concerns within the Engineering Department.

1. Topographic Survey: All comments are completed or still working on survey related questions on Arthur Street regarding the existing shed and where the fence would go. There are no issues that would prevent recommending approval.
2. Site Demolition Plan: Demolition will start in January and drawings will be submitted with the phasing of the demolition with respect to the storm sewers to ensure that nothing is cut off that needs to be there to maintain existing drainage.
3. Heavy Equipment: Flatbed trucks will be used to haul large equipment into the area because there is not enough turning radius for the heavy equipment to maneuver.
4. Architectural Site Plan: Everything has been completed except a couple of handicap ramps. This was discussed today and should not be an issue. The gate arm appeared to be over the utility pipes but since it is moving, it will no longer be an issue.
5. Grading Plan: There are a couple of areas that need further evaluation to be sure that drainage flows are maintained off of the parcels. There will be a French drain installed along the proposed vegetation to pick up any water that may accumulate on the Stookey's property.
6. Site Utility Plan: Still coordinating the basin sizes and routings of the sewers during storm events. This will be evaluated in the final set of drawings. There will be a circuit in the emergency generator that will go out to the pump station for the storm sewer. The pumps should still function if power is lost.

Any items that are still being reviewed are minor, but the plans may still be modified before the final set is submitted. Based on his review, Mr. Keefe recommended approval of the site and utility improvements.

Mr. Miller requested that the Commission hear public comments regarding this application. There was no objection from the Commission.

Tim Stookey, 1307 Fifth Street thanked the applicant for the landscaping and drainage considerations. He wondered who would maintain the leaves on the school property. Chairman Zuilhof stated that unfortunately, maintenance issues are not relevant to site plan approval. He added that the applicant was present and heard his concern.

Mara Stookey, 1307 Fifth Street stated that her concern is regarding the retention pond. She stated that she has printed articles regarding retention pond deaths in children. Ontario School will be 1st and 2nd grade along

with special needs children. There is a chance that a child could fall into this area and drown. If there was a fence, it would prevent children from getting in there.

Mr. Poole stated that the applicant proposed a detention pond, not a retention pond. He added that if approved, it is the school's responsibility to keep the children safe and that Planning Commission cannot dictate that there is a fence around it.

Mr. Miller asked if Staff had any comments regarding the detention pond. Ms. Sparks stated that Mr. Poole was correct in stating that a detention pond was proposed, not a retention pond. It will not permanently hold water. The zoning code does not require fencing around detention areas. Planning Staff suggested screening due to the concern of the citizen.

Chairman Zuilhof stated that the concern of children drowning had been duly considered and that the applicant is aware that this is a concern. He added that the city has miles of shoreline that could also be viewed as a hazard.

John Feick, representative for the applicant stated that the proposed gate is needed. The closer that it is to Fifth Street the better because when a bus turns in, cars will be inclined to follow behind it. If a car does make it in, there is nowhere for them to turn around to get back out. He added that they will put the gate wherever they are told to, but it was on the site plan close to Fifth Street for that reason.

Mr. Miller asked if the applicant could answer how long the detention pond would hold water. Jeff Rosch, BSA Engineers stated that there are two requirements that need to be met. The first is the volume in which the water is released into the system. The second is the water quality requirements mandated by Ohio EPA. The first ½ inch of rainfall will go into the detention basin and remain there for 48 hours. When the heavy rains come, the water might get 3 – 4 feet deep. At that point, it will meter out.

Mr. Keefe stated that one of the items that he commented on regarding the Arthur Street entrance gate and that it was located over an existing sewer. With that concern, they didn't want to put foundation over a sewer and that is why the proposed gate was moved to back toward the school. Chairman Zuilhof stated that putting signs up should deter vehicles from entering the area.

Mr. Galea moved to approve the site plan application for 924 Ontario Street subject to all conditions that have been proposed by Staff; not limited to those discussed in this meeting. Mr. Poole seconded the motion. With no further discussion, the motion passed with a unanimous vote.

Mr. Miller moved to remove from the table the application for site plan approval for **2314 Hancock Street**. Mr. Poole seconded the motion. The motion carried with a unanimous vote.

Ms. Sparks presented that in a prior meeting, Sandusky City Schools had submitted an application for site plan approval for the construction of a new Pre-K - K school at 2314 Hancock Street. The site is zoned as Public Facility. She stated that the Planning Department, Engineering Department and the applicant had met prior to this meeting to discuss the concerns that were placed before the Commission during the first meeting. She added that they are all prepared to address the concerns this evening and began with Planning Department concerns.

1. Concern: A property owner expressed concern regarding screening to the portion of the property that abuts the apartments.
Remedy: The applicant has indicated that a 6' chain link fence and arborvitae is proposed along to the eastern portion of the property to screen the adjoining residential property.
2. Concern: Proposed plantings adjacent to a property on 46th Street.
Remedy: The applicant has proposed arborvitae to be located within the 4' utility easement to screen the property along 46th Street. Staff is concerned the plantings are not permitted within this location. The applicant shall provide in writing permission to plant within this area.
3. Concern: The front elevation of Hancock School being centered with 44th Street.

Remedy: The applicant has indicating that this is still in review by the school district. Planning Staff would recommend approval with the condition that the applicant work with staff regarding the final design of this area.

4. Concern: Similar to the Ontario site, landscaping is not proposed for the detention basins. Staff would also recommend high grass or other landscaping for the detention basins.

Mr. Keefe addressed some of the concerns within the Engineering Department.

1. Topographic Survey: The two comments are being addressed and will be cleared up. While out at the site, he stated that he noticed several downspouts that are draining which could be the cause of the standing water after rain events. When the improvements are made, the water will be retained onsite.
2. Site Demolition Plan: The site will not be demolished for 2 years. There will more than likely be more details prior to demolition.
3. Architectural Site Plan: The applicants have addressed the comments from the Engineering Department.
4. Grading Plan: The perimeter seems good but there are still a few questions that the applicant and Engineering department are working through.
5. Site Utility Plan: The Engineering Department is evaluating the final basin configuration. All of the drainage is going into the combined sewer system.

Based on his review and conversations with the applicant, Mr. Keefe recommended approval of the site and utility improvements.

Mr. Miller asked Mr. Keefe to explain how the detention pond will discharge if the sewer system is full. Mr. Roush stated that depending on the amount of surcharge of the existing sewer, it may potentially slow down the design of the basin. He stated that the basin was designed for a 25 year storm event. He added that there was currently no detention on the site. Everything flows directly to the combined sewer so providing the detention basin will be an improvement.

Mr. Miller asked if approving this plan will improve the residential drainage or will more water go into the storm system at one time. Mr. Roush stated that the school's storm water will remain on the property. There will be curbs built and the detention basin to manage the storm water onsite.

Mr. Roush stated that the school will not pick up any water from the yards. Mr. Keefe added that any water draining from the school site into residential yards was minimal. Mr. Roush added that currently, since the site is not curbed, there may be minimal water draining off of the school site. The site plan shows curbs which along with the detention pond will contain the water onsite.

Mr. McGory stated that the way he understood the plan, any water that is currently draining off of the school site will now be contained. In the same respect, there will be no water draining onto the property from surrounding properties.

Ken Damm, Lesko and Associates stated that the curbs around the perimeter are designed to have sub-surface drainage where water can collect on either side.

Mr. Miller stated that the current site had a tremendous amount of blacktop. He wondered if the new design would have more or less impervious surface. Mr. Roush stated that the current design has 2.38 acres impervious surface and the proposed plan has 2.9 acres of impervious surface.

Bob Waldock stated that he manages property on the east side of the site. He stated that the proposed detention pond will be in the back of 12 of his units, approximately 15' away. Please have schools maintain the pond and added that he appreciated the 6' fence and trees. He added that the trees will eventually grow that may block his tenants view.

Mr. Poole asked the developers to explain the concept of centering the building with 44th Street. Mr. Damm stated that there is a stone sign with the school's name engraved on it that will be incorporated into a monument to create an element that will be seen while traveling the street. The school itself will not be moved.

Jim McGookey, 44th Street stated that he appreciated all of the efforts made to address his prior concerns. He asked that if the proposed screening needed to change, to please let him be involved in the new design. Mr. Miller asked if there the proposed landscaping will interfere with any utility easements. He suggested planting appropriate trees that will not interfere with the utilities. Mr. Miller moved to approve the site plan application for 2314 Hancock Street subject to all conditions that have been proposed by Staff; not limited to those discussed in this meeting. Mr. Poole seconded the motion. With no further discussion, the motion passed with a unanimous vote.

Ms. Byington addressed the commission to announce that there will be a Stakeholder's meeting regarding the Sandusky Bay Pathway Update on Tuesday, December 12, 2018 at 10AM and Staff is requesting one designee from the Bayfront Corridor Committee and one designee from the Planning Commission. A public meeting will occur on the same day at 6:00PM.

Mr. Poole felt that it was inappropriate for one person to represent the entire body. He stated that anyone that wanted to attend should attend but they would only be representing their personal opinion. He added that anyone involved in a committee that will decide what will come before another committee in which they sit should be required to abstain from voting.

Chairman Zuilhof stated that the point is well taken that the commission should not assign a representative but could have someone attend in a liaison role to report back to the commission.

Mr. Galea asked if the Pathway Update meeting is to develop a proposal or to discuss alternatives. Ms. Byington replied that there will be a consultant present to take a look at the existing document and comparing alternatives that could make it better; giving preliminary cost estimates; prioritize phases of construction and line up funding sources. This will not be a voting body.

Mr. McGory nominated Mr. Miller as liaison with no objection from the commission. There were no other nominees.

Ms. Sparks stated that there are no applications for a December Planning Commission Meeting.

The meeting was adjourned at 5:47PM.

APPROVED:

Debi Eversole, Clerk

Michael Zuilhof, Chairman

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR A CONDITIONAL USE
PERMIT FOR A DIGITAL MESSAGE BOARD
SIGN AT 433 PERKINS AVE.

Reference Number: PC-03-2018

Date of Report: February 21, 2018

Report Author: Greg Voltz, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Brady Sign Company, on behalf of Ned Hoelzer has applied for a Conditional Use permit for a digital message board sign to be located at 433 Perkins Avenue. The following information is relevant to this application:

Property Owner: Ned Hoelzer
3088 Oxford Millville Rd.
Oxford, OH 45056

Authorized Agent: Brady Sign Company
1721 Hancock Street
Sandusky, OH 44870

Site Location: 433 Perkins Avenue

Zoning: "GB" General Business

Existing Uses: Food Service

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1143.06 Prohibited Signs

SITE DESCRIPTION

The subject parcel is located at 433 Perkins Avenue, the property is zoned as GB General Business. The adjacent parcels are zoned as "GB" General Business District, "CS" Commercial Service and "R1-50" Single Family Residential.

433 Perkins Avenue



Zone Map – Parcel



	P-100 - AGRICULTURE		R1-40 SINGLE-FAMILY RESIDENTIAL		B COMMERCIAL BUSINESS		P-100 DOWNTOWN BUSINESS
	R-100 RESIDENTIAL SUBURBAN		R2F TWO-FAMILY RESIDENTIAL		BB ROADSIDE BUSINESS		CS COMMERCIAL SERVICE
	R-100 SINGLE-FAMILY RESIDENTIAL		R2P TWO-FAMILY RESIDENTIAL		CB COMMERCIAL BUSINESS		IM INDUSTRIAL MANUFACTURING
	R-100 SINGLE-FAMILY RESIDENTIAL		R2B TWO-FAMILY RESIDENTIAL		CA COMMERCIAL AMUSEMENT		SM GENERAL MANUFACTURING
	R-100 SINGLE-FAMILY RESIDENTIAL		R2P TWO-FAMILY RESIDENTIAL		CR COMMERCIAL RECREATION		P-100 PLANNED UNIT DEVELOPMENT
	A-100 AGRICULTURE		A-100 AGRICULTURE				NO REQUIRED SETBACK IN FEET

DIVISION OF PLANNING COMMENTS

The applicant has applied for a Conditional Use permit for a 30.64 square foot digital message board sign for the gas station at 433 Perkins Avenue. Section 1143.06 states that electronic message board signs are prohibited unless approved through a Conditional Use Permit. This freestanding sign has been on the site for quite some time. The current sign has two changeable message board signs and is slightly larger in size than the proposed sign.

ENGINEERING STAFF COMMENTS

The City Engineer has stated that the sign shall not include any banners or obstructions that would block any site lines due to the location, the Cleveland Road traffic, and visibility of the existing curve.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no issues with the proposed sign.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections to the proposed sign.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections to the proposed sign.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recognizes that the overall sign is smaller in size than the existing sign. It is the opinion of staff that the changes to the sign have proven to aesthetically improve the area. As such, staff recommends approval of the Conditional Use permit for the digital message board sign located at 433 Perkins Avenue.

Although the proposed digital message sign will be less area than the existing, the total sign area will exceed what is permitted by code. Therefore, a condition of approval of this Conditional Use Permit is that a variance must be granted to exceed the total allowable sign area.

ENGINEERING STAFF COMMENTS

The City Engineer has stated that they have no issues with the proposed shared parking application.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no issues with the proposed shared parking agreements.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections to the shared parking agreements.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections to the shared parking agreements.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recognizes that the use is located within a residential area, however the applicant has provided written agreements with local businesses for the occasional times in which more parking is required. The applicant plans to place these parking locations on their website and social media outlets in order to make their patrons aware. Staff would recommend approval with the following conditions:

1. If at any time the parking agreements that are established with the local business become null and void the applicant must find alternative solutions that shall be approved by Planning Staff.
2. The proposed use shall follow all federal, state, and local regulations.

CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

TYPE OF APPLICATION:

☒ Conditional Use Permit
☐ Flood Plain Variance
☐ Other

☐ Similar Main Use
☐ Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name: NED HOELZER

Property Owner Address: 3088 OXFORD MILLVILLE RD

OXFORD, OH 45056

Property Owner Telephone: _____

Authorized Agent Name: BRADY SIGN CO

Authorized Agent Address: 1721 HANCOCK ST

SANDUSKY, OH 44870

Authorized Agent Telephone: 419-626-5112

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 433 PERKINS AVE.

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

11 PERKINS AVE WH EX 2' S SIDE 13 PERKINS AVE WH

Parcel Number: 57-03474.000 Zoning District: GB

DETAILED SITE INFORMATION:

Land Area of Property: .223 acres (sq. ft. or acres)

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

Building #1: 1,800 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): .18

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: 1,800 sq. ft. is drive-in restaurant space

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

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.):

Replace existing pylon sign faces with (2) new full color electronic

message center panels mounted back to back on existing sign poles.

(see attached)

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.

Michael Bauman
Signature of Owner or Agent

11/9/18
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 433 PERKINS AVE. (municipal street address of property), I hereby authorize BRADY SIGN CO to act on my behalf during the Planning Commission approval process.

Michael Bauman
Signature of Property Owner

11/9/18
Date

REQUIRED SUBMITTALS:

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

Front Yard Fence: no charge

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

STAFF USE ONLY:

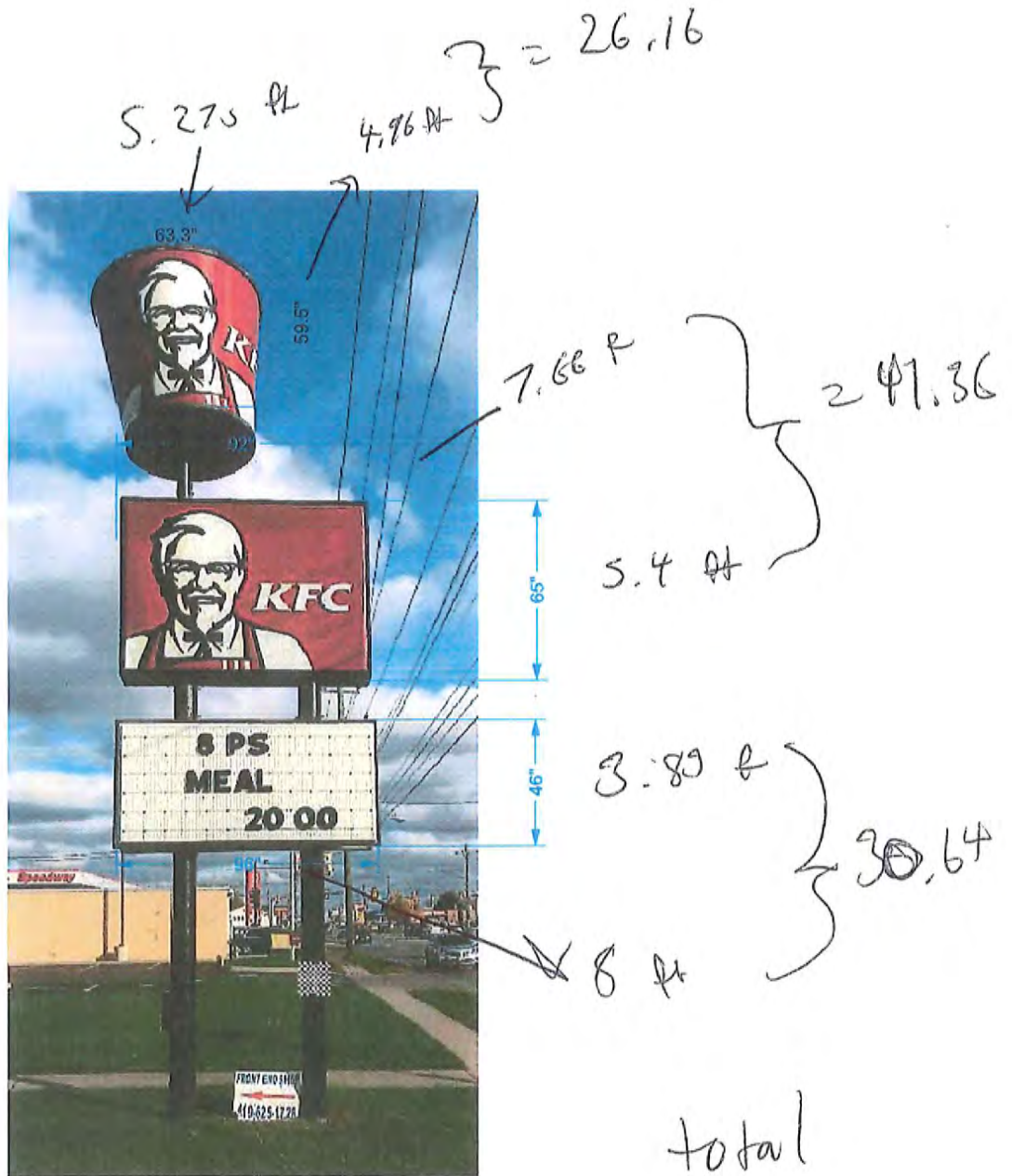
Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

FEB 01 2018

Current Size



Building Permit Screen Print

433 PERKINS WEST, SANDUSKY OH 44870

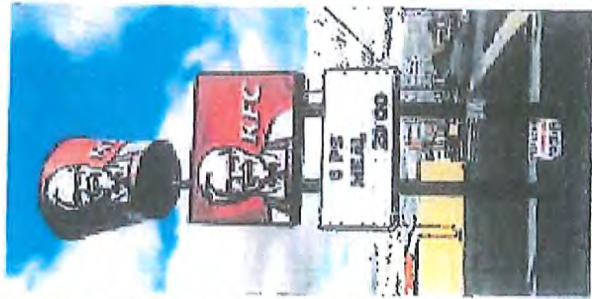
ID#: PR105170-BD015049	Update: 08/09/2013	Entered: 04/27/2007
Permit #: SA7098A	Permit Date: 04/27/2007	Permit Type: OBC SIGN
Project: SIGNAGE	Proj Code:	Status: ISSUED
Structure: RESTARAUNT	Job Cost:	Job Size:
Expire Date: 04/26/2008	Plan Review: 04/27/2007	Final:
Fee: 128.75	How Paid: Credit Card	Received By: BAS
Check Num: CAO -	Account:	Date Paid: 04/27/2007
		Receipt: RN-0001452

Applicant: Contractor	Name: KUHNS CONSTRUCTION INC: CHAD K	Phone: 937-299-9340
Address: 3080 ACKERMAN BLVD SUITE 125 KETTERING OH 45429		
Contractor: 2007; KUHNS CONSTRUCTION INC: C003384; G: KUHNS		Contractor ID:
Type Code: 5B	Bldg Use Group: A2	Dimensions:
Setbacks Front:	Left:	Rear:
Features		Right:
 SYS TYPE: STNDPIP		
LL/SS DMD:	LOCATION:	
STOR	AISLE	REQ ?:

Notes

5/23/07 not ready yet

Existing Signage

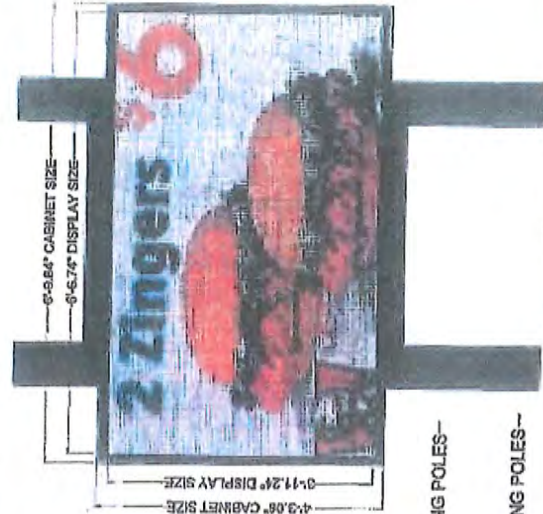


Proposed Signage



29,0250

Qty: 2 - Electro-Matic Fusion 16 mm RGB Full Color
Electronic Message Center Panels Mounted Back to Back
(Mounted to Existing Poles)
Pixel Matrix - 72 x 120
81.8" = 6.82 ft



8" X 3" X 1/4" ANGLE TO ATTACH TO EXISTING POLES -
(PTM EXISTING POLES)

8" ROUND EXISTING POLES -

Customer Approval _____ Date _____
Landlord Approval _____ Date _____

This is a preliminary drawing created by Identicom Sign Solutions. It is not a final contract and is subject to change without notice. It is subject to change and is intended to represent the general concept of the proposed signage. It is not a final contract and is subject to change without notice. It is subject to change and is intended to represent the general concept of the proposed signage.

IDENTICOM SIGN SOLUTIONS
10000 100th Ave
Suite 100
Edmonton, Alberta T6E 4E1
Canada
Phone: (780) 441-1111
Fax: (780) 441-1112
www.identicom.ca

IDENTICOM SIGN SOLUTIONS
10000 100th Ave
Suite 100
Edmonton, Alberta T6E 4E1
Canada
Phone: (780) 441-1111
Fax: (780) 441-1112
www.identicom.ca



DATE: 11/24/17
BY: J. D. H. H. H.
FOR: J. D. H. H. H.
KFC
633 Franklin Ave.
Saskatoon, SK S7N 1A1

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SHARED PARKING FOR
534 COLUMBUS AVE

Reference Number: PC-02-2018

Date of Report: February 21, 2018

Report Author: Greg Voltz, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Dr. Airton Arruda, on behalf of Andrea L. Scheingross Trustee, has submitted an application for approval for shared parking with Sts. Peter & Paul Parish for 534 Columbus Avenue. The following information is relevant to this application:

Property Owner: Andrea L. Scheingross
1507 Timber Lake Lane
Sandusky, Ohio 44870

Site Location: 534 Columbus Ave.
Sandusky, Ohio 44870

Zoning: "LB" Local Business

Existing Uses: Medical Office

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1149.06 Separate or Combined Use of Facilities

SITE DESCRIPTION

The subject parcel is located at 534 Columbus Avenue, the property is zoned as "LB" Local Business. The subject property is adjacent to other properties zoned "LB" Local Business. The parcel of the subject property is pointed out:

534 Columbus Avenue



Zone Map – Parcel



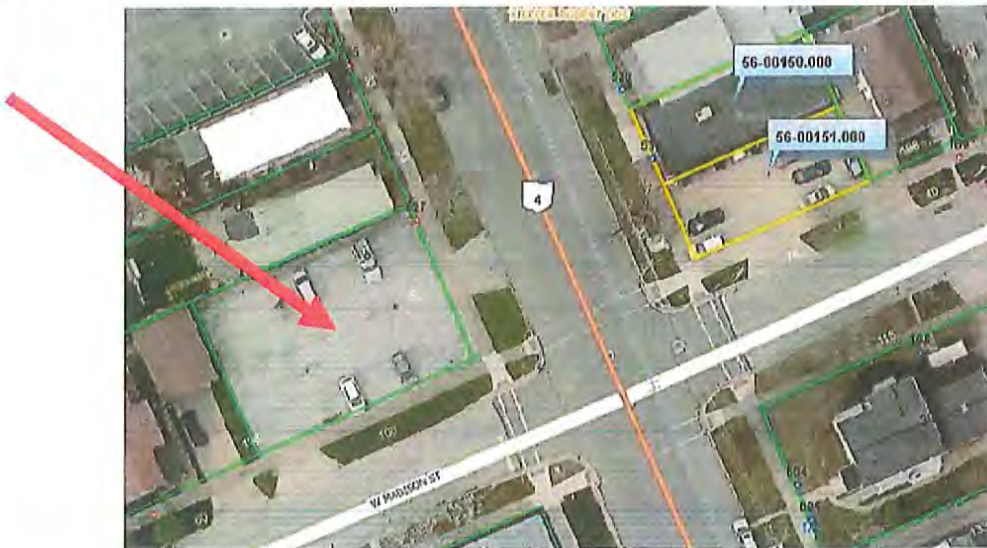
R-1 SINGLE-FAMILY	R-2 SINGLE-FAMILY	B-1 COMMERCIAL BUSINESS	B-2 DOWNTOWN BUSINESS
R-3 RESIDENTIAL SUBURBAN	R-4 TWO-FAMILY RESIDENTIAL	B-3 ROADSIDE BUSINESS	B-4 COMMERCIAL SERVICE
R-5 SINGLE-FAMILY RESIDENTIAL	R-6 MULTI-FAMILY RESIDENTIAL	B-5 GENERAL BUSINESS	B-6 UNITED MANUFACTURING
R-7 SINGLE-FAMILY RESIDENTIAL	R-8 RESIDENTIAL / BUSINESS	B-7 COMMERCIAL MANUFACTURING	B-8 GENERAL MANUFACTURING
R-9 SINGLE-FAMILY RESIDENTIAL	R-10 ADDITIONAL PARKING	B-9 COMMERCIAL MANUFACTURING	B-10 MANUFACTURING DEVELOPMENT
R-11 AGRICULTURAL		B-11 COMMERCIAL MANUFACTURING	B-12 REQUIRED SETBACK IS 50 FEET

DIVISION OF PLANNING COMMENTS

The applicant has applied for approval of a shared parking agreement for 435 Columbus Avenue. The applicant utilizes the property for an orthodontics office. The applicant looks to utilize current storage in the building for more office space. The increase in office space would then require an increase in required off-street parking, thus creating the need for the shared parking agreement. The site doesn't have enough space available for the additional 2 required spaces.

The applicant has achieved an agreement with Saints Peter & Paul Parish. The below map indicates all of the proposed parking locations.

Section 1149.06 allows for Planning Commission to approve shared parking agreements when public or private lots, or on-street parking are available within adequate walking distances.



ENGINEERING STAFF COMMENTS

The City Engineer has stated that they have no issues with the proposed shared parking application.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no issues with the proposed shared parking agreements.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections to the shared parking agreements.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections to the shared parking agreements.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff would recommends approval with the following conditions:

1. If at any time the parking agreements that are established with the local church become null and void the applicant must find alternative solutions that may be approved by Planning Staff.

CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

TYPE OF APPLICATION:

☐ Conditional Use Permit
☐ Flood Plain Variance
☐ Other

☒ Similar Main Use
☐ Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name: Scheingross Andrea L. Trustee
Property Owner Address: 1507 Timber Lake Ln
Sandusky, OH 44870
Property Owner Telephone: 419-625 1464
Authorized Agent Name: Airton Arruda
Authorized Agent Address: 200 S. Wayne St
Fremont, OH 43420
Authorized Agent Telephone: 734-218 1775

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 534 Columbus Ave, Sandusky OH
Legal Description of Property (check property deed for description):
28 COLUMBUS AVE N 33' OF W 78' RIGHT TO 9' DRIVE
33' X 78'
Parcel Number: 56-00150.000 Zoning District: Sandusky



DETAILED SITE INFORMATION:

Land Area of Property: 2574 (sq. ft. or acres)

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

Building #1: 2574 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 100

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: 2574 sq. ft. office space and

1056 sq. ft. is storage space

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

$$7 + 18 = 25$$
$$2470 + 6599 = 9069$$

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

Landscaped Area: _____ (in sq. ft.)

2470 sq. ft. owned by Scheingross Andrea L. Trustee
6599 sq. ft. owned by Bishop of Toledo

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.):

Permission to add approximately
500 sf of office space in the existing
building. Parking spaces compatible with
the addition is at Sts Peter and Paul
Parish parking lot. Letter of permission
is attached.

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.

A. Arruda 1-24-2018
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 534 Columbus Av, Sandusky, OH (municipal street address of property), I hereby authorize Airton Arruda to act on my behalf during the Planning Commission approval process.

* Andreia L. Scheinagess Trustee * 1-29-18
Signature of Property Owner Date

REQUIRED SUBMITTALS:

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

Application Fee:

Conditional Use Permit: \$100.00

Similar Main Use: \$100.00

Flood Plan Variance: \$100.00

Front Yard Fence: no charge

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Erie County, Ohio - Property Record Card

Parcel: 56-60095.000 Card: 1

GENERAL PARCEL INFORMATION

Owner BISHOP OF TOLEDO
 Property Address 510 COLUMBUS SANDUSKY OH 44870
 Mailing Address 510 COLUMBUS AVENUE
 Land Use 685 - CHURCHES AND/OR PUBLIC WORSHIP
 Legal Description 27 COLUMBUS AVE E 100' 66'X100'
 Neighborhood 45604 -
 School District SANDUSKY SD
 MAP NUMBER: 13

VALUATION

	Appraised	Assessed
Land Value	\$12,880.00	\$4,510.00
Improvements Value	\$20,460.00	\$7,160.00
CALV Value	\$0.00	\$0.00
Total Value	\$33,340.00	\$11,670.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.1515	0	0	100	\$12,880.00

6,599.34 sf



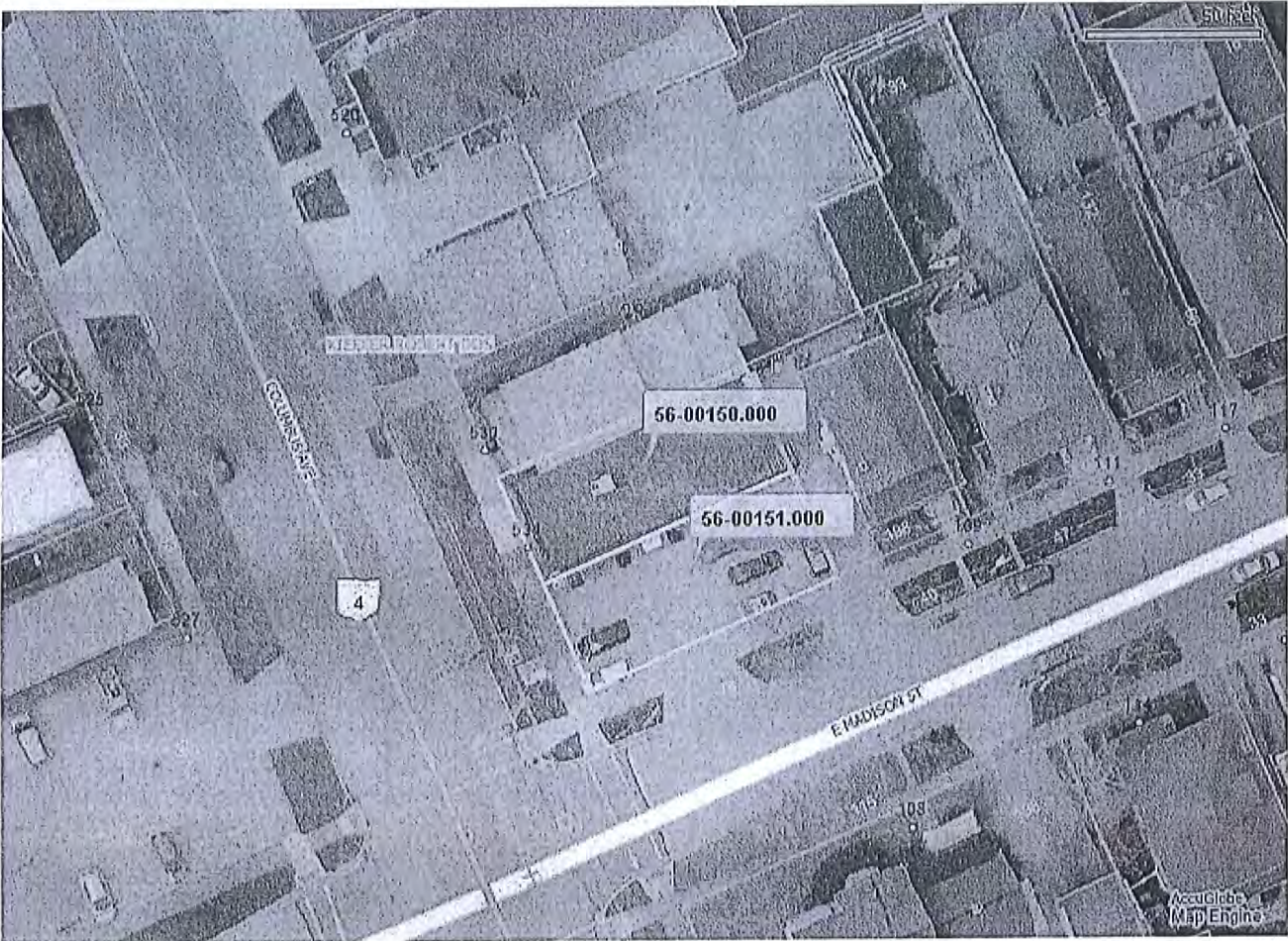
SALES

Date	Buyer	Seller	Price
1/1/1987	BISHOP OF TOLEDO	Unknown	\$0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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Erie County GIS



Notes



STS. PETER & PAUL PARISH

510 Columbus Ave. • Sandusky, Ohio 44870 • (419) 625-6655 • FAX (419) 625-6576

E-mail: office@stspeterpaul.com

Web Page: www.stspeterpaul.com

January 15, 2018

Airton Arruda, DDS, MSD
Sandusky Orthodontics
534 Columbus Ave.
Sandusky, OH 44870

Dr Arruda,

It was a pleasure to meet with you on Friday, January 5, 2017.

As discussed, Sandusky Orthodontic has our permission to use the Church owned parking lot located on the corner of Columbus Avenue & Madison Street as additional parking for your patients if needed. Sts. Peter & Paul assumes no liability for those who choose to use the parking lot.

We wish you well with your planned expansion of the practice and welcome you to the area!

Best wishes,

Abby Ring
Business Manager
Sts. Peter & Paul Parish

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SHARED PARKING FOR 805 WAYNE STREET

Reference Number: PC-04-2018

Date of Report: February 21, 2018

Report Author: Casey Sparks, Chief Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Dr. John Davenport, has submitted an application for approval for shared parking with Gundlach and Imagine Baking for 805 Wayne Street. The following information is relevant to this application:

Property Owner: Dr. John M. Davenport
2818 N. Ocho Drive
Port Clinton, Ohio 43452

Site Location: 805 Wayne Street
Sandusky, Ohio 44870

Zoning: "PF" Public Facility

Existing Uses: Music studio and listening room

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1149.06 Separate or Combined Use of Facilities

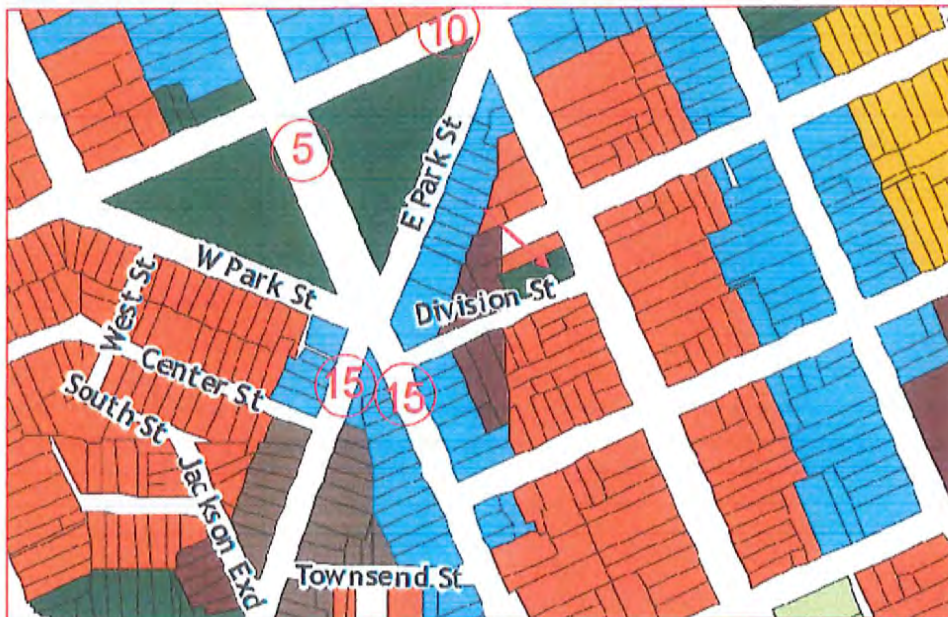
SITE DESCRIPTION





The subject parcel is located at 805 Wayne Street, the property is zoned as "PF" Public Facility. The subject property is adjacent to both "CS" Commercial Service and "R2F" Residential two family. The parcel of the subject property is pointed out:

805 Wayne Street



Zone Map – Parcel



 R-1 SINGLE-FAMILY	 RT-40 SINGLE-FAMILY RESIDENTIAL	 B BUSINESS	 DDB DOWNTOWN BUSINESS
 R-2 SINGLE-FAMILY SUBURBAN	 RT-20 TWO-FAMILY RESIDENTIAL	 RB RESIDENTIAL BUSINESS	 CS COMMERCIAL SERVICE
 R-3 SINGLE-FAMILY RESIDENTIAL	 RT-10 SINGLE-FAMILY RESIDENTIAL	 CB COMMERCIAL BUSINESS	 IM LIMITED MANUFACTURING
 R-4 SINGLE-FAMILY RESIDENTIAL	 RT-5 RESIDENTIAL BUSINESS	 CA COMMERCIAL APPLICATION	 CM CENTRAL MANUFACTURING
 R-5 SINGLE-FAMILY RESIDENTIAL	 P PUBLIC PARKING	 CR COMMERCIAL RESIDENTIAL	 P-1 PARKING LOT - 1000 S.F.
 R-6 SINGLE-FAMILY RESIDENTIAL			 P-2 PARKING LOT - 1000 S.F.

DIVISION OF PLANNING COMMENTS

The applicant has applied for approval of a shared parking agreement for 805 Wayne Street. The applicant utilizes the property for a music studio and listening room. In April 2017, the Board of Zoning Appeals previously approved use variance for the music and listening room, in January the Board approved an amendment to this use variance to allow for an occupancy of 175 people. The applicant would like to hold an occasional music concert at the site, which would require an occupancy of 175 within main hall.

The previous use had an existing legal non-conforming parking situation. At the time of the April 2017 meeting, the applicant had proposed an occupancy of 80 for the building that did not exceed that of the prior church use, as such staff had the ability to approve the parking plan. The applicant has achieved some agreements with some of the area businesses including Gundlach Sheet Metal and Imagine Baking. The below map indicates all of the proposed parking locations. It is also important to note that this occupancy will only occur when the applicant is hosting large concerts. This will not generally be the occupancy of the building. One location indicated on the map includes the public parking lot located on Hancock Street and Monroe Street. This lot provides additional parking spaces and is less of a distance to the building than Imagine Baking.

Section 1149.06 allows for Planning Commission to approve shared parking agreements when public or private lots, or on-street parking are available within adequate walking distances.



ENGINEERING STAFF COMMENTS

The City Engineer has stated that they have no issues with the proposed shared parking application.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no issues with the proposed shared parking agreements.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections to the shared parking agreements.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections to the shared parking agreements.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recognizes that the use is located within a residential area, however the applicant has provided written agreements with local businesses for the occasional times in which more parking is required. The applicant plans to place these parking locations on their website and social media outlets in order to make their patrons aware. Staff would recommend approval with the following conditions:

1. If at any time the parking agreements that are established with the local business become null and void the applicant must find alternative solutions that shall be approved by Planning Staff.
2. The proposed use shall follow all federal, state, and local regulations.