

Planning Commission
August 22nd, 2018
Meeting Minutes

The Chairman the meeting at 4:30 PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. McGory, Mr. Zuilhof, Mr. Galea, and Mr. Waddington. Ms. Angie Byington and Mr. Greg Voltz represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Mr. Miller expressed concerns regarding the minutes of August 2nd, 2018.

Mr. McGory moved to table the approval the minutes from the August 2nd, 2018 meeting; Mr. Waddington seconded the motion.

Public Hearing

Mr. Voltz presented that the applicants, HSB Architects & Engineers, on behalf of The Forest Sandusky LLC, has submitted a site plan application for 1651 Tiffin Avenue and 2513 Venice Road. The property is zoned as GB "General Business", which permits drug stores. Mr. Voltz discussed the proposed site plan indicating that the new facility will be a new medical marijuana dispensary location. The use would only require 13 parking spaces, the applicant is required to have 31 due to requirements of their state application. Mr. Voltz reviewed the proposed elevation views. The applicants have worked with staff on creating a more pedestrian friendly environment by adding more landscaping and pedestrian areas on the site.

In conclusion, Planning Staff recommends approval of the proposed site plan for 1651 Tiffin Avenue and 2513 Venice Road with the following conditions:

1. All lot split/ combinations are approved prior to construction.
2. The applicant provides further landscaping between sidewalk parking areas.
3. Revise landscaping plan for staff approval per section 1149.09(b).
4. Signage shall be through a separate permit.
5. The applicant works with the City of Sandusky Engineering to provide sidewalks and drive entrances to the City specifications.
6. Applicant provides a revised plan showing location of directional signage for the site.

Mr. Miller ask if it is correct to assume that the property has been remedied of the former gas tanks from the former station.

Mr. Voltz stated that this is correct.

Mr. Waddington stated that he was concerned with the hours of the business, and stated that all transactions will be cash. Mr. Waddington also ask if the property has been transferred.

Mr. Voltz stated that the transfer is close and should occur within the next month or so.

Mr. Zuilhof asked about the proposed secured area.

Mr. Voltz stated that the applicant should address the proposed secured area.

Mr. Zuilhof ask about the placement of the sidewalk, asking the applicant if the sidewalk will be directly along the street and if this is necessary and in within our standards.

Mr. Voltz stated that the current sidewalk does go up to the road, as a condition the applicant will need to upgrade the sidewalk to city specifications.

Mrs. Byington stated nothing in our code speaks to where the sidewalk needs to be placed, staff can work with engineering on where the location of the sidewalk needs to be. This will push their site back and effect the site plan.

Mr. Zuilhof asked if the applicant will be purchasing both parcels, will the applicant be doing a lot combination or split. If both properties are being sold then they have the ability to alter the site and adjust the location of the sidewalk.

Mrs. Byington stated that this would be a question for the applicant, since they will be utilizing both parcels they could move it back.

Mr. Voltz stated the proposed site plan does spill over into a second parcel, however the proposed site plan currently meets setback requirements.

Mrs. Byington stated that the approval will need to be conditioned on the lot combination, so the site cannot spill into two parcels.

Mr. Zuilhof stated that the site plan does not indicate existing lot lines as such he was not able to indicate if the site plan crosses over two parcels. It would be helpful if the site plan delineated the existing lot lines on the plans.

Mr. McGory stated there seems to be some unused property toward the back, the whole site could be moved back to make additional land in front to alter the sidewalk.

Mr. Miller discussed the proposed access points into the development, and suggested altering the locations of the access points to accommodate some additional green space.

Bob Bajko, HSB Architects, stated that the driving force behind the location of the building and subsequent development is a gas line along the property. Mr. Bajko stated that they have revised the site based on staff's comments to accommodate additional vegetation, but they have pushed as far as they can due to the existing gas line.

Mr. Bajko discussed the curb cut off Venice Road, stating they are trying to keep it so they are able to utilize it for whatever was developed on the adjacent parcel. They currently are utilizing the Tiffin curb cut for this site, the area north could be incorporated as green space. The triangle piece could be added as an access point to the secondary development, however this is not part of the existing site plan application.

Mr. Bajko stated they are very excited about this project, they are trying to make it as efficient as possible and trying to not over park the site. Mr. Bajko addressed the secured vestibule directly adjacent to the enclosed glass reception area. The drop off product will be secured and enclosed for customers to deliver products and get into the facility through another area.

Mr. McGory stated that the existing gas line is thru the property, it is proposed to run under the parking lot not the building. Mr. McGory ask if it would be possible to leave the building where it is, abandoned some of the parking area, and replace more parking into the vacant area above.

Bob Bajko stated that the handicapped parking is important around the building, it is a retail establishment and convenience is an issue, they do not want to continue taking up the site with parking.

Mr. McGory stated that if there is a way to avoid the sidewalk being along the street it would be beneficial.

David Pietrantone, on behalf of Riverstone Surveying, stated that the sidewalk is currently adjacent to the right-of-way, there is currently a pretty good buffer within the area.

Mr. McGory confirmed that the current location of the sidewalk is along the right-of-way not necessarily the existing road.

Mr. Zuilhof stated that shifting the site plan may have some impact on the shared curb cut, however it does not appear to be a large impact. We are trying to create a pedestrian friendly community and should be making accommodations accordingly.

Mr. Jackson asked if the green space could be reduced to accommodate the sidewalk.

Mr. Galea stated the current sidewalk is closely located along Tiffin Avenue. Mr. Galea ask if this sidewalk will be any closer to the street than the neighbor's sidewalk.

Mr. McGory asked staff if the city has the ability to mandate a sidewalk be placed on the site.

Mrs. Byington stated that it not a requirement thru zoning, however she is not certain if it is a requirement with engineering. She believes it will be safer to have a sidewalk then no sidewalk.

Mr. Bajko stated that their intention was just to repair the existing sidewalk.

Mr. Galea ask the distance of the adjacent sidewalk abutting Tiffin Ave.

Mr. Bajko stated that it is 70'-80'

Mr. Zuilhof asked what the proposed dimensions of the parking spaces.

Mr. Miller stated he understands the reluctance to move or change the access points, however they may want to consider revising the access points to allow for joint use and pushing the turn lane off Tiffin Ave. This would create a safer condition, free up space near the residual property, and solve the issue of the sidewalk.

Mr. Zuilhof stated that there is not an existing sidewalk on site, there is nothing there that qualifies for a sidewalk. It appears to be mostly aprons, asphalt, and a portion of grass. Not sure how they can expect any economy in utilizing the existing sidewalk.

Mr. Voltz stated that the engineer made a comments to repair the existing sidewalk.

Ms. Byington stated if they would like to get 2-3' of buffer between the sidewalk, would there be a possibility to shift everything over to the south east area of the building and remove some of the greenspace proposed.

Mr. Zuilhof stated that unless you have parking blocks, bumpers will be hanging over and will lose that area to parked cars.

Mr. Bajko stated that they will get verification of the gas line, there may be possibilities to push building to the west. They just need to keep moving forward.

Mr. Zuilhof stated they could condition the approval on adding 3' of buffer property to assure they are receiving a pedestrian friendly site.

Mr. Bajko stated that they could angle the spaces to receive additional area.

Mr. Zuilhof stated that sliding the site 3' west could solve the problem then they would not have to change any additional elements of the site.

Mr. McGory moved to approve the plan as submitted subject to the applicant moving the site to the left to gain additional 3' of green space buffer between the side walk and Tiffin Avenue as well as the conditions referenced by staff.

Mr. Zuilhof stated that he would condition approval to create a safe sidewalk, get the sidewalk three feet from Tiffin Ave and make sure the parking lots are not abutting the sidewalk and make it pedestrian safe.

Mr. Voltz stated that western drive is 22' the code would allow this to be a width of 20'.

David Pietrantone stated that they could reduce that drive to 20' and create a 3' buffer between the sidewalk.

Mr. Zuilhof stated that they are creating a 3' buffer between the sidewalk and Tiffin Ave.

Mr. McGory withdrew his motion.

Mr. Zuilhof motioned that the application be approved with the conditions recommended by staff, and the additional condition that the applicant provide a 3' buffer between the sidewalk and Tiffin Ave, the buffers on the site plan remain between the sidewalk and the parking lot to create a pedestrian safe sidewalk; Mr. Galea seconded the motion.

With no further discussion, the motion passed with a 6/0 vote.

Mrs. Byington introduced tom Horsman the new Assistant Planner.

Mr. Miller moved to adjourn the meeting, Mr. McGory second.

With no further business, the Chairman adjourned the meeting at 5:17 PM.

APPROVED:



Casey Sparks, Clerk



Michael Zuilhof, Chairman