

Planning Commission
April 24th, 2019
Meeting Minutes

The Chairman called the meeting to order at 4:31pm. The following members were present: Mr. Miller, Mr. Waddington, Chairman Zuilhof, Mr. McGory, Mr. Jackson, Mr. Galea, and Mr. Whelan. Mr. Greg Voltz and Mr. Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Mr. McGory motioned to approve the March 20th, 2019 Planning Commission minutes; Mr. Waddington seconded the motion.

Mr. Voltz stated that the applicant is applying for site plan approval for an additional use at 1031 First Street. The current building is mixed use currently used for a machine shop, retail, and storage. The existing zoning is "CS" Commercial Service, the applicant is requesting for site plan approval for utilizing a portion of the existing building as summer/ seasonal rental units. The existing use of this portion of the building is storage. The applicant intends to utilize existing paved parking areas. Mr. Voltz stated that transient rental is an allowable use within the "CS" Commercial Service zoning district. Staff did ask for the applicant to add parking blocks, landscaping, and striping of required spaces. The applicant is proposing 47 spaces which do not include the 6 spaces adjacent to First Street that are existing. The applicant does meet the required widths for new striped spaces. However, staff would like to see an increase amount of landscape buffer between the building and First Street as adjacent property owners.

Mr. Voltz stated that in conclusion, Planning Staff recommends approval of the proposed site plan for 1031 First Street with the following conditions: The applicant provides increased landscaping where the property is adjacent to residential property. The applicant must provide a landscape plan for staff approval for all non-paved areas between the structure and First Street and the parking lot and adjacent residential areas.

Mr. Waddington ask about the proposed drainage and storm water plans, the report stated that this would be worked out during the permitting stages.

Mr. Zuilhof stated these issues would need to be settled before they proceed with construction. Mr. Zuilhof stated that he is skeptical about the diagonal parking that is currently existing as he does not think that people would use the parking. He believes they should stripe the parking area the way it is being used.

Mr. Voltz ask if it would be the commissioners intention to propose parallel parking then add additional buffering between the sidewalk.

Mr. Zuilhof stated that parallel parking would be appropriate.

Mr. McGory stated he has used the diagonal parking, however it is not a lot of width in the area so it may be difficult.

Mr. Feick, 224. E. Water Street, stated that the applicant would like to bring residential units to the far west building for summer season only. The transient rental units would not be used fall, winter, and spring. If the transient rental goes well they will look to add two additional units. The gate will be open and the parking is on the west side of the building. The parking out front is utilized and it is diagonal and they would like to keep it as is.

Mr. McGory ask if there were existing tenants in the far right building.

Mr. Feick stated the applicant did have someone in there but currently it is vacant. Mr. Feick discussed the proposed transient rental for the site.

Mr. Miller ask the details of the seasonal rental, would it be by the week or month.

Mr. Feick stated that he believes that it would be by the week or weekend.

Mr. Miller ask if the building will need to be fully sprinkled if overnight accommodations were offered.

Mr. Feick stated the units are fire isolated from the rest of the building, they are not required to fully sprinkle the building.

Mr. Zuilhof ask about the gate in the front of the site and if would be open.

Mr. Feick stated that the gate will be open once summer season begins, the entrance and exit will be on the west side of the site for these units.

Mr. Miller motioned to approve the site plan application for 1031 First Street; Mr. Waddington seconded the motion. With no further discussion the motion passed unanimously.

Review of Site Plan/ Off Street Parking Review

Mr. Horsman stated that staff has begun to review the site plan chapter and would like to discuss with Planning Commission several topics. Mr. Horsman stated that staff would like to discuss the following topics: minimum requirements for parking by use, location of parking facilities, landscaping requirements for parking, parking stall dimension requirements. Staff would like to review the parking requirements specific to the number of spaces and uses and would like Planning Commission to have greater leeway to approve alterations to parking requirements. Staff would also like to review restricting curb cuts, bicycle parking, landscaping requirements, lighting in parking areas, pedestrian walkways, and site plan review along transit lines.

Mr. Miller discussed compact car, motorcycle, and golf cart parking. He would also like to see green infrastructure regulations being implemented within the code.

Mr. Zuilhof stated that he would like to keep in mind separating public and privately owned developments when reviewing for site plan. These trends are based on the cost of energy and we need to hold the course and let the enterprises decided what their demographics will need. In regards to dumpsters, they should be screened. Mr. Zuilhof stated that he believes that they should move to a minimal parking as needed and possibly reviewing percentages.

Mr. Whelan stated that he would like to see a regulations that reduce curb cuts, he is wanting to increase impervious surface, lighting requirements and reduce the light pollution.

Mr. Horseman stated that the proposed regulations should increase flexibility.

Mr. Galea stated that this evening's application is a good example of parking requirements by use. The business will have extra spots more than likely that they will not be used. Mr. Galea stated that he would like to see a minimum and maximum depending on use. He would also like to see additional requirements for parking for electric vehicles moving forward.

Mr. Zuilhof stated that the lighting ordinance will not be adequately covered in a site plan chapter, it should be a separate document. Mr. Zuilhof stated that the proposed zoning regulations will need to allow deviation for parking requirements.

First Street Corridor

Mr. Horsman stated the First Street corridor was identified as a priority corridor in the Bicentennial Comprehensive Plan. It is close proximity to Cedar Point, Big Island, marinas, and the route for the Sandusky Bay Pathway and Sandusky Transit. It is amongst the largest collection of vacant land in the city. Staff believes it is an attractive location for future development. Mr. Horsman stated that staff is looking into a general study for the area and overview of existing zoning and possible zoning. Unfortunately, they were not

able to get the traffic counts for the area of First Street. Mr. Horsman stated they would like to create a successful corridor within that area. Staff would like to discuss with the Commission possible setbacks, increasing the height allowance for the area, and the building distance from the sidewalk.

Mr. Miller stated that staff is considering the right things, there is currently not a lot of homogeneity within the area and it should be subject to review and consideration of how it can be used. The previous plan appeared to be quite outside driven and this appears to be more locally driven.

Mr. Zuilhof stated that there is an option for a Planned Unit Development within the zoning code, if they want to do something that does not fit within the specific zoning district.

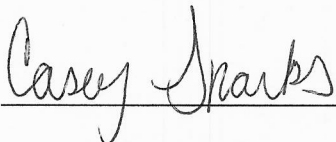
Mr. Voltz stated that the overlay district would restrict certain uses, one example would be storage buildings, an overlay district that could allow only certain uses.

Mr. Whelan stated that the permitted uses within this area should include transient rental, he does not find storage inappropriate, and perhaps they should consider a ratio of maximum storage to residential or mixed use within the area. Mr. Whelan also stated that the setbacks should be established to assure that more than storage units within the area and height should be considered as well.

Mr. Galea made a motion to adjourn the meeting; Mr. Waddington seconded the motion.

With no further business, the meeting at 5:27 PM.

APPROVED:

A handwritten signature in blue ink that reads "Casey Sparks". The signature is written in a cursive style and is positioned above a horizontal line.

Casey Sparks, Clerk

A handwritten signature in blue ink that appears to read "Michael Zuilhof". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Zuilhof, Chairman