

Planning Commission
May 22nd, 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, Ms. Angela Byington, and Mr. Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Kromer, Clerk from Community Development.

Mr. McGory motioned to approve the March 27th, 2019 Planning Commission minutes; Mr. Waddington seconded the motion.

Mr. Zuilhof stated Peter J. McGory, on behalf of Carmelo Ruta has submitted a petition to vacate a 20' alley located between 1643 and 1649 Cleveland Road and parcels on South Larchmont Drive.

Mr. McGory stated he will let staff present, he assisted his client in preparing the information. He will be abstaining from the vote.

Mr. Voltz stated that the adjacent properties are a variety of uses with commercial, vacant commercial, and some residential. The existing zoning is "GB" General Business, the petitions are to vacate a portion of the 20' alley. The existing use is an unimproved right of way. The applicant intends to use vacated property to create more developable parcels. Mr. Voltz stated in conclusion, planning staff has no objection to the Sandusky City Planning Commission recommending approval of the requested vacations to the City Commission because vacation of the alley will not adversely impact the adjoin properties and all the adjacent property owners have signed the petition. This right-of-way is no longer of use for the public and does not create a land locked parcel. With this in mind planning staff recommends that a recommendation of approval to City Commission be granted.

Mr. Galea motioned to approve the recommendation of staff to forward a recommendation of approval to City Commission; Mr. Waddington seconded the motion.

Mr. Zuilhof ask if the previous application regarding this item was withdrawn.

Mr. Voltz stated this is a new application previously the applicant had proposed to vacate the entire area.

Mr. Zuilhof confirmed with staff this application will require a lot combination.

With no further discussion the application was approved with 6 aye, Mr. McGory abstained from voting.

Mr. Zuilhof stated the next application was submitted from Paul Burkholder, on behalf of Bryce Fuerstenburg, has submitted an application for site plan approval for 2033 George Street.

Mr. Voltz stated that the applicant has applied for a new storage building to be located at 2033 George Street. The adjacent properties are general manufacturing uses. The existing zoning is "GM" General Manufacturing, the applicant is proposing to build a large storage building for personal use. The existing use of the property is personal storage. Staff does not believe that this site requires dedicated striped parking as its proposed use is for personal storage by the property owner and no for commercial use. Further, Section 1149.04, measurement standards (C) Floor area, states that floor area of storage or warehousing can be waived by Planning Commission from the off-street parking requirements.

In conclusion, Planning Staff recommends approval of the proposed site plan for 2033 George Street with the following conditions:

1. The Planning Commission waives requirements for paved parking on this site as it is used for personal storage.
2. The applicant provides a scale drawing, for staff approval showing drive access to new storage building.
3. A building permit is obtained from the City Building Department.

Mr. Zuilhof ask if there would be sufficient parking on site if required. There is no rear yard setback indicated in the site plan.

Mr. Voltz stated that general manufacturing district does not have a rear yard setback requirement, but the applicant has indicated that they would offset the building from the rear property line.

Mr. Jackson stated that the property has recently been cleaned up.

Mr. Miller made a motion to approve the application with staff's conditions; Mr. Galea seconded the motion.

With no further discussions the motion was unanimously approved.

Mr. Zuilhof stated that Josh Welfle, on behalf of Balconi Monument, Inc., has submitted an application for site plan approval for 807 East Perkins Avenue.

Mr. Voltz stated Josh Welfle, of Feick Design Group, has applied on behalf of Balconi Monument Inc. for site plan approval for an additional building on the lot. The adjacent properties are residential, and public facility use. The existing zoning is "GB" General Business the applicant is proposing to consolidate the many different storage buildings on the lot into one larger building. The existing use is office, storage, and repair shop. The applicant is requesting planning commission waive 8 required parking spaces due to the use being primarily storage. Staff does agree that the 23 required spaces are not necessary as 10 of those spaces are due in part of the construction of the large storage building. Mr. Voltz stated that it is evident that there are portions of the current parking on the north-western side of the property that encroach into the right-of-way. This is ultimately at the risk of the owner, however staff would prefer to see some landscape buffer. In conclusion, Planning Staff recommends approval of the proposed site plan for 807 E. Perkins Avenue with the following conditions:

1. The applicant provides a revised site plan accommodating a small landscape island on the new parking being provided along C Street.
2. The lots that the proposed new building will be constructed on will be combined prior to construction.

Mr. Miller ask if the automobile repair shop was still on the building.

Mr. Feick stated that the automobile shop is gone and the building is now part of the business.

Mr. Zuilhof stated that there has been other business in the past, concerned about the parking as there is limited area for parking, will that building be for rent in the future.

Mr. Welfle stated that it is his understanding that it would only be for the one business. Mr. Welfle described the proposed site plan and the plan for demolishing the buildings.

Mr. Galea ask what the current and proposed uses for the parking, confirming how many are for employee use and how many are for customer use.

Mr. Welfle described parking plan and areas would be used for customer and employee area parking. Mr. Welfle also described the proposed site plan, confirming that the parcels will be joined.

Planning staff and commission discussed the lot widths stating 33' would be the required width. The commission suggested a lot split and then a lot combination since the home is used as residential property.

Mr. Feick stated that the home is primarily used as rental but once the demolition starts the house will be coming down.

Mr. McGory made a motion to approve the application, subject to staff's recommendations; Mr. Whelan seconded the motion.

With no further discussion the motion was approved unanimously.

Mr. Zuilhof stated the next application was submitted from John Hancock, on behalf of Cedar Point Park, LLC has submitted an application for site plan approval for 2200 First Street.

Mr. Voltz stated the applicant has applied for site plan approval for new construction of a building to connect it to a building on the site. The adjacent properties are office, parking, and public facility uses. The existing zoning is "CR" Commercial Recreation, the applicant is proposing to build a new building and connect it to the current training center via vestibule. The existing use is vacant land. The site plan shows 62 parking spaces. The required additional parking would be 50 additional spaces which was calculated off of the current adjacent build as well as the new building that will ultimately connect. The row of parking to be added to the dorm parking lot is partially located within the city right-of-way this would be the applicant's risk until the alley is vacated.

Mr. Voltz stated that in conclusion, Planning Staff recommends approval of the proposed site plan for 2200 First Street with the following conditions:

1. The applicant provides a revised site plan, to be approved by staff, indicating a landscape buffer for the new parking being provided along First Street, as well as showing the landscaping detail for the landscape islands, as required in Section 1149.09.
2. The lots at the proposed new building will be constructed on site will be combined prior to construction.
3. The applicant provides lighting cut sheets for staff approval of any proposed additional lighting for the site.

Mr. Miller ask the applicant to confirm the location of the alley and ask if it was general practice to get this vacated before building on it.

Mr. Bailor stated that there are no existing utilities within the easement area and there will be no building within this area.

Mr. Voltz stated that the City Engineer confirmed there are no utilities and it would be at the applicant's own risk.

Mr. Miller moved to approve the application with staff's conditions; Mr. Jackson seconded the motion.

With no further discussion the motion was approved unanimously.

Mr. Zuilhof stated the next application is from John Feick, on behalf of Lane Street Realty, has submitted an application for site plan approval for 706 Lane Street.

Mr. Voltz stated Mr. Feick on behalf of Lane Street Realty, has submitted an application for site plan approval for 706 Lane Street. Adjacent properties are residential parking, manufacturing, and office uses. The existing zoning is "LM" limited Manufacturing the applicant is proposing to expand the current parking area and improve existing parking. The existing use office and manufacturing. Mr. Voltz stated the proposed site plan does meet measurement requirements set for widths, distances and other items as set forth in Chapter 1149. The applicant is also work with staff to add additional landscaping between the new parking lot and the sidewalk. Staff recommends adding two landscaped islands within the new parking lot. This can be

accomplished in the area that is currently shows as striped areas. This would bring the site into compliance with section 1149.09, however the applicant is concerned with this due to snow removal.

The areas to the west of Lane Street, that are currently parking will have the asphalt and concrete removed and replaced, this is not part of this application, however staff does not believe that the current structure conforms to Chapter 1149.

Mr. Voltz stated staff has noted that the existing lots on the west side of Lane Street interfere with pedestrian access. Staff recommends the applicants work with the City in the future to develop a better plan, which meets both needs of Lewco and the general public.

Mr. Voltz stated that in conclusion, Planning Staff recommends approval of the proposed site plan for 706 Lane Street with the following conditions:

1. The applicant provide landscaping detail for staff approval.
2. Two landscaped islands shall be added within the current striped islands, per section 1149.09 and submitted for staff approval.
3. The parking area to the west of Lane Street is restriped to conform with Section 1149 and submitted for staff approval.

Mr. Zuilhof ask if the plan for the new parking lot conforms to the dimensional requirements within the zoning code.

Mr. McGory ask if they are being ask to only review the application for the east side of the parking lot.

Mr. Voltz stated that is correct, however one of the conditions requires the west side to seek approval as well.

Mr. Zuilhof stated that he is pleased that we will be addressing the west side of the site as well.

Mr. McGory ask what authority does the city have to approve the west side of the site if it is not a part of the application.

Ms. Byington stated that the west side parking lot is being reconstructed as such they would need to come into compliance with the standards.

Mr. McGory ask if the west side of property was a part of this application and ask if it was reasonable to tie them together.

Mr. Byington stated that you could tie together, we were trying to expedite the process and review the east side this evening so it would not hold up the applicants processes.

Mr. Miller stated that they are conditioning the approval of the east side for what will happen on the west side.

Mr. Zuilhof stated that they are being quite reasonable and trying to work with the company.

Mr. Miller ask if the applicant has concerns with one of the conditions that was presented by staff.

Mr. Feick stated Lewco is one of our larger employers in the City and gave the history of the business. Mr. Feick stated that the company has a parking facility over on First Street as well as the existing parking around the facility. The parking area proposed is due to fact that they need parking adjacent to their building. Mr. Feick described the site and the existing parking area. Mr. Feick described the proposed changes to the parking lot including landscaping plans for the area. Mr. Feick stated that Lewco would like the plan approved as submitted, they do not believe the landscaping islands within the parking area are needed and the applicant is concerned with snow removal. The west side parking lots are not part of this application and they do not believe it is appropriate to place conditions on this for the east side parking area approval.

Mr. Whelan ask staff to confirm which landscape islands are in contention, Mr. Feick described the two landscaping islands he has concerns with.

Mr. Voltz stated that they would need a variance if they are not willing to install the landscaping islands as required.

Mr. Zuilhof stated that he would like to see an adequate buffer between the parking lot and the sidewalk, he would be in favor of waiving additional landscaping if it is lawful.

Ms. Byington stated that it may reasonable to consider other green area for landscaped islands.

Mr. McGory ask if a variance was required to allow applicants to not construct the islands, what would the process be.

Ms. Byington stated that technically they could start the construction, then if the BZA would require them they would have to install them.

Mr. McGory stated that the proposal is a relatively narrow parking lot and described the existing and proposed landscaping for the site. The applicant is trying to get the cars out of the gravel lots left over and allow the trucks to have more room to turn around to the site. Mr. McGory stated that he believes that there is plenty of landscaping on the site.

Mr. Feick stated with the amount of landscaping currently there, they meet the intent of the landscaping requirements and do not believe that a variance is required.

Mr. McGory made a motion to approve the application as submitted without any requirements for the parking islands within the east parking lot area and no conditions tied to the west side parking area to this approval; Mr. Miller seconded the motion.

Mr. Miller stated he believes in the intent of having sufficient green space in order to obtain the run off. In regards to the west side of the street, if the applicant does not make changes he believes it would it be grandfathered and there may not be a need to bring it to existing regulations. Mr. Miller stated that there may not been a need to pave everything but understands the logistics of trying to get to the dock with larger trucks.

Ms. Byington stated she agrees with the intent of the existing landscaping meeting existing regulations, in regards to the west parking lot the applicant is looking to improve, once they restripe it they have to meet current dimensional requirements and staff would be willing to do this at a staff level. Staff intends to bring zoning amendments that would allow the ability for Planning Commission to grant waivers for parking so applicants don't have to go to two meetings. Staff would be willing to bring changes to the landscape island as well in the near future.

Mr. Zuilhof made a motion to amend the existing motion to include condition three but not include condition number two as represented by staff; seconded by Mr. Galea.

Mr. Whelan stated the application is for the east side of the street and he is uncomfortable adding conditions for the west side parking area. Mr. Whelan ask the Law Director his thoughts on the matter.

Mr. Hayberger stated in these situations when you are asking approval for waiving things you can place conditions as long as they are reasonable. These conditions state they need to come to staff and discuss how they want to restripe the west side which is a reasonable condition, ultimately it would be up to Planning Commission to make this condition.

Mr. Whelan stated that once they do improvements on the west side would they be required to come to Planning Commission for approval.

Ms. Byington stated that they would need to submit to staff for review of the restriping plan and confirm that it meets the dimension requirements of the zoning code.

Mr. Whelan confirmed that staff would approve what is on the west side.

Mr. Feick stated we have a specific application in for the east side parking area, he does not think legally Planning Commission can place conditions on another parcel.

Mr. Zuilhof stated the objection is noted, however the Commission is currently operating under the advice of the law director.

Ms. Byington stated the western lot will have to come to staff for approval regardless of what motion is approved.

The amendment to the motion was voted and denied with 6 nay and 1 aye.

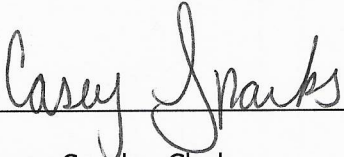
The role was called for the original motion, the motion passed with a 6 aye and 1 nay.

Mr. Voltz stated the next meeting will be at the new City Hall location.

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

With no further business, the meeting at 5:40 PM.

APPROVED:


Casey Sparks, Clerk


Michael Zuilhof, Chairman