

Planning Commission

June 26th, 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; Aaron Klein represented the Engineering Department, and Mr. Trevor Hayberger represented the Law Department and Ms. Sparks, Clerk from Community Development.

Mr. Miller motioned to approve the special meeting of April 24th, 2019 Planning Commission minutes; Mr. Waddington seconded the motion.

Mr. Zuilhof stated that there was a request to shuffle the agenda as such staff will be giving a presentation on the Shoreline Drive project.

Ms. Byington discussed the process for approval of the plan and the main concepts which include a two way street, multi- use path and sidewalk, approximately 134 parking spaces, and consolidated dumpster enclosures. Ms. Byington discussed the detailed plans for the east end of Shoreline Drive.

Aaron Klein, City of Sandusky Engineering Department, discussed the proposed lighting stating that the style of the pole will be similar to the poles that are being used for bayfront paper district and the Jackson Street parking lot. The new poles will be 25', the far east end will have the bollards that are currently there.

Mr. Klein discussed the proposed utilities, currently under contract is a plan to bury from Wayne Street to the city marina. We have an option to go to Hancock and we are getting a price to go from Hancock all the way to the east end. Mr. Klein discussed the other proposed utility changes and proposed crosswalk. Mr. Klein reviewed the four options that were presented for the east end of Shoreline Drive that was provided by Kokosing. Mr. Klein reviewed the elements of Option 3 which was chosen.

Mr. Klein explained to the Commission node zero which will be located near Schade Mylander plaza, this will be the center point of the Sandusky Bay pathway. Mr. Klein described the design features of node zero.

Mr. McGory ask if the utilities would be buried to the east is there any thought of where that money would come from.

Mr. Klein stated we are looking at different options for the budget of the project.

Mr. McGory ask if everyone one was in favor of burying the utilities.

Mr. Klein stated the majority of individuals within the area are in favor, because the utilities are going under the bike path now would be time to do this without incurring a large amount of additional cost.

Mr. Zuilhof confirmed with staff the locations of the underground utilities. Mr. Zuilhof stated that option three was chosen for safety reasons.

Mr. Miller ask if option three is the preferred option of the condo owners.

Mr. Tom Tucker stated the owners had concerns with the length of the delineated driveways due to snow plowing but they have been working with the city on the length of these drives.

Mr. Whelan ask if there will be a hard curve between the bike bath and the road.

Mr. Klein stated there will be a 6" curb between the road and amenity area as well as additional area between the bike path.

Mr. Whelan ask staff to review the locations of the trash receptacles.

Ms. Byington stated that the two enclosures will be on the north side and one on the south side east of Shade Mylander and the remaining was is just east of Wayne Street on the south side.

Mr. Zuilhof stated Jeff Rengal, on behalf of RLR properties has submitted a petition for vacation of a portion of a 10' alley located between parcels, 57-03841.000, 57-03858.000, and 57-03857.000 along First Street.

Mr. Voltz stated the existing zoning is "CR" Commercial Recreation and the adjacent properties are both a mix of residential and vacant land. The existing use is unimproved right of way. The applicant intends to construct a personal storage building.

Mr. Voltz stated that staff would recommend developments utilize the platted alley, staff does not strongly object to the Sandusky Planning Commission recommending approval of the requested vacation to the City Commission. The primary concern by planning staff of having a dead end alley that would be minimized if the property owner to the west proceeds with the petition to vacate the remaining alley as they have expressed to staff previously. The right of way currently has no public use, and does not create a land locked parcel. However, the vacation does reduce the ability for future development to access the rear of the properties located within this block, thus creating a higher likelihood of multiple curb cuts along First Street. That being said Planning Staff does not object to a recommendation of approval to City Commission.

Mr. Miller stated that the concern for dead end alley is not a large concern as anyone who is accessing those lots will be turning in and out of a parcel anyway. Mr. Miller stated he understands concern of not having access to large property, the commission may consider delineating the number of access points to that road or restrict the number of curb cuts.

Mr. Voltz stated the remaining First Street adjacent properties are the same property owner, the other property owners along Second Street are several different owners. The owner along First Street may be interested in vacating as well.

Mr. Zuilhof ask if the surrounding property owners were notified.

Ms. Byington stated we follow Ohio Revised Code which states that if all property owners surrounding sign off on that a public notice was not required.

Mr. Zuilhof stated he could get on board with the alley vacation along First Street, but the alleys along Second Street should not be vacated until those residential lots are not viable.

Mr. Jackson ask where does the alley ends.

Mr. Voltz stated it ends at Farwell and it is an unimproved at this time.

Mr. Miller made a motion to approve the application; Mr. McGory seconded the motion.

Mr. Whelan ask if it possible to move the curb cuts on Frist Street to Wildman Street.

Mr. Zuilhof stated that would be reviewed at the site plan application.

With no further discussion the motion was approved with 6 ayes and 1 nay.

Mr. Zuilhof stated the next item on the agenda is an application from Jeff Rengel, on behalf of RLR Properties for a site plan application for a private storage building to be located on parcels 57-03858.00, 57-03857.000, and 57-03844.000 along First Street.

Mr. Voltz stated that applicant is applying for site plan approval for a personal storage building. The property was recently rezoned to CR. The rezoning process amounted to much discussion regarding the long term future of First Street and staff hoping to create a more pedestrian focused street in the long term. Planning Commission staff is concerned that private storage buildings along this corridor will only decrease the viability of the corridor for future economic or residential use as storage is not the highest and best use of the land. Staff does not believe that this site requires dedicated striped parking as its proposed use is for personal storage by the property owner and not for commercial use. In conclusion, if the alley is fully vacated between the parcels Planning Commission staff recommends approval of the proposed site plan application with the following conditions:

1. All necessary permits are obtained through Engineering, Building, and any other applicable agency.
2. Parcels are combined prior to construction.
3. The alley is vacated prior to construction.

Mr. McGory motioned to approve the application subject to the conditions given by staff; Mr. Waddington seconded the motion.

Jeff Rengel, stated that these are simply paper alleys on a plat but not utilized as an alley. The party that will be purchasing the property was not able to attend the meeting, however they want a curb cut on Wildman and Second Street.

Mr. Whelan discussed the possibility of a curb cuts at First Street being moved to Wildman Street.

Mr. Zuilhof stated the site plan provided is not to scale and ask staff the proposed building meets code requirements for setbacks, parking, etc.

Mr. Voltz stated that there are no parking requirements for self-storage.

Mr. Rengel stated that he could ask his buyer to provide a better site plan and confirm what curb cuts for the site.

Mr. Miller motioned to table the application; Mr. McGory seconded the application. With no further discussions the motion was unanimously approved.

Mr. McGory motioned to table the application until the next meeting; Mr. Waddington seconded motion.

Mr. Zuilhof stated the next application is from Edmond W. Dangler, on behalf of Cedar Point Park , LLC has submitted a site plan application for a new use at 1201 Cedar Point Drive.

Mr. Voltz stated Edmon W. Dangler, on behalf of Cedar Point Park, LLC has applied for site plan approval for a new use on the parcel. The adjacent properties are Commercial Recreation, Public Facilities, Residential, General Business, and Commercial Service. The existing zoning is Commercial Recreation, the applicant is proposing to create a sunflower field in partnership with the nonprofit "Prayers from Maria". The existing use is vacant land.

Staff does note that the applicant believes there is plenty of parking to serve the needs of this attraction. However they are requesting to construct a nearly 4,7000 square foot gravel overflow parking area that will be used if necessary. In conclusion, Planning Staff recommends approval of the proposed site plan for 1201

Cedar point Drive with the following conditions: the planning commission waves the requirement for paved parking as per section 1149.09(a).

Ed Dangler, Cedar Point Park, LLC, stated that he is working with an organization called Prayers for Maria and described the proposed site plan to Planning Commission.

Mr. Whelan made a motion to approve the proposed site plan with staff's conditions; Mr. Waddington seconded the motion.

Mr. Zuilhof stated the next application was submitted by Case Development, LLC for a design review application for a Certificate of Appropriateness for new construction of a 13-unit condominium project at 409 W. Water Street.

Mr. Horsman stated that the applicant has submitted an application for a Certificate of Appropriateness for construction of a 13 unit condominium at the former site of the Keller Building which was demolished in 2015. Mr. Horsman described the surrounding buildings and stated that the applicant had previously received approval in 2016, a variance was giving for first floor residential living space in 2016. Staff recommends approval of the Certificate of Appropriateness. Staff reviewed the proposed elevation plans as well as the proposed building materials.

Mr. Miller stated he would like the applicant to address staffs comment regarding having a front door onto the north, he believes that it better mirrors the façade of the other buildings to the south. Mr. Miller expressed his concern regarding the turning radius of the garages and the possibility of gating the alley.

Mr. DeCesare discussed the site plan and stated that the major change is the three units along Shoreline Drive. Mr. DeCesare stated they are proposing a 25' of separation between the north units and the south end units, reviewed the proposed garages, and discussed the building materials.

Mr. Zuilhof discussed the building material with the applicant and the Commission and stated that the alley area between the buildings should be pedestrian friendly.

Mr. Miller ask about the number of units, stating that did they move to 13 units to assure economically viability of the project.

Mr. DeCesare stated that 10-13 units as staff thought the density is important for the project. Six units will have an entry price of under \$300,000 they will be considered condos and will have an association. He would like to have the ground breaking in the beginning of August.

Mr. Miller moved to approve the motion; Mr. Jackson second the motion.

Mr. Poggiali ask if they condos will have single car garages and there will be on street parking available.

Mr. DeCesare stated that some units are one car garages and some units are two car garages depending on size and space. There are is also parking available within the surrounding area.

With no further discussion the motion was passed unanimously.

Mr. Horsman stated that the staff will be scheduling a special Planning Commission meeting in the near future to discuss changes to the site plan chapter. Specifically the Commission will discuss the following items:

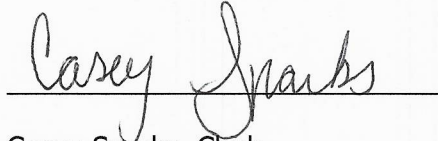
1. Intent and approval process
2. Revisions of parking requirement measures
3. Ability to modify parking requirements
4. Bicycle parking requirements
5. Landscaping

6. Site Access
 - a. Vehicles
 - b. Pedestrians

Mr. Miller made a motion to adjourn the meeting; Mr. Jackson seconded the motion.

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

APPROVED:

A handwritten signature in blue ink, reading "Casey Sparks", written over a horizontal line.

Casey Sparks, Clerk

A handwritten signature in blue ink, reading "Michael Zuilhof", written over a horizontal line.

Michael Zuilhof, Chairman