

Planning Commission
July 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, Ms. Angela Byington, and Mr. Horsman represented the Planning Department, and Mr. Trevor Hayberger represented the Law Department and Ms. Sparks, Clerk from Community Development.

Mr. Waddington motioned to approve the minutes from the May 22nd, 2019 meeting; Mr. McGory seconded the motion.

Mr. Miller motioned to approve the minutes from the June 26th, 2019 meeting; Mr. McGory seconded the motion.

Mr. Zuilhof stated that the first item on the agenda is an application for a Conditional Use permit for exterior signage above the first floor at 125 E. Water Street.

Mr. Horsman stated the Biemiller Building was built in 1866 and restored in 2000 and heavily damaged in 2018. It is currently undergoing restoration to house Lake Erie Shores and Islands. The proposed signage is 28 square feet and placed in an existing recessed panel. The routed PVD board with raised letters and boarder. Staff recommends approval of the sign. Staff has received a Certificate of Appropriateness from the Landmark Commission on July 17th, 2019.

Mr. McGory motioned to approve the sign; Mr. Galea seconded the motion. With no further discussion the motion passed unanimously.

Mr. Zuilhof stated the next item on the agenda is a zoning map amendment for the property located at 2309 Columbus Ave.

Mr. Voltz stated Daniel McGookey, on behalf of Theodore and Debra Peters have submitted an application for an amendment to the zone map. The adjacent properties are residential. The existing zoning is "R1-40" Single Family Residential, the applicant is proposing to rezone the property to "RRB"- Residential/ Business. The existing use is a vacant building. The applicant is looking to rezone the property to "RRB" as they believe the building is difficult to renovate into a Single- Family Residential Building. Under this zoning, most other uses will still require a conditional use permit. On the same block as this property there are a variety of the other zoning districts, none touching this parcel. This property has come to the Planning Commission and the Board of Zoning Appeals for a few different uses over the years. Those uses never materialized or a variance was not granted. Staff does not believe that the requirement for a Conditional Use Permit for a variety of uses does safeguard surrounding properties of unwanted future developments. The proposed zoning amendment does address a few priorities in the Bicentennial Vision specifically creating a vibrant city by reclaiming and repurposing a blighted site for redevelopment. Chapter 1113 of the Zoning Code states that the Zoning Map may be amended periodically whenever a general hardship prevails throughout a given district. Mr. Voltz stated that in conclusion, Planning Staff recommends approval of the proposed amendment to the Zone Map for the subject property. The Bicentennial Vision supports reclamation of blighted properties for commercial development, and as being a major corridor this could beautify a corridor. Lastly, many potential uses within a "RRB" district will require a conditional use permit, or site plan, approval, or both.

Mr. Zuilhof ask the applicant if they have any specific use in mind.

Dan McGookey, 225 Meigs Street, stated the applicant is proposing a transient rental. Mr. Peters will be living next door and the neighbors are in support of the proposal. Mr. McGookey explained the surrounding area and gave the history of the building. Mr. McGookey stated that the "RRB" zoning district does include hotels.

Mr. Miller ask the applicant if they were not able to utilize the building for residential, how could they utilize it for transient rental.

Mr. Peters explained the layout of the existing building to the Commission stating that you would not be able to live in this location permanently it is very similar to a dorm. Mr. Peters stated that he bought it to protect the property, he is not interested in anything that is not family oriented.

Mr. Miller ask if there was an easement that went with the property.

Mr. Peters described the lease agreement and the parking situation.

Mr. Zuilhof ask if they would be able to do an overlay district instead of rezoning the property.

Ms. Byington stated that an overlay district is meant for a larger area, staff would not recommend this for one parcel. Ms. Byington stated that this property owner also applied for a use variance but it was denied; other properties have also applied for use variances for transient rentals and were denied as well.

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

Mr. Galea stated that as staff has indicated an overlay district would not be suitable for one property and does not believe this is spot zoning.

With no further discussion the motion was passed unanimously.

Mr. Zuilhof stated that the next application is a conditional use permit for a digital message board sign at 2700 Cleveland Road.

Mr. Voltz stated that the existing zoning is "DBD" Downtown Business. The property is currently adjacent to property zoned "CR" Commercial Recreation. Section 1143.06 states that electronic message board signs are prohibited unless approved through a Conditional Use Permit. The applicant is proposing to add a digital message board sign as part of the Cedar Point Sports Center project. The property is located along Route 6 which is 55mph road. Staff believes it is important to note that the setback from the street is very substantial and should not be detrimental to those driving vehicles. Staff believes that this wall sign will fit into the context of the site and will not be overly large when taken into context with the rest of the building façade. Staff also believes it is important to note that the setback from the street is very substantial and should not be detrimental to those driving vehicles. If Commission were to approve the sign, staff would recommend the following conditions:

1. The minimum display time shall be 10 seconds.
2. Brightness shall not impose hazard to pedestrians or vehicular traffic, or a nuisance to surrounding properties.
3. No animations, videos, illumination with flashing lights.

Mr. Miller moved to approve the application for a digital message board sign; Mr. Galea approved. With no further discussion the motion was passed unanimously.

Mr. Zuilhof stated the next application for a site plan application for a property along First Street.

Mr. Voltz stated the applicant is Jeff Rengel, on behalf of RLR Properties and he has applied for a new storage building. The adjacent properties are residential and vacant property. The existing zoning is "CR" Commercial Recreation, the applicant is proposing to build a large storage building for personal use. The existing use is vacant land.

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 more pedestrian focused street in the long term.

Planning Staff is concerned that private storage buildings along this corridor will only decrease the viability for the corridor for future economic or residential use as storage is not the highest or best use of the land. Staff does not believe that this site requires dedicated striped parking as it 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 staff recommends approval of the proposed site plan application with the following conditions:

1. All necessary permits are obtained through Engineering and Building and any other applicable agency.
2. Parcels are combined prior to construction.
3. The alley is vacated prior to construction.
4. A landscaping plan shall be submitted for staff approval.

Mr. Zuilhof stated that this could be used as commercial storage in the future, would they need a parking plan to be submitted.

Ms. Byington stated that if the use changed from personal storage to a commercial storage area a parking plan would be required.

Mr. Miller ask what alleys will be vacated in the surrounding area.

Mr. Voltz stated that the only alleys being vacated at this time are the ones that were discussed at the last meeting.

The Commission and the applicant discussed the layout and the egress for the site.

Mr. McGory moved to approve the site plan application; Mr. Waddington seconded the motion. With no further discussion the motion passed unanimously.

Mr. Zuilhof stated that the next agenda item is a site plan application for 807 E. Perkins Avenue.

Mr. Voltz stated Josh Welfle has submitted on behalf of Balconi Monuments, Inc. a site plan revision for an additional building on the lot. Adjacent properties are residential and public facility uses. The existing zoning is "GB" General Business, the applicant is proposing to consolidate the many different storage buildings into one large 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 not agree that the 23 required spaces are not necessary as 10 of those spaces are due in part to the construction of the large storage building. Mr. Voltz stated that it is evident that are portions of the current parking on the north-western ide of the property that encroach into the right-of-way. This ultimately at the risk of the owner, however after the previous site plan approval the applicant did add in a landscaping buffer. Staff believes that removal of pavement along c-street would be beneficial to discourage parking within the tree-lawn and create more formalized curb cuts into the site.

In conclusion, Planning Staff recommends approval of the proposed site plan for 807 E. Perkins Avenue with the following conditions:

1. The lots that the proposed new building will be constructed on will be combine prior to construction.
2. Applicant provides, for staff approval, a drawing showing circulation of vehicles on site.
3. All applicable permits are obtained prior to construction.
4. Vehicles will no longer be permitted to park in the right-of-way and outside of curb cuts the areas no longer uses for parking shall be returned to grass.

Mr. Welfle presented the proposed revisions to site to the Commission.

Mr. Miller made a motion to approve the revisions to the site plan for 2001 Columbus Ave; Mr. Galea seconded the motion.

Mr. Zuilhof stated the next application is for site plan approval for 2001 Columbus Ave.

Mr. Voltz stated that the applicant Steven Toft has applied for site plan approval to build a 1,421 SF accessory building. The adjacent properties are commercial service and residential. The existing use is "CS" Commercial Service and the applicant is proposing to build a garage for vehicles and lawn equipment. The existing use is a funeral home. Mr. Voltz stated that there is no mechanical work being performed in the garage. The location where the new garage is being built is currently a vacant portion of grass and a small storage shed. This does not add to any square feet of assembly space or any seats to be used within the site and there won't be a significant change in the amount of parking provided onsite. Mr. Voltz stated that in conclusion Planning staff recommends approval of the proposed site plan for 2001 Columbus Ave with the following conditions: All applicable permits are obtained prior to construction.

Mr. McGory ask if there will be adequate parking.

Mr. Voltz stated that there would be adequate parking as this will only be used for a parking garage.

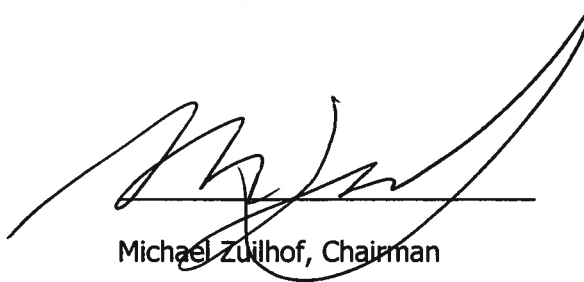
Mr. Miller motioned to approve the site plan application for 2001 Columbus Ave; Mr. McGory seconded the motion. With no further discussion the motion passed unanimously.

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

With no further business, the meeting at 5:20 PM.

APPROVED:

Casey Sparks, Clerk



Michael Zuilhof, Chairman