

**Planning Commission
February 26th, 2020
Meeting Minutes**

Meeting called to order:

The Chairman called the meeting to order at 4:30pm. The following members were present: David Miller, Mike Meinzer, Mike Zuilhof, Peter McGory, Jim Jackson, and Conor Whelan. Greg Voltz and Angela Byington represented the Planning Department. Trevor Hayberger represented the Law Department.

Approval of minutes from the December 18th, 2019 meeting:

Mr. McGory moved to approve the minutes as submitted. Mr. Miller seconded the motion. With no further discussion, all members were in favor to approve the minutes.

Election of officers:

Mr. Miller nominated Mr. McGory for Chairman. Mr. Jackson seconded the motion. With no other nominations presented, all members were in favor of the motion.

Mr. McGory nominated Mr. Miller for Vice Chairman. Mr. Meinzer seconded the motion. With no other nominations presented, all members were in favor of the motion.

New business:

Mr. McGory stated that first on the agenda is an application submitted by Jack P. Smith and Jeffery A. Smith, for a Conditional Use Permit to allow a "GB" – General Business Use within the "LB" – Local Business District at 520 Finch Street.

Mr. Zuilhof recused himself from voting on the application and excused himself from the room.

Mr. Hayberger stated that this is an adjudicatory meeting, so everyone that wishes to speak in regards to the applications will need to be sworn in. He then swore in everyone that wished to speak.

Mr. Voltz explained that staff does have concerns with excessive congestion on the street with this use. Code Enforcement has been involved with this property in regards to improper parking of vehicles, so staff does recommend strict conditions be put in place so that the Planning Commission may revoke or modify the Conditional Use Permit in the future. Staff do believe the applicant has made an effort to reduce the impact of the use on the surrounding properties. Staff recommends approval of the Conditional Use Permit with the following conditions: 1) Must maintain access in marked areas on site plan for fire apparatus and provide access to the building. Vehicles should not block exterior doors, 2) Vehicles on display must remain outside of the City right-of-way, 3) If staff receive complaints about the business, the owner will be required to return to Planning Commission, who may then either revoke or modify the Conditional Use Permit, 4) No parking in the grass areas, 5) No more than 10 vehicles may be displayed along Cleveland Rd, and 6) No vehicles to be worked on, have been worked on, or employee vehicles may be located on the street or within the right-of-way.

Mr. Whelan asked how staff came up with the number of vehicles allowed for condition five.

Mr. Voltz stated that was the amount that was allowed in the previous Conditional Use Permit and he does not believe the space allows for more than that.

Mr. Meinzer asked if condition three means that the applicant will need to return to Planning Commission for any complaint or will staff evaluate.

Mr. Voltz explained that would be based on whether or not a code enforcement officer goes out and observes a complaint.

Mr. Miller asked if the applicants have agreed to the conditions that staff has recommended.

Mr. McGory stated that before the applicants speak he would like to see if anybody else has any other questions for staff. Mr. McGory then asked Mr. Voltz what the need was for a new application.

Mr. Voltz explained that the change in ownership from 2006 requires a new application regardless of the property having the same use as before.

Mr. McGory asked how the issue suddenly came about since the new owners have been there since 2006.

Mr. Voltz stated that code enforcement has been out there a couple of times for complaints and realized that there are different owners.

Ed Rhode, representing the applicants, stated that he went down to the fire department and he was told that there is not a need for a vehicle path behind it, but a four foot hose path, which the applicant is okay with. He said that there is a condition staff recommends that states no more than 10 vehicles can be displayed along Cleveland Rd, but 15 would fit comfortably.

Applicant Jeff Smith stated that up to 14 would be enough. He then said that he does not like when people park in the boulevard because it tears up the grass and he has received two tickets from customers parking their cars there when he did not even know they did so and would like the City's help in trying to figure out what to do about that.

Mr. McGory stated he could plant a couple of trees and talk with the City Forestry Department about that.

Jeff Smith then stated that there is room for at least two cars on the street in front of his building and said that in the conditions staff recommend he is not allowed to park on the street.

Ms. Byington stated that she would like to caution allowing parking in front of the property as she thinks it was an issue before with the previous Conditional Use Permit.

Mr. Whelan stated that he does not see any issue with allowing the owners to park in front of their building, just like everybody else has the ability to do. As far as the number of vehicles displayed along Cleveland Rd, he asked if the applicants could show that the amount of vehicles they want would fit.

Jeff Smith stated that the amount of vehicles that will fit depends on the size of the vehicles and they may not be able to come up with 14 vehicles to take a picture of. He asked why it matters the number of vehicles that are there as long as they fit within the designated area.

Mr. Whelan stated he does not see an issue with that.

Mr. Miller asked if he could clarify what he is understanding everyone seems to agree on. He then stated that Planning Commission could approve the application today with the applicant submitting a new site plan to staff to approve. Regarding condition six, the owner should have the right to park however many cars fit reasonably in front of their business, just as anybody else.

Mr. Jackson made a motion to approve the application with the modifications Mr. Miller just said.

Mr. Miller seconded the motion.

Mr. McGory stated that he is not entirely clear on the motion and asked if the motion is to approve the application with the conditions staff recommended, except that the applicant needs to submit a new site plan to staff to approve up to 14 cars along Cleveland Rd and that the owner may park a reasonable amount of cars on the street in front of their building.

Mr. Miller said that was correct.

All members were in favor of the motion (except for Mr. Zuilhof who recused himself), and the application was approved.

Mr. McGory stated that next on the agenda is an application submitted by Joshua O'Neil, on behalf of Neil Trautman, for a site plan application for two new buildings at 2216 Milan Rd.

Mr. Voltz stated that the applicant would like to put two residential houses on the excess land on this property. The existing zoning is Residential/Business and the existing use is Residential. All setbacks have been met, Engineering just recommends the proposed parking be paved to eliminate the chance of tracking/erosion. Staff recommends approval of the proposed site plan with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency, 2) The existing gravel drive is paved in order to reduce tracking and erosion, 3) All engineering comments are addressed with approval from the City Engineering Department, and 4) The applicant either obtains a variance for having multiple single family buildings on a parcel or they do a lot split to have the three separate single family buildings on their own individual parcel.

The applicant Neil Trautman stated that their engineer is in the process on filling out the application for the variance. He asked if they did decide to go the lot split route, would that change the current zoning of the whole parcel.

Mr. Voltz stated that it would not.

Mr. McGory asked if the applicant does not want to do the lot split and they want to do the variance, would that just go through staff, or would that come to Planning Commission.

Ms. Byington stated that if the applicant wants to apply for the variance that would go to the Board of Zoning Appeals.

Mr. Zuilhof stated that he would feel better if the Planning Commission knew what the lot splits were before approving the application.

Mr. Meinzer motioned to approve the site plan application with staff's recommendations.

Mr. Whelan seconded the motion.

Mr. Jackson asked where the houses are going to be sitting on the property.

Mr. Trautman showed on a map where the houses would be sitting.

Mr. McGory asked the applicant if the recommendation of paving the driveway was acceptable to him.

Mr. Trautman stated that it was.

Mr. Voltz stated that if the lot was split into three separate parcels and the houses are put where they are proposed to be put, that would be approved at staff level. The reason the application came to Planning Commission is because you cannot have multiple single family units on one parcel.

All members were in favor of the motion, and the application was approved with staff's recommendations.

Mr. McGory stated that the third application on the agenda, submitted by Mitchell Bores, on behalf of Larry Kessler, is for a site plan application for a building addition at 1202 First St.

Mr. Voltz stated that members may have remembered this coming to Planning Commission over the last few years. The addition is to be able to add two additional car lifts. The existing zoning is Commercial Service. The applicant last proposed an addition in 2016 and included a 72 foot by 100 foot addition and expanding the parking area into the adjacent property to the east. The applicant has significantly reduced the plans for this application and are looking to add the addition to the south of the building. The applicant believes this will reduce the amount of vehicles outside of the building, but staff is still concerned that this will increase the amount of cars outside of the building as this may increase the amount of service received. Staff recommends tabling the site plan until the following is submitted for review: 1) A landscaping plan is provided to comply with chapter 1149 of the Sandusky Zoning Code, and 2) A scaled parking plan is provided to comply with chapter 1149 of the Sandusky Zoning Code.

Mr. McGory asked if staff can refresh his memory on whether or not the project was approved previously and just never completed.

Mr. Voltz stated that yes the project was approved previously and never completed, but the applicant could speak more on why.

The applicant Larry Kessler then stated that the 72 foot by 100 foot addition was going to cost more than he wanted to spend so they scaled down the project a little bit.

Mr. Zuilhof stated that it seems reasonable to postpone the discussion until the next meeting, per staff recommendation.

Mr. Meinzer seconded the motion.

Mr. Jackson asked if the applicant had a timeline on when to start the project.

Mr. Kessler stated as soon as possible. Mr. Kessler said that as far as landscaping goes, there is no place to put landscaping as it is all concrete there now except for the boulevard on the other side of the sidewalk.

Mr. Voltz stated that per the code, the site plan would need to include landscaping so some concrete may need to be removed to add that.

With five members voting for the motion, and one voting against the motion, the motion passed, and the application was postponed.

Mr. McGory stated that the last application on the agenda, submitted by Joseph Singler, on behalf of Ramsdell's Garage Inc, has submitted a site plan application for a new building at 406 Melville St (340 Tiffin Ave.)

Mr. Voltz stated that the building would be for storage. The existing zoning is General Business and the land is currently vacant. After the applicant reviewed the staff report, they stated that they were open to adding landscaping. However, they did want to note that they have already installed fencing on the western end of the property and they will not be able to add landscaping in the tree line due to the turning radius needed when hauling larger vehicles. Staff recommends approval of the proposed site plan with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency, 2) All engineering comments are addressed with approval from the City of Sandusky Engineering Department, 3) Increased screening and greenery noted within staff report are added to project, excluding the tree line area, 4) Planning Commission waives paving requirement however if consistent use of this space for parking, rutting, erosion, or tracking occurs, paving will be required, 5) Planning Commission waives the required parking requirements as this is intended to primarily being used for storage, and 6) No parking of vehicles to be worked on outside of building unless operable and valid license plates.

Mr. Zuilhof made a motion to approve the application subject to staff recommendations and with additional clarification that if the curb cut remain wide, that the green space be compensated for elsewhere on the site.

Mr. Miller seconded the motion.

All voting members were in favor of the motion (Mr. Meinzer left early and did not vote).

Meeting Adjourned:

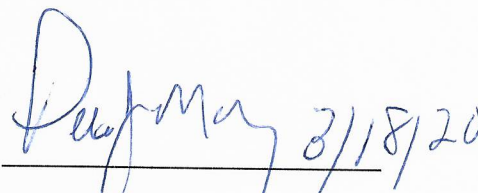
Mr. Whelan moved to adjourn the meeting. Mr. McGory seconded the motion. With no further discussion, the meeting was adjourned at 5:48pm.

The next meeting date is March 25th, 2020 at 4:30pm.

Approved:

 3/18/20

Kristen Barone, Clerk

 3/18/20

Pete McGory, Chairman