

**Planning Commission  
April 22nd, 2020  
Remote Meeting  
Minutes**

**Meeting called to order:**

The Chairman called the meeting to order at 4:35pm. The following members were present: David Miller, Mike Meinzer, Peter McGory, Jim Jackson, Mike Zuilhof, and Joe Galea. Greg Voltz, Thomas Horsman, and Angela Byington represented the Planning Department. Trevor Hayberger represented the Law Department. Administrative Assistant for the Planning Department Kristen Barone, was also present.

**Approval of minutes from the March 18<sup>th</sup> Special Meeting:**

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

**New business:**

The Chairman stated that first on the agenda is an adjudication hearing and anybody who wishes to speak on the application needs to be sworn in and asked Mr. Hayberger how he would like to go about that for the remote meeting. Mr. Hayberger stated that he could swear in staff first and then when it is time for comments, he could swear in others as they wish to speak. He then swore in Mr. Horsman who would be presenting the application on behalf of the Planning Department.

Mr. Horsman stated that this application was submitted by Albert Haddad of Ellet Sign Company, on behalf of Cedar Point Park, LLC, for a conditional use permit for an electronic message board sign at parcel number 57-00771.000 (intersection of Cedar Point Drive and Cleveland Road). The sign will need a building permit from the Building Division. The sign has received two variances last month relating to its setback and relating to it being an off premise sign. Staff did not receive any concerns regarding the proposal. Staff recommend approval with three conditions, which are similar to conditions given to other electronic signs: 1) The minimum display time shall be 10 seconds, 2) Brightness shall not impose hazard to pedestrian or vehicular traffic, nor a nuisance to surrounding properties, and 3) No animations, videos, illumination with flashing lights. Staff did share these conditions with the applicant.

Mr. Hayberger then swore in Albert Haddad, whom submitted the application on behalf of Cedar Point Park, LLC.

Mr. Haddad stated that he did share the staff conditions with the team at Cedar Point Park, LLC, and everyone understands the requirements.

Mr. Miller made a motion to approve the application subject to staff conditions.

Mr. McGory asked if he could suggest that it also be added to the motion that the electronic sign just north of First Street will be removed, since that was stated that would be done in the application.

Mr. Miller stated that he would be fine with adding that as a fourth condition to his motion.

Mr. Zuilhof seconded the motion. All members were in favor of the motion.

The Chairman stated that second on the agenda is an application submitted by John Hancock, on behalf of Cedar Point Park, LLC, and Magnum Management Corporation, has submitted a site plan application for alterations to the drive and parking area located at One Cedar Point Drive. He stated that he would like to disclose that he lives in the Cedar Point Cove area, is a member of both the Cedar Point Property Owners Association and the Cedar Point Cove Association, and he also owns a couple of Cedar Point Fair shares. However, none of that would impact his decision on the application. Mr. Galea stated that he would like to recuse himself from consideration of the application to avoid any conflict due to an adjacent neighbor of the property being a partner at the law firm where he is employed.

Mr. Voltz stated that staff does recommend approval of the proposed site plan with the following conditions: 1) The applicant provides, for staff approval, a revised landscaping plan that shows types and locations of plantings, as well as types, locations, and specifications and examples of specific fencing to be installed, 2) The applicant provides, for staff approval, lighting cut sheets for staff approval of any proposed new lighting for the site, which staff did receive today,

but staff did ask for further clarification, 3) The applicant creates a permanent easement or replat as necessary to designate the private road/drive. After recording, a copy of shall be submitted to staff for filing, and 4) The applicant limits overflow parking to adjacent parcels not zoned "P" Auto Parking to no more than 12 days a year.

Mr. Hancock, on behalf of Cedar Point Park, LLC, stated he was available to answer any questions.

Mr. McGory asked Mr. Hancock if Cedar Point was on board with the staff condition of creating a permanent easement or replat as necessary to designate the private road/drive.

Mr. Hancock replied that yes, there would be a permanent easement or replating of the new roadway alignment, with the idea that it would protect the rights of the Cedar Point Chaussee residents. The road now is a private road and that will remain in place as a private right away, but this would be an additional plated right-of-way to provide access to the chaussee into the new connector road.

Mr. McGory asked if the part of the existing chaussee that is not being impacted by the construction would remain as is and that the new roadway would have an easement granted to existing property owners.

Mr. Hancock stated that it would probably be more like a dedication of rights consistent with existing rights of all of the property owners.

Mr. Miller asked who would be responsible for maintaining the road if the new road is platted.

Mr. Hancock stated that it would still be a private road owned by Cedar Point and they would be responsible for maintaining it.

Mr. Miller then asked if there is additional property that will be paved and if so, what will become of the storm water runoff from that.

Mr. Hancock stated that there is additional area being paved for the connector road as well as the additional parking being provided. The storm water runoff is being handled and has been approved by engineering when submitted with construction plans. The storm water runoff has always been directed towards the bay with some control and water quality measures. This includes median strips between paved areas with the water flow being directed towards those median strips where it is retained and handled for quality before being discharged. These median strips would also affect the previously paved areas as well.

Mr. McGory asked if there were filters or does this just slow the flow.

Mr. Hancock stated that it does slow the flow, but it does incorporate grass filter strips.

Mr. Zuilhof asked what staff's concerns were with the lighting plans staff received today.

Mr. Voltz stated that staff wanted to make sure that the lighting is as dark sky friendly as could be.

Mr. Zuilhof then asked if there was any on site detention plans or if there are just filter strips for the storm water runoff and if there is detention what kind is it.

Mr. Hancock stated that detention is provided for within the median areas with dry soils and there is a small ponding area which is a dry area as well. The water is being distributed throughout many different areas.

Martha Murray, resident at 2107 Cedar Point Rd, stated she submitted a letter to staff and the Planning Commission that she would like to read allowed for the record (see attached letter).

Mr. McGory asked Ms. Murray if she believes that this proposed plan will work for her or if she is objecting approval.

Mrs. Murray stated she is not objecting to approval, but would like to make sure that the conditions are met with the landscaping and lighting and that they consider what is meant by temporary when they ask for temporary parking.

Commissioner Meinzer asked what the background is on the staff condition regarding 12 days a year for temporary parking.

Mr. Voltz stated that there are two parcels that have historically been used for overflow parking by Cedar Point and believe that this did not occur more than 12 times a year in the past.

Mr. Meinzer stated that he believes this used to be Dr. Baxter's property and asked if this area is a grass area.

Mr. McGory stated that he believes Dr. Baxter's property was split in half with Mrs. Murray and her husband buying half and Cedar Point buying half. He stated that he also believes there is some gravel area inside this new curve that was not part of Dr. Baxter's property.

Mr. McGory asked Mr. Voltz to clarify if the overflow parking that is to not exceed 12 days a year is going to go in what is not a paved area and is zoned as Residential.

Mr. Voltz stated that was correct.

Mr. Meinzer asked Ms. Murray if this where she asked if landscaping and lighting could be placed.



Mrs. Murray stated that the landscaping she is concerned about is along the road because the road is much closer to her home. She would like landscaping to block the tire noise, as well as fencing. She said that she asked them to remove lighting in one area and they did. She said she is more concerned with the tire noise and getting the plans turned in when they should have been turned in.

Mr. Zuilhof stated that he will be voting for the application, but that this has been a reoccurring problem that the process is not enforced. While it may seem that following the process sometimes slows things down, sometimes people find out that they really do not have to do things that they thought they needed to do.

Mr. Meinzer stated that he will be voting for the application also, but would just like to encourage Cedar Point and other businesses to keep staff updated with what they would like to do so that the process is followed and concerns are not raised after work is already done.

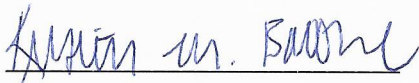
Mr. Jackson made a motion to approve the application with the staff conditions.

Mr. Zuilhof seconded the motion. Mr. Galea abstained from the vote. All other voting members were in favor of the motion.

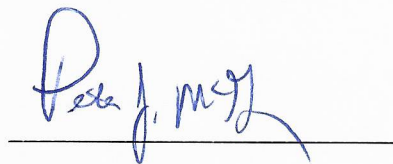
**Meeting Adjourned:**

Mr. Miller motioned to adjourn the meeting. Mr. Jackson seconded the motion. With all members in favor, the meeting was adjourned at 5:31pm.

**Approved:**



Kristen Barone, Clerk



Pete McGory, Chairman

Good afternoon. I am Martha Murray and I live at 2035 Cedar Point Road and own the property at 2107 (or 2037) Cedar Point Road which is next to one of the properties effected by the Site Review Application before the Sandusky Planning Commission today.

First, I will say that I love Cedar Point. I love hearing the rollercoasters in the summer and very much appreciate their involvement with my city. I also love Sandusky as I have lived here most of my life (and on the same road). I have dedicated much of my adult life to the betterment of different sectors of our community. I will also say that both Cedar Point, namely Mr. McClure, and the city planning department, namely Mr. Voltz and Ms. Byington, have been very willing to discuss the plans for this project with me for the last 4 months.

These discussions led me on a journey in which I have learned about zoning and easements, about plats and the very beginning of Cedar Point and the Wyandot Indians and subdivisions that went nowhere, and about people such as George Boeckling and George Rouse that created the Cedar Point Amusement park that we know and love. In some of the research, I even found that my father, a local attorney, had written a memorandum for the Cedar Point Property Owners about the last time the Cedar Point parking lot was increased in size and the zoning was changed and the traffic flow for residents was altered.

Today, however, I have asked to address the Planning Commission because I am concerned about the process that occurred preceding this application for Site Plan Approval for parking and drive alterations. I am concerned because the project was over 80% complete before site approval was requested. I am concerned because the 4 conditions given for approval all effect the property on which I live in some way.

I do not profess to know or understand zoning, however, when I read the zoning ordinances I see some that protect residential districts as I live in (1129) and others that protect business districts and to encourage development (1133). There, of course, is where many conflicts lie.

The approval of site plans with off-street parking has many requirements that are stated in the zoning ordinance (1149) and in the Application for site plan approval. The filing deadline is also listed in the application and is 4 weeks prior to the Planning Commission meeting.

The site preparation on this project began in December with cutting down of many years old trees. I first met with Mr. McClure in late December at which time he kindly shared Cedar Point's preliminary plans. I sent a few emails in January asking several questions and requests to which he answered fairly but not always in the affirmative.

At that time, concerned there would be a zoning change on residential property, I contacted Mr. Voltz in the planning department and asked if they were aware that Cedar Point had started on their project and whether they were requesting rezoning. In the next few weeks, I learned that Cedar Point did not have finalized plans but that they had altered the location of the access road some which allayed some of my concerns. There was much back and forth about the easements on Cedar Point Road and, therefore, the reason for the condition on this application that Cedar Point either put a similar easement on the new access road at least in part and/or replat the parcel on which the road now sits. I do not know why this has not occurred.

On February 21, before Cedar Point announced the improved traffic flow (still without site approval), I met in person with Mr. McClure and Mr. Dangler and talked about the temporary parking they wanted, landscaping, fencing and lighting. They were very kind to agree with me on the fencing, in particular. However, now I understand that these plans are also part of the conditions for approval.

At this point, I assumed everyone would get things together and, at least, be present at the March Planning Commission meeting. However, I finally heard on March 24 that plans had been received for Site Plan approval. I learned a week later that no landscaping plan or lighting plan had been included.

We all want to be good neighbors and community partners. It is, however, hard to understand a project that has been ongoing since at least January now just seeking site approval and without many of the requirements which are required by the application. In conversations and emails with Cedar Point, I understand that at the time there was a time crunch. I also understand, in my conversations with the Planning department, they requested documents for at least 6 weeks before they were submitted.

Neither of these situations are acceptable. Time lines are important. Development is important. In the future, I hope everyone involved can do better for the citizens of Sandusky.

In addition, because this has been central to the discussion about temporary parking and what "temporary" means as well as how it exists on a residentially zoned lot, I suggest that the Planning Department look at its zoning ordinances for parking and create a category for temporary parking.