

**Planning Commission
June 24th, 2020
Remote Meeting
Minutes**

Meeting called to order:

Chairman Pete McGory called the meeting to order at 4:31pm. The following members were present: David Miller, Commissioner Mike Meinzer, Peter McGory, Mike Zuilhof, Mr. Whelan (joined in time to hear first application), and Joe Galea. Greg Voltz represented the Planning Department. Administrative Assistant for the Planning Department Kristen Barone, was also present.

Approval of minutes from the May 27th, 2020 meeting:

Mr. Zuilhof stated he emailed the clerk with a correction to the last sentence of the minutes. Mr. Zuilhof then made a motion to approve the minutes with that one correction and Mr. Miller seconded the motion. All members were in favor of the motion.

New Business:

The Chairman stated that the first application on the agenda is a Site Plan Application submitted by Jeff Foster, on behalf of The Market Street Collective, for a new use at 317 East Washington Street.

Mr. Voltz stated that the applicant is proposing to designate 48 parking spaces for this site. However section 1149 of the City of Sandusky Planning and Zoning Code would require 91 spaces. The applicants requested a variance for this requirement from the Board of Zoning Appeals, which was tabled during last week's meeting. Therefore, staff would like to utilize section 1149.06 (d) and request that Commission modify the requirements for this site to the 48 proposed. Staff believe that the 48 spaces combined with nearby public parking and on-street parking will be more than enough parking for the proposed use. Therefore, staff recommend 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) Planning Commission modify the requirements set forth in section 1149.05 to permit 48 spaces for the proposed use, 3) A lighting cut sheet is provided showing location of proposed exterior lighting, and lighting be dark sky friendly and shielded from residential property, and 4) A landscaping plan is provided that meets requirements set forth in section 1149.09 of the City of Sandusky Planning and Zoning Code.

Mr. Foster explained that in addition to the 48 parking spaces they are providing on site, there are approximately 200 additional parking spaces within a one block radius between on street parking and the city owned parking lot, which is why they believe there will be plenty of parking.

Mr. Galea made a motion to accept staff's recommendation as reported at today's meeting. Mr. Miller seconded the motion.

Mr. Galea stated that he believes that this is an example of where the parking requirements could better reflect the needs of the community and the use of the site, so that might be something to discuss in the future.

With no further discussion, all members voted in favor of the motion and the motion passed.

The Chairman stated that the last application on the agenda is a Site Plan Application submitted by Jason Tusing, for a new use at 609 East Perkins Avenue.

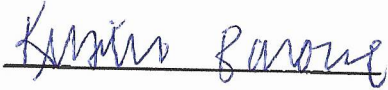
Mr. Voltz stated that staff recommend approval of the proposed site plan with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency, 2) Variance requests are approved by the Board of Zoning Appeals, 3) A lighting cut sheet is provided showing location of proposed exterior lighting, and lighting be dark sky friendly and shielded from residential property, and 4) A landscaping plan is provided that meets requirements set forth in section 1149.09 of the City of Sandusky Planning and Zoning Code.

Mr. Miller made a motion to accept staff's recommendation of the application and Mr. Zuilhof seconded the motion. All members were in favor of the motion and the motion passed.

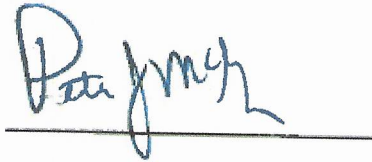
Meeting Adjourned:

Mr. Zuilhof motioned to adjourn the meeting and Mr. Miller seconded the motion. With all members in favor, the meeting was adjourned at 5:06pm.

Approved:

A handwritten signature in blue ink, appearing to read "Kristen Barone", written over a horizontal line.

Kristen Barone, Clerk

A handwritten signature in blue ink, appearing to read "Pete McGory", written over a horizontal line.

Pete McGory, Chairman