

**Planning Commission
November 16th, 2020
Meeting Minutes**

Meeting called to order:

Chairman McGory called the meeting to order at 4:43pm. The meeting took place virtually. The following members were present: David Miller, Mike Zuilhof, and Jim Jackson. Conor Whelan, Mike Meinzer, and Jade Castile were not present. Greg Voltz represented the Planning Department and Brendan Heil represented the Law Department.

Approval of minutes from the October 28th, 2020 meeting:

Mr. Miller made a motion to approve the minutes as submitted and Mr. Jackson seconded the motion. All voting members present were in favor of the motion.

New Business:

1. 2101 Perkins Avenue:

Mr. McGory stated that the first application on the agenda is for an amendment to the zoning map for parcel 58-68009.000 (2101 Perkins Avenue). This rezoning from "PF"/Public Facilities to "LM"/Limited Manufacturing is requested to allow the applicant to utilize the site for a limited manufacturing use. The application was submitted by Rosalyn Ahner, on behalf of RL Ahner Properties, LLC. Mr. Voltz stated that since this is an adjudication hearing, he will ask the Law Director to swear in those wishing to speak on behalf of this application. Mr. Heil then did so. Mr. Voltz stated that he believes the proposal is in line with the City's Bicentennial Vision Comprehensive Plan as a rezoning could offer potential for a growing small business. He then explained that staff recommends approval of the application and that approval would grant a favorable recommendation to City Commission. Mr. Voltz also stated that notices were sent out to surrounding property owners and he did not receive any feedback. Mr. Miller asked if the applicant is the current owner of the property. Mr. Voltz replied no, but that they have permission through a purchase agreement to submit the application. Mr. Miller stated that he will then need to recuse himself from this application. Mr. Zuilhof made a motion to approve the application and Mr. Jackson seconded. All voting members were in favor of the motion except for Mr. Miller who had recused himself. The application was approved.

2. Parcels 60-00286.000 and 60-00285.000 located off Venice Road:

Mr. McGory stated that the second application on the agenda is a site plan application for a drive and storage area at parcels 60-00286.000 and 60-00285.000 located off Venice Road. The application was submitted by Mark Spear, on behalf of NCO Properties, LLC. Mr. Voltz stated that the applicant is proposing to utilize this site long term in a manner that it is currently being used for temporarily. It was set up as the staging area for the current project along Venice Road, which includes new underground infrastructure as well as a portion of the Sandusky Bay Pathway. With this project the applicant is looking to utilize the temporary stone drive and lay down area long term which would require Planning Commission to waive the paving requirements for drives and parking areas. Planning Staff recommends approval of the proposed site plan with the following conditions: 1. If tracking of stone or mud occurs onto the street, the applicant must pave or concrete a portion of the drive so that it no longer occurs, 2. Obtain all applicable permits and approvals through the Building Department, Engineering Department, and/or any other agency, 3. If lighting is installed, it must be reviewed at the staff level and if beyond two lighting fixtures are proposed it will require Planning Commission approval. Mr. Jackson stated that they are dumping thousands of gallons of water every day on Venice Road, so tracking of stone or mud onto the street is currently already occurring. Mr. Spear stated that the amount of water that is being dumped onto the road is for dust control due to all of the truck traffic that the Venice Road project is creating. He stated that there will not be this amount of truck traffic once this project is completed. Mr. McGory moved to approve the application subject to staff conditions and Mr. Zuilhof seconded the motion. With three members for the motion and one member against, the motion passed.

3. 1801 George Street:

Mr. McGory stated that next on the agenda is a site plan application for an additional building at 1801 George Street, submitted by Chris Andrews. Mr. Voltz stated that the property is zoned "GM" General Manufacturing and the existing use will be maintained and expanded. He said that Planning Staff recommends approval with the following conditions: 1. The applicant will need to address comments and concerns of the Engineering Department and the Erie Soil and Water Conservation District before any building permits will be issued, 2. The applicant must provide a lighting cut sheet of the lights that are to be installed and they must be dark sky friendly and only shine to the ground. This is to be approved by Planning Staff, 3. Parcels are combined or altered so that the building does not sit on two separate parcels. Mr. McGory made a motion to approve the application subject to staff conditions and Mr. Miller seconded the motion. All voting members were in favor of the motion and the application was approved.

Old Business:

1. ***Bob Waldock, on behalf of Waldock Properties II, has submitted an application for an amendment to the zoning map for the following parcels located along First Street: 57-00925.000, 57-00926.000, 57-00923.000, 57-04024.000, 57-04022.000, 57-0924.000, 57-03694.000, 57-03695.000 (lot numbers 408, 409, 410, 411, 412, 413, 414, 415).***
2. ***D. Jeffery Rengel, on behalf of RLR Properties, LTD., has submitted an application for an amendment to the zoning map for the following parcels located along Second Street: 57-03859.000, 57-03861.000, 57-03863.000, 57-03864.000, 57-03865.000, 57-03866.000, 57-03867.000, 57-03868.000, 57-03869.000, 57-03853.000, 57-03854.000, 57-03855.000 (lots 433, 434, 439, 438, 437, 436, 441, 442, 446, 447, 448, 451, 380, 381, 382) and the following parcels located along Third Street: 57-03875.000, 57-03876.000 (lot numbers 461, 462, 463).***

Mr. Voltz asked if the Planning Commission could remove these two applications from the table in order to resume discussion at next month's meeting. Mr. Zuilhof moved to remove both applications from the table and resume discussion at next month's meeting and Mr. Miller seconded the motion. All voting members were in favor.

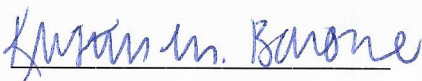
Next Meeting:

December 21st, 2020

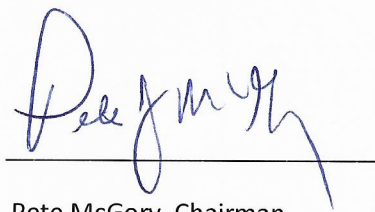
Meeting Adjourned:

Mr. Miller moved to adjourn and the meeting and Mr. Jackson seconded. All voting members were in favor and the meeting ended at 5:55pm.

Approved:



Kristen Barone, Clerk



Pete McGory, Chairman