

Planning Commission
March 24th, 2021
Meeting Minutes

Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:02pm. The meeting took place virtually via Microsoft Teams. The following members were present: Pete McGory, Mike Zuilhof, Jim Jackson, Conor Whelan, Jade Castile and David Miller. Thomas Horsman and Jonathan Holody represented the Community Development Department, Brendan Heil represented the Law Department, and Josh Snyder represented the Engineering Department. Also present were: City Commission President Richard Brady, City Manager Eric Wobser, and clerk Kristen Barone.

Approval of minutes from the February 24, 2021 meeting:

Mr. Zuilhof said that he would like it added to the minutes the reason of why he abstained from voting on the application on this agenda. He then made a motion to approve the minutes with that amendment. Mr. McGory seconded the motion. All voting members were in favor of the motion.

Message from City Commission President Richard Brady:

Mr. Brady stated that he and the City Manager Eric Wobser met with representatives of the Corso family, Chad Corso and Fritz Mueller. Those representatives asked Mr. Brady to inform the Planning Commission of their decision to withdraw the three applications that are on tonight's agenda for 2211 Mills Street. They have also asked to reserve the right to resubmit the applications for this location or any other potential locations, at a later date.

Swearing in of audience and staff that will offer testimony on the adjudication hearing:

Mr. Murray swore in those wishing to do so.

Adjudication Hearing:

1. ***Robert A. Reisig Investments 2 LLC, has applied for a Conditional Use Permit to allow for a "R1-40" – Residential Use at 2620 West Monroe Street.***

Mr. Horsman stated that the subject property is located on Monroe Street and zoned General Manufacturing (GM), and it is surrounded by other GM zoned parcels. Residential use is not permitted in GM districts unless the Planning Commission grants a Conditional Use Permit (CUP). Approved residential uses in GM districts must follow the regulations of an R1-40 residential zoning district. The standard for granting the CUP requires that "the construction of a new dwelling or accessory building, will not unduly interfere with the assembly of land for industrial development." The business on the adjacent parcel is also owned by the applicant. The application states that the purpose of the dwelling is to be a place where the owner can reside when in Sandusky. Mr. Zuilhof made a motion to approve the application and Mr. Miller seconded the motion. All voting members were in favor of the motion.

2. ***An amendment to the City of Sandusky Planning & Zoning Code Chapter 1157 (Floodplain Administration).***

Mr. Snyder stated that there are many changes to chapter 1157 that are being proposed regarding the terminology and definitions to coincide with FEMA's model floodplain ordinance, as well as the removal of the 2-foot "freeboard" requirement above FEMA's floodplain levels. He said that since 2016, there have been 14 variance applications submitted to the Board of Zoning Appeals to waive the 2-foot "freeboard" requirement above FEMA's floodplain levels. 13 of those applications were approved, zero were denied, and one was withdrawn. However, when these variance applications get approved, not only do these applicants get to waive the City's floodplain levels, but they also get to waive FEMA's floodplain regulations, leaving no floodplain elevations at all. Mr. Zuilhof stated that he would like to have more time to look into the freeboard requirement part of these changes and also see what the county is doing regarding this. He then made a motion to table this application until the next meeting and Mr. Miller seconded. All voting members were in favor of the motion.

Director's Report:

Mr. Holody stated that the Community Development Department had previously scheduled a phone call discussion with a couple of neighborhoods regarding two proposed Transient Rental Overlay Districts and that discussion has been postponed until the hire of additional staff to take that on. He said that until then, he has talked with a few of the residents that were interested in this about their options within the zoning code to petition the Planning Commission at locations desired. Staff also continue to do some outreach to area businesses and residents on the Designated Outdoor Refreshment Area in the downtown area and will have more updates on that soon. He then shared with the commission that Transit has received a \$30,000.00 grant to start a study to see what other opportunities the transit system could take advantage of as transit has grown over the years, and will talk with the commission more about that as things develop.

Meeting Adjourned:

Mr. McGory made a motion to adjourn the meeting and the meeting ended at 5:43pm.

Next Meeting:

April 28, 2021

Approved:

Kristen Barone, Clerk



Dennis Murray, Chairman