

**Planning Commission
June 23, 2021
Meeting Minutes**

Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:08pm. The following members were present: Mike Zuilhof, Jim Jackson, Conor Whelan, and David Miller. Mr. McGory and Ms. Castile were absent. Alec Ochs and Thomas Horsman represented the Community Development Department, Brendan Heil represented the Law Department, and Josh Snyder represented the Engineering Department. Clerk Kristen Barone, Chief Planner Arin Blair, and Community Development Director Jonathan Holody were also present.

Approval of minutes from the April 28, 2021 meeting:

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

Introduction to new staff:

Community Development Director Jonathan Holody introduced Assistant Planner Alec Ochs and Chief Planner Arin Blair, who both recently started working in the Planning Division and will be working closely with the Planning Commission.

Public Hearing:

1. **Michael Cox, on behalf of the Commodore at Sandusky Bay, LLC, has submitted an application for an amendment to the zoning map for 431 Columbus Avenue (parcels 58-68032.000, 58-68031.000, 58-68034.000). The application is to rezone the site from "PF" Public Facilities to "GB" General Business.**

Mr. Ochs stated that many of the properties surrounding this property are zoned as General Business except for the parcel to the south which is a church. 431 Columbus Avenue used to be a church but is currently vacant. The applicant wants to rezone the property to use it for transient rental use, office space, and also for a business use. According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning and includes repurposing vacant buildings to create mixed uses and supports the development and rehabilitation of housing types. Staff recommends approval of the proposed amendment to the zoning map.

Applicants Michael and Jackie Cox stated that they had an interest in the building due to the architecture and do not plan to change anything on the exterior. He said that they would like to host larger groups such as sports teams playing at Sports Force, families on vacation in the area, and wedding parties. Jackie said that her father was an art teacher at Perkins Local Schools and so she would like to hold art classes for all ages at this location including stain glass, pottery, and yoga.

Thomas Bodner of 432 Columbus Avenue stated that he is glad to see the applicants are interested in repurposing this building and think that what they want to rezone it as fits well with the area.

Mr. Miller made a motion to approve the application and Mr. Zuilhof seconded the motion. All voting members were in favor.

Old Business:

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

Mr. Murray reminded the Planning Commission members that this item was postponed at the last meeting and asked if there were additional comments.

Mr. Zuilhof stated that he believes there were other corrections to the legislation that were made that have not yet been discussed regarding the 1% chance in every instance rather than a single instance that was in the original draft. He also asked if any other members have been influenced by the recent flooding event and on the the latest revision he said he was pleased that the wording was to be specific on any request for a variance from the elevation requirements, but he does not think it was addressed to be specific on other requests for a variance and so the wording invites a blanket exception from the ordinance.

Mr. Miller stated that he still believes there should be some freeboard requirement, especially since there has been some recent flooding. He said that he thinks there might be people that move into the area that are not aware of past floods and not know what they are getting themselves into if there were no freeboard requirement.

Mr. Whelan stated that he is comfortable with what FEMA and staff are comfortable with.

Mr. Jackson stated that with his recent knee replacement, he has not been able to do the research he wanted to do and not prepared to vote.

Mr. Heil stated that generally speaking a motion needs the majority of the board to be in favor for a motion to pass.

Mr. Miller asked if staff could explain again how the floodplain maps have been adjusted to compensate for wave action.

Mr. Snyder stated that when the new map comes out, there is a new zone (new to Sandusky) that does address wave action inland from the edge of the water.

Mr. Miller asked Mr. Snyder if he would be correct in stating that dropping the two foot freeboard, would be compensated by the soon to be seen new zone in the floodplain map.

Mr. Snyder stated that is correct with the caveat that the wave action zone is only a portion of the entire flood hazard area and does not cover all areas like the two foot freeboard does.

Mr. Zuilhof made a motion continue discussion until the next meeting and Mr. Miller seconded. All voting members were in favor of the motion.

New Business:

1. OSPORTS, on behalf of Cedar Point Park, LLC, has submitted a Site Plan Application for 2701 Cleveland Road.

Mr. Murray stated that this applicant has asked for this application to be postponed until the next meeting.

2. GW Contractors, on behalf of Safe Harbor Marinas, has submitted a Site Plan Application for 1 Huron Street.

Mr. Ochs stated that this property currently contains three buildings. The proposed storage building will be about 30,000 sq. ft., and the proposed amenities building will be about 3,500 sq. ft. According to the requirements in Section 1149.05 of the Zoning Code, marinas must provide two parking spaces per three boat slips. No boat slips will be added but some parking will be removed for the new storage building. It is estimated that the site will still have approximately 415 parking spaces. It is estimated that 350 parking spaces are needed to meet the boat slip requirement. The addition of the office/lounge space will require another 29 spaces. Based on these estimates, no further parking is needed if the new storage building does not require new parking spaces. In accordance with 1149.04: parking requirements for storage or warehousing may be waived by the Planning Commission.

Mr. Zuilhof stated that he has heard from a couple of people that there are some things including a fence and keypad that encroaches onto the right of the way and he is not sure if there is something in place that has permitted those things to be there, but since those items are on this site plan, he wants to make sure that approval of this site plan is not waiving any other things on this site plan that may not be nonconforming.

Mr. Miller made a motion to approve the application and Mr. Whelan seconded. All voting members were in favor.

Meeting Adjourned:

Mr. Miller made a motion to adjourn. The meeting ended at 6:06pm.

Next Meeting:

July 28, 2021 at 5:00pm.

Approved:

Kristen Barone

Kristen Barone, Clerk

Peter Murray

Dennis Murray, Chairman

Peter Murray, Vice Chairman