

**Planning Commission
July 28, 2021
Meeting Minutes**

Meeting called to order:

Vice Chairman Pete McGory called the meeting to order at 5:00pm. The following members were present: Mike Zuilhof, Jim Jackson, Conor Whelan, and Jade Castile. Mr. Miller was excused. Chairman Dennis Murray joined the meeting during the presentation of the second application. Alec Ochs and Arin Blair represented the Community Development Department and Brendan Heil represented the Law Department. Clerk Kristen Barone was also present.

Approval of minutes from the June 23, 2021 meeting:

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

Old Business:

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

McGory stated that although this has been discussed at a couple of other previous meetings, he would like to see all members of the Planning Commission present when making a decision on this agenda item. Mr. Zuilhof stated that he does not recall how soon there needs to be a decision made. Since engineering staff was not present to answer that question, Mr. Heil stated that he could ask staff about that after the meeting, but did not recall this matter being urgent. Mr. McGory stated that he would also feel better for engineering staff to present to answer any questions before making a decision. Mr. Zuilhof made a motion to suspend this item until the next meeting when more members and staff are able to be present. Mr. Jackson 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.

Ms. Blair explained that the applicant is proposing a multimillion dollar investment including an e-sports arena, a dormitory, and additional parking at this location. Mr. Ochs stated that the proposed site plan meets the ADA requirements for handicap parking and it also meets the requirements for loading spaces. He then explained that at the time the staff report was written, the site plan did not meet the requirement of having at least one hardy deciduous 2-inch minimum caliper canopy tree. Since writing the report, staff received another site plan which met this requirement. Therefore, staff recommend approval of the site plan as long as that landscaping requirement is met and all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Geoff Aiken, with OSports explained that the ESports facility will have recreational gaming and gaming tournaments for youth. Mr. Zuilhof made a motion to approve the application with the conditions staff recommended and Mr. Whelan seconded. All voting members were in favor of the motion.

2. Poulos and Schmid Design Group, on behalf of SMSVC, LLC, has submitted a Site Plan Application for 212 Hancock Street.

Mr. Ochs explained that the applicant proposes an addition to the existing building and a change of use in the existing building. The proposed use is a distillery and retail tasting room. The use is permitted for this location. According to the requirements in Section 1149.05 of the Zoning Code, Bars & Taverns (most similar use) must provide one parking space per 100 sq. ft. of gross floor area. It is estimated that 57 spots are required for the Everwild Spirits site plan. It is estimated that the site will provide 7 new off-street spaces. Based on these estimates, further parking is needed per zoning code. The applicant and staff believe that the proposed parking spaces will be more than enough to serve the proposed use. The applicant has stated in the past that they foresee many of the visitors to the site be people walking, or bicycling, to the location thus not requiring as

much parking for personal vehicles. The applicant also believed there is ample amounts of on-street nearby parking. The applicant also noted that an agreement was made with the owner of the adjacent parking lot for the distillery's use. Staff recommends approval of the site plan as long as all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Jackson stated the building to the North is a church and he had talked with the pastor of that church and he said that he does not have any objection to the proposed plan. Applicant Rick Lynch stated that is correct, he has talked with the pastor several times and the operating hours of the church and the operating hours of his business will generally not overlap. Ms. Castile stated that she has noticed there is also a large multi-family housing unit next to this site and asked if anyone has been able to speak with the residents on how they feel about the proposed use. Mr. Lynch stated that he has had many people walk by and express positive thoughts regarding the proposed use, but he is not sure where those people live. Josh Fox, with Poulos and Schmid Design Group stated that there would not be any chemical smells coming from the distillery. Ms. Castile then asked that if the Planning Commission decides to approve this application, are they able to make it so that if issues arise, a privacy fence can be put up to protect the residents next to it. Mr. Fox stated that if issues do arise he does not foresee there being any issues with putting a fence up, but most of the activities will be taking place on the other side of the building and not directly next to the multi-family housing unit, so he does not think there will be any complaints. Mr. Zuilhof stated that the new parking lot is exiting onto what he believes is private property and asked if there is an easement for them to be able to do that. Mr. Fox stated that they have been into contact with that property owner and are working on getting that agreement with him. Mr. Zuilhof stated that the Planning Commission can condition approval upon that then. Mr. Murray may then made a motion to approve the application with the condition that an easement is obtained and in addition to other conditions outlined in the staff report. Mr. Zuilhof seconded the motion and all voting members were in favor.

3. Red Barn Engineering, on behalf of Classic Investors, LLP, has submitted a Site Plan Application for 1001 Fremont Avenue.

Mr. Ochs stated that the applicant proposes a new storage building at this location, to add to the six that are already there. According to the zoning code, parking requirements can be waived for storage or warehousing with administrative approval and if not approved by administration, the Planning Commission may approve the waiver. Staff recommends waiving any parking requirements and recommends approval of the site plan with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Zuilhof made a motion to approve the application subject to staff's conditions and Ms. Castile seconded. All voting members were in favor of the motion.

4. Adam Showalter/SS Stallion Homes, LLC, has submitted a Similar Main Use Application for 2300-2310 Cleveland Road.

Mr. Ochs stated that the applicant would like to use these locations for two transient rentals, a doggy day care, and storage. Transient Rentals are already permitted at this location, so this application is focusing on the doggie day care and storage use. Staff believe that the doggy day care would be of similar use of other allowed uses in the General Business zoning district, would not create traffic to a greater extent, and would be a valuable service. Therefore staff recommend approval of the application with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Murray made a motion to approve the application subject to staff's conditions and Ms. Castile seconded. All voting members were in favor.

Other Business:

Mr. Whelan asked staff if there are any updates on the two residents that wanted to pursue a transient rental overlay district. Ms. Blair stated that she has been in contact with those residents and listened back at a past meeting where this was discussed in order to hear what the Planning Commission was looking for regarding those proposals. She is working on creating a couple of open meetings and sending notices to residents in those areas to see if they would like to attend and give feedback. She said she would also make sure that the Planning Commission is aware of when those meetings

are so that they can attend as well. Mr. Jackson asked Arin if she thinks this will end in a couple of addresses being zoned to permit transient rentals or if she thinks a couple of new overlay districts will be created. She said that the current ordinance says that it is possible to create more overlay districts like the Cove District, but the ordinance does not lay out what the process entails, so that is why the meetings will be helpful, to see what the residents in those areas would like to see, and to work through this together with the community. Mr. Zuilhof stated that the ordinance does call for districts and that it has been discussed in the past to not encourage spot zoning. There are districts that would benefit from a transient rental overlay district, but if a district is doing just fine without it than those residents may not see it as beneficial. Mr. Jackson stated that there have been issues in the past with creating districts. For example one side of Meigs Street was approved for transient rental but not the other, so then the people on the other side of the street wanted their side of the street approved as well. So he is wondering how it will be determined where the cutoff will be. Mr. Zuilhof responded that the zones can be expanded and that is what ended up happening in that case. Mr. McGory stated that from what he has heard, there are some pretty strict rules with the City regarding transient rentals and typically these properties get renovated and it increases property values, so he does not see it as something that residents should be fearful of. Mr. Whelan said that he does think there should be a policy created for residents to be able to be able to follow and know that they are being treated fairly when they want to pursue a transient rental overlay district. Mr. Murray suggested that maybe it would be worth looking into what other cities have for a policy. However, in his opinion it is not something that would be ideal to consider annually. Ms. Blair stated that she is only aware of the two current residents that have proposed to staff about creating a transient rental overlay district, but most of the phone calls staff get are from residents just inquiring about one specific address and not wanting to propose a transient rental overlay district.

Ms. Blair then let the Planning Commissioners know that staff is working on setting up neighborhood meetings in each district in order to discuss what has been accomplished over the past few years and what visions residents have for their neighborhoods.

Staff is also going to be working on a South Side Plan with residents in that area, the Columbus Avenue streetscape, and a city-wide transit plan update to better connect residents, businesses, and employees.

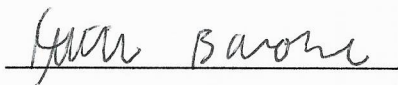
Meeting Adjourned:

Mr. Whelan made a motion to adjourn. The meeting ended at 6:17pm.

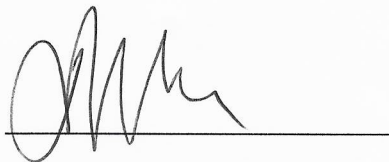
Next Meeting:

August 25, 2021 at 5:00pm.

Approved:



Kristen Barone, Clerk



Dennis Murray, Chairman