

Planning Commission
August 25, 2021
Meeting Minutes

Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:00pm. The following members were present: Pete McGory, David Miller, Mike Zuilhof, Jim Jackson, Conor Whelan, and Jade Castile. Alec Ochs and Arin Blair represented the Community Development Department. Josh Snyder represented the Public Works Department. Brendan Heil and Sarah Chiappone represented the Law Department. Clerk Kristen Barone was also present.

Approval of minutes from the July 28, 2021 meeting:

Mr. Zuilhof made a motion to approve the minutes as long as the clerk could expand on the discussion had during other business. Mr. Miller also asked if it could be noted that his absence was excused since this notice was given ahead of time. Mr. Murray stated that from now on he thinks it would be better if someone moves to excuse absent members. 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).

Mr. Murray asked Mr. Heil if this item had been tabled in the past, does the Planning Commission just need to have further discuss and vote. Mr. Heil stated that is correct, since at the last meeting this item was tabled until the next meeting, there does not need to be a motion to take it off the table. What specifically is pending is the draft floodplain ordinance, which has been amended. Ms. Blair stated that staff has met internally to go over the legislation and to help the commission move forward. She said she has prepared some high-level comments from those meetings that she could share if that would be helpful. She said that FEMA updated their guidelines so now the City is also doing so in order to stay in compliance. FEMA has updated data on Lake Erie and how the coastline behaves and how flooding occurs, so they have updated their maps and floodplain legislation to reflect that data. The floodplain legislation that staff brought to the Planning Commission is a model ordinance from FEMA. There are more floodplain areas than what their used to be in the updated maps from FEMA. FEMA states that if development happens within the floodplain areas, it states what the elevation must be for development to be reasonably safe from flooding. Currently there is a two-foot freeboard requirement that the City has in place stating that development must be two-feet higher than the FEMA regulations. The amended legislation before the Planning Commission today is an update to the base requirements, not including any additional freeboard requirements in addition to what FEMA requires. Imposing additional freeboards is allowed, but if the City does require that the City should be able to justify that. The City does not have the basis to say that having an additional one or two foot freeboard would make development safer. Also, builders can always build above the FEMA baseline elevation if they would like to. After having discussions internally, the Community Development Department does recommend approving the legislation prepared by the Public Works Department. Mr. Synder clarified that he has added as suggested by Planning Commission, terminology to be uniform. What formerly was known as the 100 year flood is now the .2 percent annual chance flood. There was also the additional recommendation of when someone does come forward to the Board of Zoning Appeals with a variance from the elevation, whatever the elevation may be, the applicant must state what they are building to. Mr. Miller stated that he does not recall seeing what is being voted on today, but it would be helpful to have a hard copy. He also stated that in the summary provided by staff, there are a couple of links to click on which would appear to be maps. He said that it would also be helpful for him to have hard copies of those. He then said that he found it interesting that in order to get insurance for a \$250,000 home, it would be a little over \$3,000.00, but if the homeowner built with a two-foot freeboard, the insurance would be substantially cheaper. Mr. Snyder stated that is correct. Mr. Zuilhof stated that a builder is not going to consider the long-term costs of when building a home for someone, the homeowner and future homeowners are going to be the ones that have to deal with the long-term costs. Mr. McGory made a motion to recommend to City Commission the legislation

proposed by staff and Mr. Whelan seconded. Roll call on the motion: Yes: Mr. Murray, Mr. McGory, Mr. Miller, Mr. Jackson, and Mr. Whelan. No: Mr. Zuilhof and Ms. Castile. The motion passed.

New Business:

- 1. Amerihome, LLC, has submitted an application for an amendment to the zoning map for 1035 Hancock Street (parcel 57-02118.000). The application is to rezone the site from "LB," Local Business to "RRB" Residential/Business.**

Mr. Ochs stated that the applicant has asked for this application to be tabled until the next meeting as they are not able to make the meeting today. Ms. Blair said that staff will wait until the next meeting to present the application, however, since notices were sent to surrounding properties and a notice was also put in the paper, staff would like to hear the public comments if there are any. No comments were made from the public. Mr. Whelan then made a motion to table the application until the next meeting and Mr. Miller seconded. All voting members were in favor of the motion.

- 2. AV Lake Construction, on behalf of Sandusky Packaging, has submitted a Site Plan Application for 2016 George Street (parcel 58-02151.000).**

Mr. Ochs stated that this property currently contains one manufacturing building and is proposing a second building. The property is zoned general manufacturing and all surrounding properties are zoned general manufacturing. The setback standards are met and the height standards are met. The amount of parking spaces proposed is well over the requirement. Staff recommends waiving any additional parking requirements. Staff recommends approval of the proposed side plan with the condition that all applicable permits are obtained through the Building Division, Engineering Division, and any other applicable agency. Mr. Miller moved to approve the application as recommended by staff and Mr. Jackson seconded. All voting members were in favor of the motion.

- 3. Josh Kreimes, on behalf of Mike Armour, has submitted a Site Plan Application for 631 King Street (parcel 59-00176.000).**

Mr. Ochs stated that this property is currently an empty lot and the applicant is proposing 16,256 square feet of parking space and about 1,200 square feet of green space. The property is zoned "P" – Auto Parking and the property to the west is owned by the applicant and used for warehousing. The properties to the south and east are zoned "R1-40" single-family residential. The property to the north is the Fraternal Order of the Eagles. After reviewing the code, staff have determined that the proposed plan meets landscaping requirements. Staff recommend approval of the application with the condition that all applicable permits are obtained through the Building Division, Engineering Division, and any other applicable agencies. Mr. Zuilhof asked if it is new sidewalk that is on the drawing that was presented by the applicant. Mr. Ochs said that he believes it is new sidewalk on King St. Mr. Zuilhof stated that he is a little concerned about the shrubbery. It is not on the tree lawn so that is okay, but if there is going to be a stop bar there, it may be difficult to see. He said that over the years the Planning Commission has complained over the quality of the drawings received as there is often a lack of scale and dimensions. Since Planning staff are relatively new, he just wanted to point that out. He then said that he is also slightly concerned about the new sidewalk. He said he imagines it will be 33 feet from the center of King St. He believes it is 66 foot right-of-way and asked if anyone can verify that. Mr. Snyder said he does not know the exact measurements but he does know that it is in line with the sidewalk adjacent to the Eagles, therefore being in line with what exists. Mr. Zuilhof stated that he just wants to make sure there will not be an encroachment problem in the future, so assuming that could be verified, he would be in favor of the proposal. Mr. Zuilhof then made a motion to approve the site plan contingent upon Engineering determining that the site plan does not make an encroachment onto the city right-of- way. Mr. Miller seconded the motion. All voting members were in favor of the motion.

Other Business:

Mr. Miller stated that he would like to put a second onto Mr. Zuilhof's point about the Planning Commission historically being heavily involved with precision of parking lots. Mr. Zuilhof responded that some reasonable diligence is called for.

Mr. Blair stated that there are a lot of community engagement opportunities coming up that she wants to make sure the Planning Commission is aware of in case they would like to attend and possibly spread the word along. There are six neighborhood ice cream socials starting September 1st on Wednesday evenings at 7:00pm. There will be one evening meeting in each district and then there will be a 10:00am meeting the following Thursday morning where refreshments and snacks will be provided. These meetings will allow residents the opportunity to meet city Staff and City Commissioners and share input on what they would like to see in their neighborhood. This information is posted on the City's website, but staff will also be passing out door hangers to let residents know. Two transient rental meetings will also be taking place soon to see how residents feel about the potential of allowing a transient rental overlay district occur in their neighborhood. The first meeting will be taking place Monday September 20th and this one will be in regards to the proposed transient rental overlay district in the Lions Park area. The second meeting will be taking place Monday October 4th and this one will be in regards to the proposed transient rental overlay district in the McDonough Street area. Both meetings will be at the Fire Station classroom on Market Street at 6:30pm. There will be a press release and public social media posts about those meetings. The residents of the Cold Creek area have also approached staff about having a meeting regarding the future of that neighborhood. So staff are finalizing the details of that meeting as well and will be in touch regarding that. Mr. Zuilhof stated that he was around when the pre-approval of the Cold Creek subdivision took place and hopes that staff can find the meeting minutes of that meeting as that will be helpful for staff to review beforehand. He then said that everyone has been asking about what is happening at Battery Park. He asked if staff are able to share any information. Arin stated that staff has not received any plans but from what she understands they are doing soil tests to understand the develop ability of the soil and there was a diver out looking at the edges to make sure the edges are secure. Mr. Jackson stated that the Cold Creek meeting Ms. Blair was referring to is going to be held on September 21st at Venice School at 5:30pm.

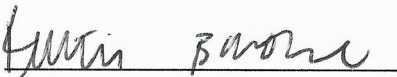
Meeting Adjourned:

Mr. McGory made a motion to adjourn and the meeting ended at 5:47pm.

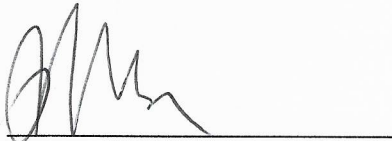
Next Meeting:

September 22, 2021

Approved:



Kristen Barone, Clerk



Dennis Murray, Chairman