

**Planning Commission
September 22, 2021
Meeting Minutes**

Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:01pm. The following members were present: Pete McGory, Mike Zuilhof, Jim Jackson, and Conor Whelan. Mr. McGory made a motion to excuse Mr. Miller and Ms. Castile and Mr. Jackson seconded. Alec Ochs and Arin Blair represented the Planning Division. Clerk Kristen Barone was also present.

Approval of minutes from the August 25, 2021 meeting:

Mr. McGory made a motion to approve the minutes as submitted and Mr. Zuilhof seconded. Mr. Whelan stated that for the first item on the agenda, it is stated that there are five votes for the motion and two votes against. He said that he believes the practice has been to put who votes for and against. Mr. Murray stated that is the practice of City Commission and most other bodies and therefore asked if the clerk could modify the August 25th meeting minutes to reflect that and to do that moving forward. Mr. Whelan then made a motion to approve the minutes with that correction. All voting members were in favor of the motion.

Old 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 explained that the applicant is proposing the rezoning of this land as they look to rehabilitate an existing multi-residential structure into rentable rooms with a transient option. Local Business does not allow for transient occupancy but Residential Business does. Staff examined the City's Bicentennial Vision Comprehensive Plan as it relates to this area and believe that the rezoning could offer great potential towards building community, increasing connectivity, and helping shape Sandusky as a destination city. Mr. Ochs stated that staff recommends the approval of the proposed amendment with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Applicants Jennifer and Ed Torres stated that they have been already doing yearly or monthly rentals at this location but it does seem advantageous to do transient rentals at this location with its close proximity to Firelands Hospital, as they have traveling nurses or surgeons that will come stay in the area for just a few days. Mr. McGory asked the applicant if they could give any information on what the building was used for in the past. Mr. Torres stated that the previous owner lived on the second floor and his idea was to rehab the entire building for himself. Before that it was a bike shop on the first floor. It was first build in 1880 and was known as the Hoffman Building, where they distributed coal. Also, Dan Hoffman was an inventor that invented a thimble for sewing that was manufactured there. Mr. McGory moved to approve the application as submitted and subject to staff's conditions and Mr. Whelan seconded. Mr. Zuilhof asked if the parking that is available meets the requirements. Mr. Ochs stated that is correct. All voting members were in favor of the motion. Mr. Murray stated that the motion passes, but this will need to go to City Commission for further approval.

New Business:

- 1. Feick Design Group, on behalf of Balconi Monuments Inc, has submitted a Site Plan Application for 807 E. Perkins Avenue (parcel 57-00161.000).**

Mr. Ochs stated that the proposed building will be used for storage for materials and equipment. The site is currently used for office space, a shop for repair, as well as storage. According to the requirements in Section 1149.05 of the Zoning Code, storage machine shops must provide 1 parking space per 650 sq. ft. of gross floor area. The site currently has 15 off-street parking spaces. Staff does note that the proposed new building would add 7 more required spaces bringing the total required parking to 22 spaces (1 space per 650 sq. ft. / 4,578 sq. ft. = 22). However, due to the amount of new square footage being used for storage only, staff believe that 15

provided spaces are enough. The applicant has stated that they believe the 15 existing spaces is more than enough for both employees and customers. If parking is based on the existing office and repair shop sq. ft. requirements, this would require 11 spaces. The 8 additional parking spaces required by code for the first storage building was waived by the Planning Commission in the July 2019 meeting, allowing only 15 required spaces. Staff feel that this situation is similar in that the new building will not add jobs or customers and the additional parking requirements should be waived. Staff recommend approval of the proposed site plan with the condition that all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction. John Feick, authorized agent for the applicant, stated that a couple of years ago when the first project was proposed, the goal was to bring everything that was outside inside. That worked for a while and then the company got busier and also, due to the pandemic, the company has to order their materials by the container, which takes up more space, so materials are sitting outside again. Mr. Zuilhof made a motion to approve the proposed site plan subject to staff's conditions and Mr. McGory seconded. All voting members were in favor of the motion and the motion passed.

2. JBT, has submitted a Site Plan Application for 1622 First Street (parcel 57- 04670.000).

Mr. Ochs explained that this property currently contains several attached buildings totaling about 142,638 sq. ft. The proposed cold storage building will be about 5,760 sq. ft. The proposed height of the new storage building will be 35 ft. The zoning of the parcel is 50% General Manufacturing (GM) and 50% Commercial Service (CS). The proposed structure is in both zones and must comply with both zoning standards. All setback requirements and parking requirements have been met with the proposed plan and therefore, staff recommends approval. Mr. Zuilhof stated that over the years, there has been a shift from being thorough about parking requirements to then saying do not pave more than is needed. Mr. Zuilhof stated that it is uncommon that there is more than enough parking than what is needed for the square footage. He asked if staff knows if the applicant even needs all of the parking that they have. Mr. Ochs stated that he believes the applicant has more than enough parking but would defer to them to answer that question. Mr. Zuilhof stated that he is happy that the most recent practice has been to not require more parking than the applicant thinks that they will need, provided that they think there is enough parking for future use. Mr. McGory asked what the applicant means by cold storage. Ray Chappell, speaking on behalf of JBT, stated it is simply an unheated space that they call cold storage. They will be bringing in materials that are currently sitting outside to protect them from the elements. Mr. McGory moved to approve the application and Mr. Jackson seconded. All voting members were in favor of the motion and the motion passed.

Other Business:

Ms. Blair stated that there have been three neighborhood meetings thus far and there are three more to go. She also said that one of the two transient rental meetings has also taken place. The other one is scheduled for October 4th. She said that there is a survey available and posted on Facebook for people to take and give feedback on transient rentals. She then said that the meeting with Cold Creek residents also took place this past week. She said that there has been a lot of community engagement and wants to thank all of the residents and commissioners for their involvement and feedback. Mr. Murray asked for some feedback on how the Monroe St transient rental meeting went. Ms. Blair stated that she will prepare a summary to present to the Planning Commission but overall she thinks it went well. She believes there were slightly more residents that live in that neighborhood that do not want to see transient rentals there versus those that do. Mr. Murray said he thinks it would be helpful for Planning Commission to know how many households received the letter notifying them of the proposed changes and then what the attendance was relative to that. Mr. Zuilhof stated that he was at the transient rental meeting and he thought it was about half and half on who was for and against it, but it also seemed that there were some people there that do not live in that neighborhood that were giving feedback. Mr. McGory stated that the person who proposed this overlay district supposedly went and got many signatures from residents in the area who are for the transient overlay district. He then said that he believes that when people are fearful or upset about a subject matter they will show up to voice their opinion more than those that are for the matter or those that could go either way. So he does not think staff will get a true representation on how residents feel on the matter. However, one concern that he heard that he did not hear before, was that if people start doing this at more and more places, there may be a lot of low-income people being displaced. Mr. Murray said that is a universal

issue that needs to be addressed. Mr. McGory stated that on the other hand, if the City gets money from these transient rentals, maybe that money could go towards low-income housing somehow. Mr. Zuilhof stated that he thinks that there are many neighborhoods that are stable and would not benefit from transient rentals, so that needs to be taken into consideration. Mr. Murray asked staff to review the criteria for transient rentals and educate the Planning Commission and City Commission on those as we move forward. Mr. Whelan stated that he thinks that the proposed transient rental overlay districts are going to keep coming and so he believes that those that want to pursue this should go out and get signatures from people in those neighborhoods and if they get a certain percentage of signatures then Planning Commission can review the proposal. Mr. Zuilhof stated that the ordinance says that a transient rental overlay district must be originated by the Planning Commission or City Commission Mr. Murray said that the ordinance could be changed. Mr. Whelan stated that is just an idea so that every time someone wants to propose this, staff and Planning Commission will already have an idea on what the residents in that neighborhood are leaning towards. Mr. Jackson stated that there should be some rules to go by or else everyone will be wanting to propose this.

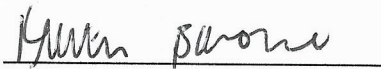
Meeting Adjourned:

Mr. McGory moved to adjourn the meeting and the meeting adjourned at 6:04pm.

Next Meeting:

October 27, 2021

Approved:



Kristen Barone, Clerk



Dennis Murray, Chairman