

**Planning Commission
September 28, 2022
Meeting Minutes**

Meeting called to order:

Vice Chair David Miller called the meeting to order at 5:03 pm. The following members were present: David Miller, Steve Poggiali, Mike Zuilhof, Jade Castile, Connor Whelan, and Jim Jackson. Jonathan Holody, Alec Ochs, and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and Clerk Cathy Myers was also present.

Approval of minutes from June 22, 2022:

Mr. Miller deferred approval of the minutes to next meeting for approval due to Staff crossover.

Public Hearing:

Peter Schade on behalf of the Eric County Board of Health has submitted an application for the right-of-way vacation request for a part of Superior Street located contiguous to 301 Superior Street, 420 Superior Street, and parcel 59-65001.000. Adjacent properties include: (59-00889.000, 59-64010.000, 59-62001.000

Staff presented the vacation request to the Commission. The property is approximately 6,003 sqft, 93 feet from north to south and 66 feet west to east. Staff recommended the vacated right-of-way be rezoned to Public Facilities, if approved. Peter Schade spoke on behalf of the property owner and there was no other public comment.

The motion for approval, including staff conditions, as presented was made by Commissioner Poggiali and the motion was seconded by Commissioner Castile. The vote was called and the motion was approved with five votes from Commissioners Castile, Jackson, Poggiali, Whelan and Vice Chair Miller in favor of the request and one vote from Commissioner Zuilhoff against the vacation of the right-of-way.

Staff requested the Commission consider rezone the property to Public Facilities at this time, as well. Commissioner Whelan made a motion to approve the rezone and the motion was seconded by Commissioner Jackson. The vote was called and the motion was approved with five votes from Commissioners Castile, Jackson, Poggiali, Whelan and Vice Chair Miller in favor and one vote from Commissioner Zuilhoff against the rezone.

Adjudication Hearing:

William L. and Marie K. Thomas Trustee has submitted an application for the conditional use permit at 803 W. Shoreline Drive to allow a marina use as a legal conforming main use and boat storage as and accessory use.

Vice Chair Miller called for all those who would speak on behalf to the adjudication hearing to swear to tell "the whole truth and nothing but the truth," as directed by Mr. Heil to meet the legal requirements. Staff presented the request that property in its current use is an approved nonconforming use. Staff stated that the request would be inharmonious to downtown business zoning district. The request does not conform to the Bicentennial Comprehensive Plan. There were no representative for the request present and no public comment.

Vice Chair Miller called for a motion for denial of the Conditional Use Permit at 803 W. Shoreline Drive. Commissioner Zuilhof made a motion to deny the request and the motion was seconded by Commissioner Poggiali. The vote was called and the motion was passed with five votes from Commissioners Castile, Jackson, Poggiali, Zuilhof and Vice Chair Miller in favor of the motion to deny the request and one vote from Commissioner Whelan opposed.

Special Presentation:

AECOM on behalf on Sandusky Transit System has a presentation outlining the Sandusky Intermodal Feasibility Study near the Amtrak Station

Ms. Blair introduced Mr. Holody to speak. Mr. Holody stated there is growing public interest and forthcoming investment in passenger rail service in this country. Erie County Community Foundation and Community Development Block Grant Funding launched a study by AECOM to help improve the station. Jeremy Windsor and Christian Lynn from AECOM presented the preliminary findings and recommendations of the study.

New Business:

2121 Superior Street- Site Plan

Randy Mapus has submitted a site plan for 2121 Superior Street to expand a storage building in a manufacturing district.

Staff recommended approval of the site plan and all regulations are being met. There was no public comment. The motion for approval, including staff conditions as presented, of the Site Plan at 2121 Superior Street was made by Commissioner Zuilhof and the motion was seconded by Commissioner Poggiali. The vote was called and the motion to approve 2121 Superior Street Site Plan was approved unanimously.

2820 Venice Road- Special Residential Occupancy Permit

Tammy Frazier has submitted an application for a special residential occupancy permit at 2820 Venice Road to legally allow residential occupancy in a manufacturing district.

Staff recommended approval of the 2820 Venice Road Special Residential Occupancy Permit. There was no public comment. The motion for approval, including staff conditions as presented, was made by Commissioner Poggiali and the motion was seconded by Commissioner Jackson. The vote was called and the motion to approve 2820 Venice Road Special Residential Occupancy Permit was approved unanimously.

320 E. Washington Street

David Bowie has submitted an application for street name designation at connecting alley going east/ west connecting Hancock Street and Franklin Street.

Staff does not oppose the request. Mr. Bowie, the applicant, spoke on behalf of the request. The motion for approval was made by Commissioner Jackson and the motion was seconded by Commissioner Zuilhof. The vote was called and the motion to approve the name designation of Heritage Way to the connecting alley going east/ west from Hancock Street and Franklin Street was approved unanimously.

Staff Update

Ms. Blair stated that she registered the Planning Commissioners for National American Planning Association and the State of Ohio American Planning Association.

Ms. Blair informed the Commission that the Cleveland Chapter of the American Planning Association will be hosting their Planning and Zoning workshop on October 11.

City Commission has granted approval for the planning design process for the skate park. The City has partnered with OHM Advisors and Spohn Ranch in this 4 month long process.

Ms. Myers reminded Commissioners that the Boards and Commissions Annual Cruise will be the last Thursday of October.

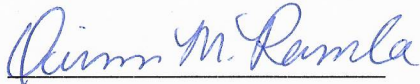
Adjournment:

Commissioner Poggiali moved to adjourn and the motion was seconded by Commissioner Whelan. The meeting ended at 6:48 PM.

Next Meeting:

October 26, 2022

Approved:


Clerk


Chair/ Vice Chair