

**Planning Commission
October 26, 2022
Meeting Minutes**

Meeting called to order:

Chair McGory called the meeting to order at 5:03 pm. The following members were present: Vice Chair Miller, Commissioner Jackson, Commissioner Poggiali, and Commissioner Zuilhof. Commissioner Castile and Commissioner Whelan were absent. Eric Wobser and Thomas Horsman were present on behalf of the City Manager's Office. Jonathan Holody, Alec Ochs, and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and Clerk Quinn Rambo was also present.

Approval of minutes from July 27, 2022:

Commissioner Zuilhof made a motion to table approval of the minutes and the motion was seconded by Commissioner Poggiali. The Commissioner Zuilhof stated pertinent information was left out of the minutes that should have been included for public record. The Commission voted unanimously to table the July Planning Commission Minutes.

Approval of minutes from September 28, 2022:

Vice Chair Miller made a motion to approve the minutes as presented and the motion was seconded by Commissioner Poggiali. A vote was called and the minutes were unanimously approved as presented.

Public Hearing:

Bruce T. Holmer has submitted an application for a right-of-way vacation request for a part of Fremont Avenue located contiguous to 107 Fremont Avenue and 108 Fremont Avenue. Adjacent properties include parcels: (60-00573.001, 60-00277.000, 60-00271.000).

Staff presented the vacation request to the Commission. Staff opposed the vacation of right-of-way due to: access to the waterfront, Fremont Avenue to Venice Road being a gateway to the City, and bicycle/pedestrian accessibility. There was no one present for public comment.

Commissioner Zuilhof made the motion to deny the request for right-of-way vacation and the motion was seconded by Commissioner Poggiali. The vote was called and the motion to deny the application was approved unanimously by the Commission.

The Commission discussed the echo that was present from the sound system and how distracting it had become to them during the meeting. Staff stated they would alert the IT Department to the issue.

Special Presentation:

Eric Wobser and Julie Mujic, on behalf of the Leadership Ohio Class of 2022 will have a presentation outlining accessory dwelling units as a housing option for Sandusky.

Julie Mujic presented "Accessory Dwelling Units as a Housing Option for Sandusky." Leadership Ohio selected Sandusky for their impact project, due to its legacy status. The project's focus for this year was senior citizens, 17% of Sandusky residents were senior citizens. Leadership Ohio came to the Sandusky Planning Commission to get approval for Staff to pursue zoning analysis. The zoning analysis would

evaluate the feasibility of ADU's- Accessory Dwelling Units. ADU's would offer seniors the option of aging in place, neighborhood stability, and housing affordability. Sue Danyhertz, Serving Our Seniors, was introduced to speak. She was in favor of the analysis with the condition that ADU would be used for seniors or long term rentals, not as a transient rentals. The Commission had concerns about creating more rental housing and how zoning would allow for this use and be different from multi-family housing. Mrs. Mujic stated that these concerns could be addressed by the analysis and could be customized to Sandusky's needs.

Commissioner Zuilhof made a motion to direct Staff moving forward with the zoning analysis. The motion was seconded by Commissioner Steve Poggiali. A vote was called and motion for Staff to pursue zoning analysis was unanimously approved.

Commissioner Zuilhof proposed the Commission have a special and/or working session to review the results of the analysis.

Commissioner Zuilhof asked if the Chief Planner had any comment. Mrs. Blair stated she did not have anything to present.

Adjournment:

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

Next Meeting:

November 23, 2022 at 5:00pm.

Approved:


Clerk


Chair/ Vice Chair