

**Planning Commission
June 28, 2023
Meeting Minutes**

Meeting Called to Order

Chair McGory called the June 28, 2023, Planning Commission meeting to order at 5:00 pm. The following Commissioners were present: Commissioner Jackson, Chair McGory, Vice Chair Miller, Commissioner Poggiali, Commissioner Whelan, and Commissioner Zuilhof. Commissioner Castile was absent. Arin Blair and Alec Ochs were present on behalf of the Community Development Department, Sarah Chiappone was present on behalf of the Law Department and Quinn Rambo was the acting clerk.

Approval of Minutes from May 24, 2023

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the May 24, 2023, Planning Meeting. Commissioner Miller made a motion to approve the minutes as presented and Commissioner Poggiali seconded the motion. Chair McGory called for a vote of all those in favor of approving the minutes as presented and the motion passed unanimously.

Adjudication Hearing

1235 W. Perkins Avenue- Conditional Use

Steve Ruff, on behalf of the Fraternal Order of Orioles, has submitted an application for a conditional use permit at 1235 W. Perkins Avenue to allow an animated sign.

Chair McGory swore in all parties and introduced the application for 1235 W. Perkins Avenue and asked for the Staff report. Mr. Ochs stated the site of 1235 W. Perkins Avenue was the current location of the Fraternal Order of Orioles. This location applied for a conditional-use permit to replace the existing message board with a digital LED message board. The zoning code currently permitted digital signs with a conditional-use permit. The ground sign would be removed, and the new digital sign would be installed in the same area as the existing message board and would be approximately 90" x 41". Staff recommended the approval of the proposed Conditional Use at 1235 W. Perkins Avenue (parcel 58-00768.000) with the following conditions: (1) all applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency, (2) the sign shall not be of excessive brightness or cause a glare hazardous to pedestrians or auto drivers. Chair McGory asked the Commission if they had any questions for Staff. Commissioner Zuilhof stated he would like to require the sign to follow the ODOT law, where the sign cannot change more frequently than every 10 seconds. Chair McGory asked if the applicant wanted to speak on behalf of the application. Mr. Ruff, Fraternal Order of Orioles President, was present to speak on behalf of the application. Chair McGory asked Mr. Ruff if he was agreeable to the 10 second rule. Mr. Ruff stated he had no issue with the 10 second requirement, he thought ads would run longer so people would be able to read the information. Vice Chair Miller questioned why the Commission was requiring these rules when there was no enforcement. Commissioner

Zuilhof stated that it would give the City recourse if the rules were not being followed. Vice Chair Miller informed the Commission he would be abstaining from the vote because he was an active member of the Orioles Club. Commissioner Poggiali stated that the Commission should learn the actual ODOT requirement and that the City can refer to the minutes for what was agreed to by the applicant.

Commissioner Zuilhof made a motion to approve the application with Staff conditions and the additional condition that the message board must have at least a 10-second-long screen time for each message. The motion was seconded by Commissioner Poggiali. A vote was called, and Commissioner Miller abstained from the vote and all other Commissioners voted in favor of the motion.

Other Business

There was no other business. Commissioner Zuilhof asked for an update from Ms. Blair. Ms. Blair updated the Commission on the Sandusky All Wheels Park and stated that the final meeting for conceptual design had taken place, and the next step would be to create construction documents. Ms. Blair continued that June 29th would be the kickoff for Party at the Pier concert series and the Ohio band the Vindy's would be performing. Ms. Blair stated that the Public Arts Commission had installed (6) murals around town and encouraged Commissioners to check them out. Ms. Blair added the statewide conference for American Planning Association would be coming up September 29th, and encouraged Commissioners to attend if they were able. She mentioned that Sandusky would have several presenters at the conference. Ms. Blair finished with an update on the South Side Plan. The project was moving forward, the RFQ went out and applicants were evaluated, and the contract should be awarded soon.

Adjournment

Commissioner Whelan made a motion to adjourn the Planning Commission Meeting and the motion was seconded by Commissioner Miller. The meeting adjourned at 5:21 pm.

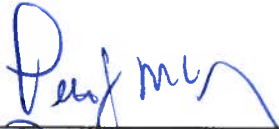
Next Meeting:

July 26, 2023, at 5:00pm.

Approved:



Clerk



Chair/Vice Chair