

**Planning Commission
July 26, 2023
Meeting Minutes**

Meeting Called to Order

Chair McGory called the July 26, 2023, Planning Commission meeting to order at 5:02 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 June 28, 2023

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the June 28, 2023, Planning Meeting. Commissioner Zuilhof made a motion to approve the minutes as presented and Commissioner Miller seconded the motion. Chair McGory called for a vote to approve the minutes as presented and the motion passed unanimously.

Other Business

2035 First Street

Todd Hart, on behalf of the Hoty Marine Group has submitted an application for a stie plan approval for 2035 First Street to build a boat Storage building in a Commercial Zoning District.

Chair McGory introduced the application and asked for the Staff report. Mr. Ochs stated the Hoty Marine Group, Venetian Marina was approximately 3.521 acres. There were four buildings on the site, totaling 39,276 sq. ft. Three of the four buildings are boat storage facilities totaling around 36,000 sq. ft. and 1 of the four is a pool house / lounge area for guests. The existing building coverage of the site was approximately 21%. The new building coverage proposed was 37.5%, which would be 12.5% below the maximum allowable building coverage. The new storage building was going to absorb building #2's footprint and connect to building #1. The proposal would add 31,238 sq. ft. of boat storage. The building would be 38' 7" inches tall and be approximately 265' x 135'. The maximum height allowance is 40'. The property currently functioned as a variety of marina uses, including boat storage. Most of the site where the new building would be placed has been used as outdoor rack storage. A change in the boat storage market has increased the demand for indoor boat storage facilities, that provided secure boat storage for patrons and less maintenance to their boats. This project would create three full-time jobs. No additional parking is required for this site based on staff's analysis. With no additional parking requirements, no additional landscaping is required. However, staff recommended adding trees where possible and the addition of low-level landscaping around the façade of the building facing First St. to beautify the site. The applicant was also working with local resources to propose a mural on the façade of the building facing First St. This will add charm to people driving and walking by the site. The applicant proposed to remove the current barbed wire fencing at the site. The proposed front yard setback would not be permitted as proposed. The applicant is applying for a variance at the upcoming August 2023 Board of Zoning Appeals Meeting. A front yard setback variance would be required upon approval. Planning staff had a conversation with the applicant to address a potential site plan that would improve visibility of the marina/water from the street. Staff suggested adding a garage door parallel to the First

Street façade, so that when the south and north doors are opened, people on the street would be able to see through the building to the marina/waterfront. The applicant was not interested in this approach and would be moving forward as proposed. Staff recommended the approval of the proposed site plan for 2035 First St. (parcels 57-02641.000, 57-02640.000, 57-02639.000) with the following conditions: (1) all applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction, (2) a front setback variance is obtained through the Board of Zoning Appeals prior to construction, and (3) parcels 57-02641.000, 57-02640.000, 57-02639.000 were combined prior to any construction. Ms. Blair added that the applicant proposed to take down the barbed wire fence and replace it with 6–8-foot green chain link fence but if the applicant went over 6 foot for the fence a variance would be required for the fence height. Chair McGory asked the Commission if they had any questions for Staff. Commissioner Jackson asked if the Engineering Staff had concerns about the runoff being detrimental to Catalina Drive. Mr. Ochs answered that there would be a separate approval process for stormwater runoff by the Engineering Staff. Ms. Blair added that the new construction would not add any new impervious surface and Catalina Drive must not get water runoff from the new building's roof. Commissioner Zuilhof stated that it was unclear to what variances would be required. Mr. Ochs stated that front yard setback of 11 feet vs the required 30 feet. Commissioner Zuilhof asked if the site presented would conform to runoff and landscaping requirements. Mr. Ochs stated it did meet the requirements because landscaping requirements were connected to parking requirements and the applicant's parking requirements were not changing. Commissioner Zuilhof was concerned about the runoff with the substantial change to the site. Ms. Blair stated the landscaping and parking requirements were not part of stormwater calculations. Commissioner Zuilhof stated that just because the site wasn't adding impervious surfaces, didn't mean there wasn't a substantial change taking place and that should be evaluated to make sure it was meeting the current requirements. Commissioner Whelan stated he was not interpreting the Engineering Staff comments in that manner and if the Commission could ask the applicants about their plans for site. Mr. Todd Hart, Hoty Builders, approached the podium to speak on behalf of the application. Mr. Hart stated the drainage plan would be submitted to the Engineering Department if the site plan was approved by the Planning Commission. Commissioner Zuilhof asked if the site plan would be held to the current standards for runoff because of impact on neighboring properties and water quality. Ms. Blair stated that according to her knowledge, the Engineering Staff would take into consideration the amount of impervious surfaces and what grade change would occur because that would affect the speed of sheet flow water. She added that property owners, per City Storm Water Requirements, were responsible for their storm water on the site and the site could not deflect storm water to another property per City requirements. Commissioner Zuilhof stated that Ms. Blair's commentary was helpful, but the Commission has been very accommodating and permissive to the addition of storage buildings along First Street and it was starting to look like a wall of steel and should not grant the site plan with the need for a variance to the front setback.

Commissioner Poggiali made a motion to approve the Site Plan as presented with Staff conditions and stated that the Commission should let the engineers do their jobs and heed the

comments of City Engineers and know they would uphold the regulations that were required. The motion was seconded by Commissioner Miller. Chair McGory stated that he believed the applicant was trying to align with existing structures and he also thought many of those large steel buildings' appearances were made to look as nice as they could be. Mr. Hart stated Hoty had reached out to Shores and Islands about adding a mural to the building and their overall goal was to continue to improve the property and their operations at the site. Vice Chair Miller added that his concern was runoff from the roofs and how it would be handled because of the debris that settles on the roof and could possibly get into the marina. Mr. Hart stated the engineers would create catch basins and swales. Commissioner Zuilhof stated he was most concerned with the setback and increasing the wall of steel siding and that when he voted no it was because of the set back because he felt the site could be arranged differently to not need a variance. Mr. Hart stated that the new building would have doors that align with the existing building and would be an addition to building number one. Commissioner Whelan stated he agreed with Commissioner Zuilhof's statement that the 30-foot setback would be preferable, but he did not agree that the Board of Zoning Appeals was under any obligation to grant the variance. Commissioner Poggiali stated the Commission should let the engineers do their job and let the Board of Zoning Appeals hear the request and make their own decision and a vote should be called. Chair McGory clarified that the motion on the table was to approve the application with the condition of engineering approval and the variance application being granted. Commissioner Poggiali asked Staff what the next steps would be if the variance was not granted. Ms. Blair answered that if the variance was not granted a new site plan would need to be presented. She continued that Staff discussed with applicants on whether to go to the Board of Zoning Appeals or Planning Commission first. Ms. Blair added that she regarded the Commission as a visionary body, stewards of City development and recommended to the applicant to come to the Planning Commission first. She stated that the zoning code for commercial district zoning points to a 30-foot setback but there was an indication unless a setback was otherwise indicated on the zoning map there was a 25-foot setback for adjacent properties. Ms. Blair stated having the new building aligned with the existing building would be a better outcome than having the new building arbitrarily pushed back 25 feet. Commissioner Zuilhof interjected that was Ms. Blair's opinion and that he never said the amount of setback he would want required but as presented the building crowds the public right-of-way.

Chair McGory called for a vote. The vote was called all Commissioners voted to approve the application except for Commissioner Zuilhof, who voted against the approval of the application. The vote was 5-1, in favor of approval and the motion passed.

Ms. Blair updated the Commission on Sandusky Wheels Park, Columbus Avenue Project, and Southside Plan. Chair McGory voiced his concern over how traffic was handled during the Ironman Triathlon. Commissioner Zuilhof stated the map that was available was very helpful. Vice Chair Miller added he felt the City needed to install a temporary solution to allow the use of the Columbus Avenue Underpass sidewalks.

Adjournment

Commissioner Miller made a motion to adjourn the Planning Commission Meeting and the motion was seconded by Commissioner Poggiali. The meeting adjourned at 5:49 pm.

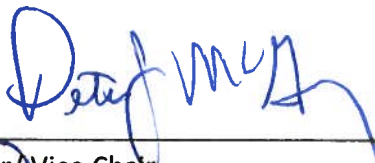
Next Meeting:

August 23, 2023, at 5:00pm.

Approved:



Clerk



Chair/Vice Chair