

Planning Commission
April 4, 2024
Special Meeting Minutes

Meeting Called to Order

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

Public Hearing

416 Warren Street- JaMarcus Hampton, on behalf of Hampton Enterprises, LLC, has submitted an application for an amendment to the zoning map for 416 Warren Street (parcel 56-00352.000). The application is to amend the zoning map from CS- Commercial Services to RMF- Residential Multi-Family.

Chair Poggiali introduced the application and asked for the Staff report. Mr. Ochs stated the structure had been a two-family unit historically but was altered by the previous owner to a one unit. The applicant proposed to convert the structure from a one unit residential to a six-unit multi-family residential, for the purpose of long-term rentals, to accomplish this a zoning change would need to take place. The current zoning was Commercial Service and limited residential units to two. Rezoning applications for zoning map amendments were evaluated based on the current/desired land use of the applicant and the broader perspective of whether the zoning change makes sense for the expected future land use of the site and the surrounding parcels. The existing parcel was about 1 block away from an RMF- Multi-family Residential zoning district. The 400-block commercial section of Warren Street was surrounded by residential uses. Staff determined that changing to RMF- Multi-family Residential zoning district at 416 Warren St was appropriate and in harmony with the comprehensive plan and surrounding zoning districts to the north, south and west. Commercial zones allowed for more intensive uses. The Multi-Family Residential zone would be more restrictive compared to what was currently permissible and more appropriate in context of the residential neighborhood. Several permissible uses of a Commercial Service District included manufacturing of durable goods, metal finishing, assembly and fabrication of machine tools, boat building, yards for storage of coal, lumber, and other building materials. Due to the lack of available housing units in Sandusky, Staff identified a strong need for more units of all types, and this project would increase the supply. The Bicentennial Vision Comprehensive Plan outlined several priorities for the Central Neighborhood. Some of these priorities related to this site were: preservation of historic and intact housing stock, maintained quality of life in the neighborhood, strengthened neighborhoods, enhanced amenities and connections to downtown. Staff examined the City's Bicentennial Vision Comprehensive Plan related to this area and suggested this rezoning would offer great potential towards increased quality of life, preservation of an existing historic

building, and helping to shape Sandusky as a livable city. The parcel met all area and yard requirements as proposed. The applicant submitted a site plan application for the project. If the Commission approved the rezoning, the site plan application would be on the Planning Commission agenda for May's regularly scheduled meeting. No other City Departments had objections to this proposal. Staff recommended approval of the proposed amendment to the Zoning Map at 416 Warren Street (parcel 56-00352.000) with the following condition that all applicable permits were obtained through the Building Department, Engineering Department, and any other applicable agency prior to any zoning change or construction. Ms. Blair stated that the site plan provided in the packet was just to show the applicant completed his due diligence and if the rezone was approved, the site plan would be brought to the Planning Commission for approval. Commissioner Castile asked when the site plan was brought to the Commission that site plan document can be in a larger font because she had a hard time reading the information provided on the one presented at this meeting. Chair Poggiali asked the applicant to come forward and speak on behalf of the application. Mr. JaMarcus Hampton, the applicant, gave a brief history of the property and his relationship to the neighborhood. Vice Chair Miller stated he was excited for the development, especially about affordability and asked about the construction of the new two-story portion. Mr. Hampton stated the building was structurally sound, 90% of the demolition was completed, and much of the project would be restoration of the building. Commissioner McGory stated he was excited about Mr. Hampton's concept.

Commissioner Zuilhof made a motion to approve the application subject to Staff conditions. The motion was seconded by Commissioner McGory. Chair Poggiali added that the key for the project would be management. Commissioner Zuilhof added his decision was based off the code. Commissioner Castile added that she read the zoning code and Staff comments, drove past the property, and agreed it was mostly residential in that area. Chair Poggiali called for the vote since there was no public present to comment. All Commissioners voted to approve the motion, unanimously.

Adjournment

Chair Poggiali adjourned the meeting at 5:15 pm

Next Meeting:

April 24, 2024, at 5:00pm.

Approved:



Clerk



Chair/ Vice Chair