SANDUSKY CITY COMMISSION
REGULAR SESSION AGENDA
MAY 8, 2023 AT 5 P.M.
CITY HALL, 240 COLUMBUS AVENUE

INVOCATION	Mr. Meinzer
PLEDGE OF ALLEGIANCE	
CALL TO ORDER	
ROLL CALL	W. Poole, D. Murray, D. Brady, S. Poggiali, D. Waddington, B. Harris, M. Meinzer
APPROVAL OF MINUTES	April 24, 2023 Regular Meeting
AUDIENCE PARTICIPATION	
OFFICER SWEARING IN	Jared Burkey, Fire Chief D'Amico
PRESENTATION	South Side Plan, Arin Blair, Chief Planner
PUBLIC HEARINGS	Zoning Map Amendment for East Washington Street, Arin Blair, Chief Planner
COMMUNICATIONS	Motion to accept all communications submitted below.
CURRENT BUSINESS	

CONSENT AGENDA ITEMS

ITEM A – Submitted by Nicole Grohe, Community Development Program Administrator

ACCEPTING FY2023 CDBG ONE YEAR ACTION PLAN

Budgetary Information: There is no impact on the City's General Fund. All projects in the program will be paid for with CDBG funds.

ORDINANCE NO. _____: It is requested that an ordinance be passed authorizing and directing the City Manager to accept an entitlement grant in the amount of $708,428.00 total Community Development Block Grant Funds for the program year of July 1, 2023, through June 30, 2024, and to submit to the United States Department of Housing and Urban Development a FY 2023 One-Year Action Plan; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM B – Submitted by Jared Oliver, Police Chief

ACCEPTING GRANT FROM ODNR FOR MARINE PATROL

Budgetary Information: The total cost for the City's Marine Patrol is estimated at $16,687.00 of which $12,516.56 (75%) will be paid with grant funds and the City's required match of $4,470.44 (25%) will be paid with funds from the Police Department's operating budget.

ORDINANCE NO. _____: It is requested that an ordinance be passed authorizing and directing the City Manager to accept grant funds from the Ohio Department of Natural Resources, Division of Parks and Watercraft through the 2023 Marine Patrol Assistance Grant Program for the Police Department; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM C – Submitted by Colleen Gilson, Interim Director of Community Development

APPROVAL OF TIRC RECOMMENDATIONS

Budgetary Information: Continuation of the Tax Increment Financing Districts will result in the City's continued receipt of Tax Increment Financing revenue for use on public improvement projects.

RESOLUTION NO. _____: It is requested that a resolution be passed accepting and approving the City of Sandusky Tax Incentive Review Council's (T.I.R.C.) recommendations regarding current taxation agreements; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

REGULAR AGENDA

ITEM 1 – Submitted by Colleen Gilson, Interim Director of Community Development

APPROVAL OF ENTERPRISE ZONE TAX ABATEMENT AGREEMENT WITH FIRELANDS FEDERAL CREDIT UNION

Budgetary Information: The project will have an ongoing positive impact on the general fund, as 25% of the increase in assessed value will be subject to real estate taxes during the abatement period. The project will also help sustain employment in the local economy and will create at least one (1) and retain four (4) permanent full-time positions subject to City income tax.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an enterprise zone agreement with Firelands Federal Credit Union, relating to property located at 329 W. Perkins Avenue; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM 2 – Submitted by Arin Blair, Chief Planner

APPROVAL OF ZONING MAP AMENDMENT FOR E. WASHINGTON STREET

Budgetary Information: There is no impact to the budget.

ORDINANCE NO. _____: It is requested an ordinance be passed amending the official zone map of the City of Sandusky to expand the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street; and declaring that this ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter.

ITEM 3 – Submitted by Arin Blair, Chief Planner

APPROVAL OF THE SOUTH SIDE PLAN

Budgetary Information: There is no cost associated with the adoption of the plan. The cost of preparing the plan was previously approved by the City Commission. The cost of implementation will be determined as funds become available and projects are costed or bid as applicable.

ORDINANCE NO. _____: It is requested an ordinance be passed approving and adopting the South Side Plan for the City of Sandusky; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM 4 – Submitted by Aaron Klein, Public Works Director

APPROVAL OF APPLICATION FEE PAYMENT FOR WPCLF LOAN FOR MILLS ST. HRT & UV PROJECTS

Budgetary Information: The amount owed to OWDA for the Application Fee is $145,442.00, which the cost will be shared with Erie County paying $23,477.42 and the City paying $121,964.58 out of Sewer Funds.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing payment to the Ohio Water Development Authority for the Water Pollution Control Loan Fund (WPCLF) Program application fee for the Mills Street High-Rate Treatment Project and the Ultraviolet (UV) Disinfection Refurbishment Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM 5 – Submitted by Josh Snyder, Public Works Engineer

APPROVAL OF MPO APPLICATIONS FOR HANCOCK SCHOOL & FOREST DR. SIDEWALK PROJECTS

Budgetary Information: The design, construction and inspection estimate for each project are shown above. If awarded, the respected matches would be allocated in the 5-year capital budget from an account with funds available for infrastructure such as CDBG, Issue 8, Street or General Funds.

1. **RESOLUTION NO. _____:** It is requested a resolution be passed approving the submission of an application to the Erie Regional Planning Commission Metropolitan Planning Organization (MPO) for financial assistance for the Sandusky Primary (Hancock) School Sidewalk Project and, if awarded, authorizing and directing the City Manager to enter into the LPA Federal Local-Let Project Agreement with the Ohio Department of Transportation; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.
2. **RESOLUTION NO. _____:** It is requested a resolution be passed approving the submission of an application to the Erie Regional Planning Commission Metropolitan Planning Organization (MPO) for financial assistance for the Forest Drive Sidewalk Project and, if awarded, authorizing and directing the City Manager to enter into the LPA Federal Local-Let Project Agreement with the Ohio Department of Transportation; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM 6 – Ordered In

TEMPORARY MORATORIUM FOR TRANSIENT RENTALS

Budgetary Information: There is no cost associated with the adoption of this legislation.

RESOLUTION NO. _____: It is requested a resolution be passed imposing a temporary moratorium on the creation, establishment, or expansion of Transient Occupancy Overlay Districts and amendments to the Zoning Code for a change in use to transient occupancy within the City of Sandusky, Ohio; and declaring that this resolution shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter.

CITY MANAGER'S REPORT
OLD BUSINESS
NEW BUSINESS
AUDIENCE PARTICIPATION: Open discussion on any item (5-minute limit)
EXECUTIVE SESSION(S)
ADJOURNMENT

Online: www.CityofSandusky.com/Live – Click "Play"

Community Development

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5730
www.ci.sandusky.oh.us

To: John Orzech, Interim City Manager

From: Nicole Grohe, Community Development Program Administrator

Date: April 25th, 2023

Subject: Commission Agenda Item – FY 2023 Community Development Block Grant (CDBG) One-Year Action Plan

Item for Consideration: Accepting Community Development Block Grant funds in the amount of $708,428 for the program year of July 1, 2023 through June 30, 2024, to submit to the United States Department of Housing and Urban Development (HUD) a FY 2023 One-Year Action Plan, execute all certifications and agreements, and to authorize program expenditures.

Background Information: The City of Sandusky is an Entitlement Community, and as such, Sandusky receives a direct allocation from HUD annually. The City is required to submit a One-Year Action Plan each year. The deadline this year to submit the plan is May 17th, 2023. The city was notified on March 14th, 2023 that they are eligible to receive up to $708,428 for PY 23.

A One-Year Plan is submitted annually and must provide for activities meeting the goals of the Five Year Consolidated Plan. The annual planning process includes public participation at multiple levels. The City held two public hearings and two Consolidated Plan Advisory Committee meetings between February and April 2023. Based on the citizen input gathered during these meetings, a draft One-Year Action Plan (Plan) was prepared. The Plan was made available for citizen comment from March 23rd, 2023 through April 23rd, 2023 and a second public hearing was held on April 24th, 2023. The draft was available at the Sandusky Public Library, the City of Sandusky Municipal Building, and on the Sandusky City's website.

Budgetary Information: There is no impact on the City's General Fund. All projects in the program will be paid for with CDBG funds.

Action Requested: It is requested that the City Commission approve legislation authorizing and directing the City Manager to accept an Entitlement Grant in the amount of $708,428 for the program year of July 1, 2023 through June 30, 2024 and to submit to HUD a One-Year Action Plan and to execute all certifications and agreements and to authorize program expenditures. It is further requested that this legislation take immediate effect in full accordance with Section 14 of the City Charter in order to submit the One-year Action Plan to HUD prior to the program year beginning on July 1, 2023, and by the deadline of May 17, 2023.

I concur with this recommendation:

_____
Nicole Grohe,
Community Development Program Administrator

I concur with this recommendation:

_____ _____
Colleen Gilson, Interim Community Development Director John Orzech, Interim City Manager

cc: Brendan Heil, Law Director; Michelle Reeder, Finance Director; Cathy Myers, City Commission Clerk

Executive Summary

Introduction

The City of Sandusky, Ohio, has completed the planning process for the 2023 Annual Action Plan as required by the U.S. Department of Housing and Urban Development (HUD). The intent of the (PY) 2023 Action Plan is to identify how federal grant funds (from the Community Development Block Grant Program) will be utilized. The plan also strives to meet needs listed in the city's broader five year 2019 Consolidated Plan. The 2023 program year starts on July 1, 2023 and ends on June 30, 2024. *The action plan was approved by Sandusky City Commission on May 8th, 2023. The City's PY 23 allocation is $708,428.*

The PY 2023 Annual Action Plan will work to meet the goals and objectives set forth by the 2019-2023 Consolidated Plan. These goals and objectives are broken into four major categories: Housing Needs, Homeless Needs, Neighborhood Stabilization, and Special Needs Assistance.

Housing Needs are met through fair housing actions.

Meeting homelessness challenges is a collaborative effort comprised of numerous individuals, agencies, and organizations. Based on input and the data received through the citizen participation process, the highest priorities identified for homeless services are: food pantries and services; educational programming and addressing social barriers for youth; affordable housing for lower income to prevent homelessness; providing services that promote self-sufficiency for the homeless or those at-risk of becoming homeless; and supporting programs that offer meals, facilities, and/or beds to the homeless.

Neighborhood Stabilization covers many types of public facilities and improvements that benefit low- and mod-income neighborhoods. Suggestions in this category include enhancing the quality of life for people living in low- and mod-income neighborhoods through public investment in facilities, improvements, services, and the elimination of blight

Non-Homeless Special Needs covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. These specific services are often provided by non-profit agencies, usually in coordination with the city or county.

Evaluation of past performance

Previous program years have shown significant progress in the City of Sandusky's efforts to implement HUD entitlement programs. The city is in compliance with HUD regulations and

continues to deliver housing and community development services in an efficient manner. The City of Sandusky works to improve the quality of life for city residents and to revitalize neighborhoods by providing decent and safe affordable housing and infrastructure. City staff is in charge of implementing the CDBG program.

The City offers an array of housing programs and services providing the foundation needed to aid in promoting homeownership and/or sustainable neighborhoods. Additionally, the city may fund public works activities through the CDBG program. Funds may be used to implement programs to improve public facilities and infrastructure, ensure access for the mobility-impaired by addressing physical access barriers to public facilities, and support efforts to ensure that adequate access is provided for public transportation that serve a majority low-income population and those with special needs. This initiative is part of the city's strategic plan which involves investing in community infrastructure and continuing to enhance the transportation network and systems.

The city has been successful in implementing these programs in the past and anticipates the continuation of such programs in the future. The city will use CDBG to make these programs successful and to meet the goals and objectives identified in the Consolidated Plan.

Summary of Citizen Participation Process and consultation process

Comments and concerns raised during the citizen participation process were taken into consideration when developing the 2023-2024 Annual Action Plan. In addition the Consolidated Plan's goals, objective, and strategies were also considered. The Action Plan process is a collaborative process that involves meetings with the public and the Consolidated Plan Advisory Committee to determine areas of need. As part of this process, the city sought to identify the priority needs and strategies. Priority needs were identified based on available housing data, public input, stakeholder interviews, public meetings, and past program performance.

In addition, the city consulted with the Consolidated Plan Advisory Committee, multiple city departments to identify priority needs and develop corresponding strategies. In relation to the PY2023 Annual Action Plan the City of Sandusky held two public hearings with the City Commission and two meetings with the Consolidated Plan Advisory Committee. Each time comments and input were collected related to the use of CDBG funds for PY2023.

Executive Summary

Summary of public comments

Public comments from the public and the Consolidated Planning Advisory Committee included the following:

- Adding additional transit facilities
  ex: benches, shelters
- Lighting at parks
- Repurposing play equipment
- Bolstering rehabilitation funds
- Exterior paint program
- More details in budgeting process

1	**Project Name**	Administration and Planning
	Goals Supported	Administration /Planning
	Needs Addressed	Removal of barriers to affordable housing Public Facilities Public improvements Coordination with City planned projects Community redevelopment/revitalization Special Needs Assistance Housing and Accessibility Improvements
	Funding	CDBG: $120,000
	Planned Activities	Overall program administration, indirect expenses related to planning, implementation, management, monitoring, and evaluation of the CDBG program and eligible activities.
2	**Project Name**	Fair Housing
	Goals Supported	Housing
	Needs Addressed	Housing for low income households Removal of barriers to affordable housing Homeless Self Sufficiency and Case Management Special Needs Assistance Housing and Accessibility Improvements
	Funding	CDBG: $10,000
	Planned Activities	Advertising, outreach, education, and informational pamphlets for fair housing via a housing consultant.
3	**Project Name**	Public Facilities
	Goals Supported	Special Needs Assistance
	Needs Addressed	Public Facilities Public improvements Coordination with City planned projects Community redevelopment/revitalization

	Funding	CDBG: $265,000
	Planned Activities	Planned activities include public infrastructure improvements, ADA accessibility for (not limited to) installation, reconstruction, improvement to streets/sidewalks/curbs
4	**Project Name**	Community Development
	Goals Supported	Neighborhood Stabilization
	Needs Addressed	Public Facilities Blight Elimination Public improvements Coordination with City planned projects Community redevelopment/revitalization Special Needs Assistance
	Funding	CDBG: $40,701
	Planned Activities	Projects directly benefitting and impacting LMI populations as needed in the community.
5	**Project Name**	Code Enforcement
	Goals Supported	Housing
	Needs Addressed	Housing rehabilitation Blight Elimination Housing and Accessibility Improvements
	Funding	CDBG: $90,000
	Planned Activities	Salaries and overhead costs associated with property inspections and follow-up actions directly related to the enforcement of state and local code are planned.
6	**Project Name**	Public Services
	Goals Supported	Special Needs Assistance
	Needs Addressed	Special Needs Assistance
	Funding	CDBG: $51,264

	Planned Activities	Funding for Erie County Senior Center (Meals on Wheels), OHGO (Pantry Coordinator), and New Jerusalem Church (Heating/Cooling Shelters)
7	**Project Name**	Youth Programming
	Target Area	City-wide
	Goals Supported	Special Needs Assistance
	Needs Addressed	Special Needs Assistance
	Funding	CDBG: $55,000
	Planned Activities	Planned activities include the implementation of the Summer Park Program and the Spring and Winter Break Camps along with other activities and incentives for children residing within the City of Sandusky.
8	**Project Name**	Acquisition and Nuisance Abatement
	Goals Supported	Neighborhood Stabilization
	Needs Addressed	Development of Quality Affordable Housing Removal of barriers to affordable housing Housing rehabilitation Blight Elimination Coordination with City planned projects Community redevelopment/revitalization Housing and Accessibility Improvements
	Funding	CDBG: $26,463
	Planned Activities	Planned activities include acquisition and nuisance abatement.

ORDINANCE NO._____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ACCEPT AN ENTITLEMENT GRANT IN THE AMOUNT OF $708,428.00 TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE PROGRAM YEAR OF JULY 1, 2023, THROUGH JUNE 30, 2024, AND TO SUBMIT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT A FY 2023 ONE-YEAR ACTION PLAN; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons and the program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, 42 U.S.C.-5301 et seq.; and

WHEREAS, the U. S. Department of Housing and Urban Development (HUD) awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services; and

WHEREAS, the City of Sandusky is an Entitlement Community eligible to receive Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD) annually and is required to submit a One-Year Action Plan; and

WHEREAS, Seven Hundred Eight Thousand Four Hundred Twenty-Eight and 00/100 dollars ($708,428.00) has been allocated from HUD to fund the City's Community Development Block Grant eligible activities for the Program Year of July 1, 2023, through June 30, 2024; and

WHEREAS, a One-Year Action Plan must be prepared on an annual basis incorporating other comments deemed appropriate by the City, and for the Program Year of July 1, 2023, through June 30, 2024, a draft Annual Action Plan was made available for public review and for a thirty (30) day public comment period which began on March 23, 2023, and expired on April 23, 2023, and must be submitted to HUD by July 1, 2023, with all additional comments being incorporated into the final submission; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter to provide for the submission of the One-Year Action Plan to the United States Department of Housing and Urban Development prior to the Program Year beginning on July 1, 2023, and by the deadline of May 17, 2023; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that

it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission authorizes and directs the City Manager to accept an Entitlement Grant in the amount of Seven Hundred Eight Thousand Four Hundred Twenty-Eight and 00/100 dollars ($708,428.00) for the program year of July 1, 2023, through June 30, 2024, from the U.S. Department of Housing and Urban Development.

Section 2. This City Commission authorizes and directs the City Manager to submit to the U.S. Department of Housing and Urban Development a One-Year Action Plan for $708,428.00 and to execute any required certifications and agreements in relation to the acceptance of the grant and to administer program expenditures consistent with the One-Year Action Plan.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

CITY OF SANDUSKY POLICE DEPARTMENT

222 Meigs Street
Sandusky, Ohio 44870
419.627.5863
www.ci.sandusky.oh.us

TO: **John Orzech, Interim City Manager**

FROM: **Jared Oliver, Police Chief**

DATE: **April 28, 2023**

RE: Commission Agenda Item

ITEM FOR CONSIDERATION:

Legislation accepting grant funds and authorizing the execution of a grant agreement to participate in the 2023 Marine Patrol Assistance Grant Program with Ohio Department of Natural Resources Division of Parks and Watercraft.

BACKGROUND INFORMATION: The Sandusky Police Department applied for grant funds from the Ohio Department of Natural Resources Division of Parks and Watercraft through the 2023 Marine Patrol Assistance Grant Program prior to the deadline of December 15, 2022. Grant funds were recently awarded to reactivate our marine patrol. The City of Sandusky has 22 miles of shoreline, and the patrol area is approximately 18 square miles. The Sandusky Police has a 24-foot Boston Whaler to be used for marine patrol activity. The Marine Patrol Assistance Grant will enable the department to help protect boaters, canoers, kayakers, and the lake they enjoy.

BUDGETARY INFORMATION: The total cost for the City's Marine Patrol is estimated at $16,687.00 of which $12,516.56 (75%) will be paid with grant funds and the City's required match of $4,470.44 (25%) will be paid with funds from the Police Department's operating budget.

ACTION REQUESTED:

It is requested that the proper legislation be prepared accepting grant funds and authorizing the execution of a grant agreement to participate in the 2023 Marine Patrol Assistance Grant Program with the Ohio Department of Natural Resources Division of Parks and Watercraft. It is further requested that the legislation be passed under suspension of the rules in accordance with section 14 of the City Charter in order to immediately execute the grant agreement and receive the awarded funds at the earliest opportunity.

Approved: **I concur with this recommendation:**

_____ _____

Jared Oliver, Police Chief John Orzech, Interim City Manager

Cc: Michelle Reeder, Finance Director; Brendan Heil, Law Director

CERTIFICATE OF FUNDS

In the Matter of: ODNR -Police Marine Patrol

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #110-1010-510003- 54000

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 5/3/2023

ORDINANCE NO._____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ACCEPT GRANT FUNDS FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES, DIVISION OF PARKS AND WATERCRAFT THROUGH THE 2023 MARINE PATROL ASSISTANCE GRANT PROGRAM FOR THE POLICE DEPARTMENT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the Division of Parks and Watercraft, with the approval of the Director of Natural Resources is authorized pursuant to the Ohio Revised Code §1547.67 to expend funds for the purpose of assisting political subdivisions such as Sandusky for the purpose of establishing and/or maintaining and operating a Marine Patrol Program; and

WHEREAS, this City Commission accepted a donation of a police boat, motors and a trailer from the Village of Kelleys Island, Ohio, to be used for the Police Department's marine patrol by Ordinance No. 22-120, passed on June 27, 2022; and

WHEREAS, the City applied for the 2023 Marine Patrol Assistance Grant prior to the deadline of December 15, 2022, and was recently awarded funds; and

WHEREAS, the purpose of the Marine Patrol Assistance Grant is to enforce Chapters 1547 and 1548 of the Ohio Revised Code and to provide emergency response to boating accidents on the water and funds can be utilized for the maintenance and operation of vessels, marine equipment, education materials, and personnel salaries; and

WHEREAS, the cost for the City's Marine Patrol is estimated at $16,687.00 of which $12,516.56 (75%) will be paid with grant funds through the 2023 Marine Patrol Assistance Grant Program and the City's required match of $4,470.44 (25%) will be paid with funds from the Police Department's operating budget; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to immediately execute the grant agreement to participate in the 2023 Marine Patrol Assistance Grant Program and receive the awarded funds at the earliest opportunity; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Police Department, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission authorizes and directs the City Manager and/or Finance Director to accept grant funds from the Ohio Department of Natural Resources, Division of Parks and Watercraft, through the 2023 Marine Patrol Assistance Grant Program for the Police Department, in the amount of Twelve Thousand Five Hundred Sixteen and 56/100 Dollars ($12,516.56).

Section 2. This City Commission authorizes and directs the City Manager to execute any grant agreement between the City of Sandusky and the Ohio Department of Natural Resources in relation to the acceptance of the grant funds and to lawfully expend the funds consistent with the grant agreement.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

Department of Community Development

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

To: John Orzech, Interim City Manager

From: Colleen Gilson, Interim Director of Community Development

Date: April 25, 2023

Subject: Commission Agenda Item- Tax Incentive Review Council and Community Reinvestment Area Housing Council Recommendations

Items for Consideration: Legislation approving the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council related to certain Enterprise Zone, Community Reinvestment Area and Tax Increment Financing agreements.

Background Information: The City of Sandusky operates Enterprise Zone, Community Reinvestment Area and Tax Increment Financing programs to support the economic development activities in the community. These programs must be reviewed each year by a local Tax Incentive Review Council (TIRC) and Community Reinvestment Area Housing Council (CRAHC) in accordance with State Law.

The Sandusky TIRC and CRAHC met on March 16, 2023. On April 17, 2023, the City of Sandusky received a letter from the TIRC Chairman Richard Jeffrey recommending the continuation of all active Enterprise Zone, Community Reinvestment Area and Tax Increment Financing agreements. State Law requires the local legislative body to accept, reject, or modify the recommendations of the TIRC within 60 days.

Budgetary Information: Continuation of the Tax Increment Financing Districts will result in the City's continued receipt of Tax Increment Financing revenue for use on public improvement projects.

Action requested: It is requested that the proper legislation be prepared approving the recommendations of the TIRC and CRAHC related to certain Enterprise Zone, Community Reinvestment Area and Tax Increment Financing agreements. It is further requested that this legislation is passed in accordance with Section 14 of the City Charter to expedite passage in order to remain in compliance with the Ohio Revised Code.

I concur with this recommendation.

_____
John Orzech
Interim City Manager

_____
Colleen Gilson
Interim Director, Community Development

cc: Brendan Heil, Law Director
Michell Reeder, Finance Director
Cathy Myers, Clerk of the City Commission

RESOLUTION NO._____

A RESOLUTION ACCEPTING AND APPROVING THE CITY OF SANDUSKY TAX INCENTIVE REVIEW COUNCIL'S (T.I.R.C.) RECOMMENDATIONS REGARDING CURRENT TAXATION AGREEMENTS; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the City of Sandusky's Tax Incentive Review Council met on March 16, 2023, to review the City's tax increment financing agreements, enterprise zone agreements and community reinvestment area abatements and the Chairman of the T.I.R.C., the County Auditor, has submitted the T.I.R.C.'s recommendations to this City Commission on April 17, 2023, a copy of which is marked Exhibit "A" attached to this Resolution and specifically incorporated as if fully rewritten herein; and

WHEREAS, pursuant to O.R.C. Section 5709.85(E), this City Commission is required to hold a meeting within sixty (60) days of receipt of the T.I.R.C.'s recommendations and vote to accept, reject, or modify all or any portion of the T.I.R.C.'s recommendations and to forward a copy of this Resolution together with the Commission's recommendations to the Erie County Auditor's Office; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter to ensure compliance with the statutory timeline in the O.R.C. Section 5709.85(E); and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission accepts and approves the City of Sandusky Tax Incentive Review Council's recommendations as set forth in Exhibit "A" which is attached to this Resolution and is specifically incorporated as if fully rewritten herein.

Section 2. The Clerk of the City Commission be and is hereby directed to certify a copy of this Resolution together with any modifications, if any, to the Erie County Auditor.

Section 3. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent

provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

RICHARD H. JEFFREY
ERIE COUNTY AUDITOR

247 Columbus Avenue, Suite 210, Sandusky, Ohio 44870-2635
(419) 627-7746 ecao.@eriecounty.oh.gov

April 11, 2023

Sandusky City Commission
240 Columbus Ave
Sandusky, OH 44870

The Tax Incentive Review Council (TIRC) and Community Reinvestment Area Housing Council (CRAHC) for the City of Sandusky, Ohio met on Thursday, March 16, 2023 at 10:16 am in the Erie County Commission Chambers, 2900 Columbus Avenue, Sandusky Ohio. The following Council members were in attendance:

- TIRC
  - Richard Jeffrey, Erie County Auditor (Chair)
  - Yvonne Anderson, Sandusky City Schools
  - Michelle Reeder, Finance Director, City of Sandusky
  - Drew Meredith
  - John Orzech, Interim City Manager, City of Sandusky
  - Dennis Murray, City of Sandusky
  - Naomi Twine
- CRAHC
  - Richard Jeffrey, Erie County Auditor (Chair)
  - Yvonne Anderson, Sandusky City Schools
  - Michelle Reeder, Finance Director, City of Sandusky
  - Drew Meredith
  - Mike Zuilhof, Planning Commission, City of Sandusky
  - Dennis Murray, City of Sandusky
  - Naomi Twine

EXHIBIT "A"

Also in attendance were:

- Jonathan Holody, Community Development Director, City of Sandusky
- Sharon Johnson, member of the general public
- John Rogers, Erie County Auditor's Office

- Zach Rospert, Erie County Auditor's Office

ELECTION OF VICE CHAIR:

Richard Jeffrey called for a nomination of Vice Chair and stated Michelle Reeder had volunteered to be Vice Chair. Dennis Murray made a motion to nominate Michelle Reeder for Vice Chair and Drew Meredith seconded the motion. All voting members were in favor of the motion.

CONSIDERATION OF MARCH 1, 2022 MEETING MINUTES:

The minutes of the March 1, 2022 meeting were reviewed. On a motion by Michelle Reeder and second by Yvonne Anderson, the minutes were unanimously approved as presented.

First items to be voted on fell under the TIRC; therefore, the members eligible to vote included Richard Jeff Jeffrey, Yvonne Anderson, Michelle Reeder, Drew Meredith, John Orzech, Dennis Murray and Naomi Twine. The Community Reinvestment Area Agreements members eligible to vote included Richard Jeffrey, Yvonne Anderson, Michelle Reeder, Drew Meredith, Mike Zuilhof Dennis Murray, and Naomi Twine.

Enterprise Zone Program

EXHIBIT "A"

300 Water Street Properties, LLC: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2028. The project included the renovation and adaptive reuse of a 2,400 square foot, former residential condominium unit and commercial space into a larger commercial condominium unit. The total project investment exceeded the required levels at $360,000. The property is now occupied by Water Street Financial. The project has exceeded the job creation requirements with six new jobs and an annual payroll of $2.3M at the site.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Michelle Reeder made a motion to continue the agreement and Dennis Murray seconded the motion. All voting members unanimously approved the motion.

Bay Boat Storage: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2030. The project included the construction of a heated indoor marina storage building measuring 60,000 square feet at 1531 First Street. The project was estimated to cost $1.5M and create three new full time jobs. Construction on the project was completed in August 2020. By the end of 2022, the company had exceeded investment and created three full time jobs at the site.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Drew

Meredith made a motion to continue the agreement and Michelle Reeder seconded the motion. All voting members unanimously approved the motion.

Chris Andrews, LLC (dba Ohio Truck Sales): The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2028. The project included the construction of new storage and industrial space measuring nearly 14,000 square feet at 1801 George Street. The project was estimated to cost $1.4M and create ten new full time jobs. Construction on the project was completed in early 2019. As of December 31st, 2022, the company had invested over $5.8M and added 99 employees at the site.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Michelle Reeder made a motion to continue the agreement and Dennis Murray seconded the motion. All voting members unanimously approved the motion.

Feck Building LLC: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2031. The project included the renovation of the eight story, 60,000 square foot building at 158 Market Street. In early 2022, the EZ Agreement was amended to reflect the new project scope. Construction is currently set for completion this year.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Dennis Murray made a motion to continue the agreement and Yvonne Anderson seconded the motion. All voting members unanimously approved the motion.

Gundlach Sheet Metal Works, Inc.: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2028. The project included the construction of 6,250 square feet of new warehouse space at 910 Columbus Avenue. The project was estimated to cost $1M and create four and a half new full time jobs. The project was completed in Fall 2018. As of December 31st, 2022, the company had invested over $1,050,000 and hired eleven full time employees with a payroll of $584,628 as a result of the project.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Drew Meredith made a motion to continue the agreement and John Orzech seconded the motion. All voting members unanimously approved the motion.

EXHIBIT "A"

Huntley Building, LLC: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2028. The project included the renovation of a commercial building measuring 30,000 square feet. The project was estimated to cost $2.5M and create ten new full time jobs. Now completed at a cost of more than $2.8M, the building houses multiple food, beverage and entertainment tenants with a total of 16 full time employees.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Naomi Twine made a motion to continue the agreement and John Orzech seconded the motion. All voting members unanimously approved the motion.

Renaissance Too, LLC (125 - 131 E. Water Street): The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2030. The project included the renovation of two vacant buildings at a cost of $1.54M, thereby retaining ten and creating two full time jobs. As of December 31st, 2022, the total investment was $3.4M and the total number of full time jobs at the site was 15 with $206,912 of new annual payroll attributable to the project.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Michelle Reeder made a motion to continue the agreement and Yvonne Anderson seconded the motion. All voting members unanimously approved the motion. Dennis Murray abstained from the vote.

Resort School, LLC: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2030. The project included the construction of a five story building at 250 E. Market Street. The mixed use project was estimated to cost $13.6M and create ten new full time jobs. Construction was completed in late 2020 at a total cost of $14M. On-site employment by BGSU as of December 31st, 2022 was 6.48 full-time equivalent positions with an annual payroll of $446,331.
Staff recommended continuing the agreement. There was discussion about the company not reaching its employment requirements for the last two years. Dennis Murray stated he would be voting not to renew the agreement because a message needed to be sent about not meeting the staffing requirements but he was okay if the majority voted to continue the agreement. Michelle Reeder asked Jonathan Holody if there was any discussion with the applicant regarding them not meeting the staffing requirements. Jonathan Holody stated he had not heard or reached out to the applicant but would relay the concerns of the Council to the applicant. Richard Jeffrey called for a motion. Michelle Reeder made a motion to continue the agreement with the condition of the applicant needed to improve employment numbers for the agreement to continue in the future. The motion was seconded by Drew Meredith. Rick Jeffrey stated a citizen last year asked how many rentals were for students and how many were vacation rentals and wanted to know whether or not that was answered. No member could recollect any follow up on the question. Rick Jeffrey called for a vote. All members, except Dennis Murray, were in favor of the motion.

EXHIBIT "A"

S & S Realty, LTD (Holiday Inn Express – Phase I): The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2025. The project included the construction of a new five story Holiday Inn featuring 73 rooms. The project was estimated to cost $6M and create 30 full time employees. The project was completed in 2016. As of December 31, 2021, the company had invested over $6M and created 37 full time employees with an annual payroll of $1.15M.
Staff recommended continuing the agreement. Richard Jeffery called for a motion. Michelle Reeder made a motion to continue the agreement and John Orzech seconded the motion. All voting members unanimously approved the motion. Dennis Murray abstained from the vote.

S & S Realty, LTD (Holiday Inn Express – Phase II): The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2029. The project included the construction of a five story building adding 66 rooms to the site. The project was estimated to cost $5.7M and create 15 new jobs. As of December 31, 2022, the company had invested over $5.2M and created 36 full time employees.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. John Orzech made a motion to continue the agreement and Yvonne Anderson seconded the motion. All voting members unanimously approved the motion. Dennis Murray abstained from the vote.

RDMJD, LLC (dba Ahner Commercial): The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2032. The project included the renovation of the former YMCA building on Perkins Avenue at a total cost of $150,000. The company committed to creating 7 new full time employment positions at the site. As of December 31, 2022, the company reportedly has invested $75,000 and created six full time employment positions at the site.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Drew Meredith made a motion to continue the agreement and John Orzech seconded the motion. All voting members unanimously approved the motion.

Everwild Spirits, LLC: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2032. The project included the renovation of an existing building into a craft bourbon distillery and tasting room. The project was estimated to cost $1.3M and create three full time and eight part time jobs. As of December 31, 2022, the company had invested $1.9M in the project and created three full time jobs with an annual payroll of $263,000 at the site.
EXHIBIT "A"
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Michelle Reeder made a motion to continue the agreement and John Orzech seconded the motion. All voting members unanimously approved the motion.

Name One, Yellowstone, LLC: The Enterprise Zone Agreement provided a 75% abatement for ten years, expiring on December 31st, 2031. The agreement called for the investment of at least $450,000 and the creation of three full time employment positions as a result of the project. The project was completed in the summer of 2022 at a total cost of just over $2M. The company reported zero full-time employees and payroll at the site as of December 31st, 2022. Jonathan Holody spoke to the applicant and believes there is some confusion of how to report employment.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Dennis Murray made a motion to continue the agreement with clarification of employment numbers and John Orzech seconded the motion. All voting members unanimously approved the motion.

Tax Increment Financing District Reviews

Chesapeake TIF: This 30-year Tax Increment Financing District was created in 2004 to fund private redevelopment projects and/or municipal improvements including, but not limited to, land acquisition, relocation, demolition, parks, streets, utilities, public buildings. In 2022, revenues totaled $653,683 and expenses totaled $609,903. Expenses included tax expenses and project costs associated with the Jackson Street Pier project. The fund balance at the end of 2022 was $372,620.

Richard Jeffrey called for a motion. Michelle Reeder made a motion to continue the agreement and Naomi Twine seconded the motion. All voting members unanimously approved the motion.

Cleveland Road TIF: This 30-year Tax Increment Financing District was created in 2018 to fund public infrastructure improvements such as trails, paths, parks, streets, sidewalks, water and sewer lines, and acquisition of real estate. The Sandusky Schools receive 10% of all annual revenues. In 2022, revenues totaled $683,289 and expenses totaled $347,379. Expenses included debt service payments on public improvements related to the Sports Force Parks and payments to the School District. The fund balance at the end of 2022 was $629,755.

Richard Jeffrey called for a motion. Naomi Twine made a motion to continue the agreement and Dennis Murray seconded the motion. All voting members unanimously approved the motion. Drew Meredith abstained from the vote.

Downtown TIF: This 30-year Tax Increment Financing District was created in 2018 to fund public infrastructure improvements such as trails, paths, parks, streets, sidewalks, water and sewer lines, and acquisition of real estate. The Sandusky Schools receive 10% of all annual revenues. In 2022, revenues totaled $122,316 and expenses totaled $13,775. Expenses included property tax expenses and a payment to the School District. The fund balance at the end of 2022 was $194,509.

EXHIBIT "A"

Richard Jeffrey called for a motion. Michelle Reeder made a motion to continue the agreement and Naomi Twine seconded the motion. All voting members unanimously approved the motion. Dennis Murray abstained from the voting.

Community Reinvestment Areas

Rick Jeffrey reminded staff to look into putting the same people on both the CRA Housing Council and the TIRC, so that they do not have to worry about making sure there were enough members for a quorum.

Buckeye Community Twenty-Two, LP (Rieger Place): The Community Reinvestment Area Agreement provided a 75% abatement for ten years, expiring on December 31st, 2024. The

project consisted of the renovation of the Rieger Place building into retail units and 37 income restricted senior housing units. The company committed to investing $5M and creating two full time employment positions through the project. As of December 31, 2022, the company had invested $6.1M and had two full time employees at the site.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Mike Zuilhof made a motion to continue the agreement and Naomi Twine seconded the motion. All voting members unanimously approved the motion.

SandCity, LLC: The Community Reinvestment Area Agreement provided a 75% abatement for ten years, expiring on December 31st, 2029. The project consisted of the renovation of three historic buildings on Columbus Avenue into a mixed use development with an estimated investment of $11.4M and the creation of 25 full time employment positions. As of December 31st, 2022, the company had exceeded the investment levels and created 50 full time positions with an annual payroll of over $3.4M at the site.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Drew Meredith made a motion to continue the agreement and Dennis Murray seconded the motion. Michelle Reeder asked if City Hall employees were included in the count because they were not new employees those employees where transferred from another site. Mr. Holody stated the applicant was not able to verify the number of employment from the credit union or apartment building prior to this meeting and that would increase that number as well. All voting members unanimously approved the motion.

Tier 3, LLC: The Community Reinvestment Area Agreement provided a 75% abatement for ten years, expiring on December 31st, 2026. The project consisted of the renovation of building at 223 W. Water Street. The project has exceeded the required investment and job creation levels with an investment of $1.4M and job creation of 25 full time employees and an annual payroll of $543,865 as of December 31st, 2022.
Staff recommended continuing the agreement. Richard Jeffrey called for a motion. Naomi Twine made a motion to continue the agreement and Dennis Murray seconded the motion. All voting members unanimously approved the motion.

EXHIBIT "A"

Zeller Gaming Enterprises, LLC: The Community Reinvestment Area Agreement provided a 75% abatement for five years, expiring on December 31st, 2022. The project consisted of the renovation of building at 142 Columbus Avenue. To date, the company has not provided the necessary reporting information. Jonathan Holody reached out repeatedly with no response.
Staff recommended allowing the agreement to expire. Richard Jeffrey called for a motion. Drew Meredith made a motion to let the agreement expire and Naomi Twine seconded the motion. All voting members unanimously approved the motion.

OTHER BUSINESS:

Richard Jeffrey expressed his appreciation to the City for their consistency and follow through on these agreements. There was no other business.

ADJOURNMENT:

Richard Jeffrey adjourned and the meeting ended at 11:00 am.

Approved:

Quinn Rambo, Clerk

Richard Jeffrey, Chairman

EXHIBIT "A"

DEPARTMENT OF COMMUNITY DEVELOPMENT

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5832
www.ci.sandusky.oh.us

To: John Orzech, Interim City Manager
From: Colleen Gilson, Interim Community Development Director/Interim Asst City Manager
Date: April 25,2023
Subject: Commission Agenda Item – Enterprise Zone (EZ) Tax Abatement Agreement – Firelands Federal Credit Union

Items for Consideration: Legislation approving an Enterprise Zone Tax Abatement Agreement with Firelands Federal Credit Union for improvements to the property at 329 W Perkins Avenue, Sandusky, Ohio.

Background Information: Firelands Federal Credit Union seeks to develop a facility at 329 W Perkins Avenue. The company purchased the property in February 2023, cleared the site, and obtained site plan approval from the Planning Commission in March 2023 for the construction of the new building (approximately 2,696sq ft) and drive thru/vestibule overhang (approximately 789 sq ft). The new building will be constructed in 2023.

The new facility is expected to employ at least one (1) new full-time equivalent employee and will retain four (4) full time equivalent employees that will be relocated to this site. The total project cost is estimated to be at least $2.5M.

Staff recommends the approval of a 10-year, 75% real estate tax abatement on the increase to the assessed valuation of the property. Pursuant to Ohio Revised Code Section 5709.83, the Sandusky City Schools were provided the required notification on April 10, 2023.

Budgetary Information: The project will have an ongoing positive impact on the general fund, as 25% of the increase in assessed value will be subject to real estate taxes during the abatement period. The project will also help sustain employment in the local economy and will create at least one (1) and retain four (4) permanent full-time positions subject to City income tax.

Action Requested: It is requested that the proper legislation be prepared to allow the City to enter into an Enterprise Zone Tax Abatement Agreement with the Firelands Federal Credit Union. It is further requested that this legislation be passed in accordance with Section 14 of the City Charter in order to immediately approve the Enterprise Zone Tax Abatement Agreement to ensure the full benefit of the abatement is realized.

I concur with this recommendation:

_____
John Orzech, Interim City Manager

_____
Colleen Gilson, Interim Community Development Dir.
Interim Assistant City Manager

cc: Brendan Heil, Law Director; Michelle Reeder, Finance Director; Cathy Myers, Commission Clerk

240 Columbus Avenue, 4th Floor
Sandusky, Ohio 44870
419.627.5832
www.ci.sandusky.oh.us

April 10, 2023

Yvonne Anderson, Treasurer
Sandusky City Schools
407 Decatur Street
Sandusky, Ohio 44870

RE: FIRELANDS FEDERAL CREDIT UNION - REQUEST FOR ENTERPRISE ZONE TAX ABATEMENT

Dear Ms. Anderson:

The City of Sandusky has received a request for Enterprise Zone tax abatement from Fireland Federal Credit Union for the construction of a new building at 329 Perkins Avenue, Sandusky, Ohio. The company plans to invest at least $2,490,000 and create at least one (1) new employment positions and relocate 4 FTE employees to the site with a total annual payroll of $213,000.00 at the site.

The City's Community Development Department has reviewed this request and is recommending an Enterprise Zone abatement of seventy five percent (75%) of new real estate taxes for improvements made at the property for a period of ten (10) years.

Pursuant to Ohio Revised Code Section 5709.83, the Sandusky City Schools are hereby notified that the Sandusky City Commission will consider the proposed abatement at its meeting on May 8, 2023.

If you have any questions or concerns related to this project, please feel free to contact me by phone at (419) 627-5707 or by email at cgilson@cityofsandusky.com.

Sincerely,

Colleen Gilson
Interim Director of Community Development
Interim Assistant City Manager

Enc. *Enterprise Zone Program Application – Firelands Federal Credit Union*

ORDINANCE NO._____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN ENTERPRISE ZONE AGREEMENT WITH FIRELANDS FEDERAL CREDIT UNION, RELATING TO PROPERTY LOCATED AT 329 W. PERKINS AVENUE; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the State of Ohio has provided for the establishment of "Enterprise Zones" pursuant to Sections 5709.61 to 5709.914 of the Ohio Revised Code (the "Act"), and for the provision of tax incentives to private enterprise in order to promote and encourage expansion programs by private enterprise in such Enterprise Zones, and the creation and/or preservation of jobs and economic development in connection therewith; and

WHEREAS, the City Commission, by Resolution No. 05-183 adopted December 27, 2005, designated an area as an Enterprise Zone pursuant Section 5709.61(A)(1)(a) and (f) of the Act; and

WHEREAS, effective April 18, 2006, the Director of Ohio Development Services Agency of the State of Ohio determined that the geographic area designated in said Resolution No. 05-183 contains the characteristics set forth in Section 5709.61(A)(1)(a) and (f) of the Act and certified said area as an Enterprise Zone under the Act; and

WHEREAS, Firelands Federal Credit Union purchased property located at 329 W. Perkins Avenue in February 2023 and has cleared the site, obtained site plan approval from the Planning Commission and seeks to construct a new building and drive thru / vestibule overhang estimated to cost at least $2.5 million; and

WHEREAS, the City received a request for Enterprise Zone tax abatement from Firelands Federal Credit Union for their development project; and

WHEREAS, it is recommended to approve a 10-year, 75% real estate tax abatement on the increase to the assessed valuation of the property, based on the investment and the importance of the project to positively impact the City economically; and

WHEREAS, pursuant to Ohio Revised Code §5709.83, the Board of Education of the Sandusky City Schools was notified in writing of the request for tax exemption by letter dated April 10, 2023; and

WHEREAS, this project will have an ongoing positive impact the City's General Fund as 25% of the increase in assessed value will be subject to real estate taxes during the abatement period and the project will create at least one (1) new full-time equivalent employee and retain four (4) full-time equivalent employees subject to City income tax; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to immediately execute the agreement and to ensure the full benefit of the abatement is realized; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This Commission hereby approves the Enterprise Zone Agreement with Firelands Federal Credit Union pursuant to the terms and conditions contained therein, a copy of which is marked Exhibit "1" attached to this Ordinance and is specifically incorporated as if fully rewritten herein.

Section 2. The City Manager is hereby authorized and directed to execute the Enterprise Zone with Firelands Federal Credit Union on behalf of the City in accordance with the terms and conditions as contained in the form of the agreement marked Exhibit "1" attached to this Ordinance and specifically incorporated as if fully rewritten herein, together with any revisions or additions as are approved by the Law Director as not being substantially adverse to the City and consistent with carrying out the terms of this Ordinance.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in

those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

ENTERPRISE ZONE AGREEMENT

This ENTERPRISE ZONE AGREEMENT (the "Agreement") is made and entered into by and between the City of Sandusky, Ohio, an Ohio municipal corporation with a Commission-Manager form of government with its main offices located at 240 Columbus Avenue, Sandusky, Ohio 44870 (the "City"), and Firelands Federal Credit Union an Ohio non-profit corporation, with mailing address of 300 North St., PO Box 8005, Bellevue, Ohio 44811 (the "Company").

WITNESSETH:

WHEREAS, the City has encouraged the development of real property and the acquisition of personal property located in the area designated as an Enterprise Zone; and

WHEREAS, the Company has purchased the property located at 329 W Perkins Avenue Sandusky, Ohio 44870 and further identified as Permanent Parcel #57-0249.000 which may be amended, consolidated or subdivided, as the case may be. The Company is now desirous of redeveloping the building to accommodate the relocation and expansion of the Company's Credit Union. The Company will invest at least $2,490,000.00 into this project (the "Project"), which Project will preserve or create employment opportunities within the boundaries of the aforementioned Enterprise Zone, provided that the appropriate development incentives are available to support the economic viability of said Project; and

WHEREAS, the Sandusky City Commission of the City of Sandusky, Ohio by Resolution No. 05-183 adopted April 18, 2006, designated the area as an "Enterprise Zone" pursuant Chapter 5709.61(A)(1)(a) and (f) of the Ohio Revised Code; and

EXHIBIT "1"
DRAFT

WHEREAS, effective April 18, 2006, the Director of the Ohio Development Services Agency of the State of Ohio determined that the aforementioned area designated in said Resolution No. 05-183 contains the characteristics set forth in Section 5709.61(A)(1)(a) and (f) of the Ohio Revised Code and certified said area as an Enterprise Zone under said Chapter 5709; and

WHEREAS, the City having the appropriate authority for the stated type of project is desirous of providing the Company with incentives available for the development of the Project in said Enterprise Zone under Chapter 5709 of the Ohio Revised Code; and

WHEREAS, the Company has submitted a proposed agreement application (herein attached as Exhibit A) to the City (the "Application"); and

WHEREAS, the Company has remitted the required state application fee of $750.00 made payable to "Treasurer of the State of Ohio" with the application to be forwarded with the final agreement; and

EXHIBIT "1"

WHEREAS, the Community Development staff of the City has investigated the application of the Company and has recommended the same to the Sandusky City Commission on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Enterprise Zone and improve the economic climate of the City; and

WHEREAS, the project site as proposed by the Company is located in the Sandusky City School District and the Board of Education of the Sandusky City Schools have been notified in accordance with Section 5709.83 and been given a copy of the application; and

WHEREAS, pursuant to Section 5709.62(C) and in conformance with the format required under Section 5709.631 of the Ohio Revised Code, the parties hereto desire to set forth their

DRAFT

agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

1. The Company shall redevelop the property to accommodate the relocation and expansion of the Company's banking operations. The company seeks to remove the existing building through demolition and construct a new facility to expand their ability to provide personal and commercial banking services to Sandusky. The Company estimates an anticipated investment for the Project of $2,490,000.00. The Project represents a significant new investment on the site. The construction is expected to be completed by November 30, 2023.

2. The Company shall retain four (4) full time equivalent employment positions in the City and create or cause to be created the equivalent of one (1) new full-time job opportunities by December 31, 2024.

The Company, and its affiliated entities, currently has no full-time permanent employees, no part-time permanent employees, no temporary employees, and no part-time temporary employees at the Project site. In total, the Company, and its affiliated entities will have 113 full-time permanent employees, 4 part-time permanent employees, no full-time temporary employees, and no part-time temporary employees in the State of Ohio.

EXHIBIT "1"

This total increase and retention in the number of employees over the entire job creation period will result in approximately $213,000.00 (dollars) of additional annual payroll for the Company or made possible by the Company. The following is an itemization by the type of new jobs created and retained: permanent full-time $213,000.00, permanent part-time $0, temporary full-time $0, and temporary part-time $0.

3. The Company shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the enterprise's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council.

4. The Company will use its best efforts to hire employees from Erie County, with a preference to residents of the City. Furthermore, the Company shall use Erie County contractors for work related to the Project to the greatest extent possible.

5. The City hereby grants the Company a tax exemption for real property improvements made to the Project site pursuant to Section 5709.62 of the Ohio Revised Code for ten (10) years and shall be in the following amounts:

Year of Tax Exemption	Tax Exemption Amount
YR 1	75%
YR 2	75%
YR 3	75%
YR 4	75%
YR 5	75%
YR 6	75%
YR 7	75%
YR 8	75%
YR 9	75%
YR 10	75%

The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after 2023 nor extend beyond 2033.

The Company must file the appropriate tax forms with the County Auditor and with the State Department of Taxation (#913) to effect and maintain the exemptions covered in the agreement. The #913 Ohio tax form **must** be filed annually.

EXHIBIT "1"

6. The Company shall pay an annual monitoring fee equal to two hundred dollars ($200.00).

The fee shall be made payable to the City once per year, due no later than April 15th of each year. The fee is to be paid to the Director of Finance by check made out to the City of Sandusky. This fee shall be deposited in a special fund created for such purpose and shall be used exclusively for the purpose of complying with section 5709.68 of the Ohio Revised Code and by the Tax Incentive Review Council created under section 5709.85 of the Ohio Revised Code exclusively for the purposes of performing the duties prescribed under that section.

7. The Company shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, all incentives granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

8. The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

9. If for any reason the Enterprise Zone designation expires, the Director of the Ohio Development Services Agency revokes certification of the zone, or the City revokes the designation of the zone, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless the Company materially fails to fulfill its obligations under this agreement and the City terminates or modifies the exemptions from taxation granted under this agreement.

10. If the Company materially fails to fulfill its obligations under this agreement, other than with respect to the number of employee positions estimated to be created or retained under this agreement, or if the City determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City may terminate or modify the exemptions from taxation granted under this agreement.

11. In any three-year period during which this agreement is in effect, if the actual number of employee positions created or retained by the Company is not equal to or greater than seventy-five per cent of the number of employee positions estimated to be created or retained under this agreement during that three-year period, the Company shall repay the amount of taxes on property that would have been payable had the property not been exempted from taxation under this agreement during that three-year period. In addition, the City may terminate or modify the exemptions from taxation granted under this agreement.

EXHIBIT "1"

12. The Company hereby certifies that at the time this agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio and does not owe delinquent taxes for which the Company is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753. of the Revised Code, or, if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against the Company. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.

13. The Company affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

14. The Company and the City acknowledge that this agreement must be approved by formal action of the legislative authority of the City as a condition for the agreement to take effect. This agreement shall take effect upon the later of the date of such legislative approval or the date all parties have signed this agreement.

DRAFT

15. The City has developed a policy to ensure recipients of Enterprise Zone tax benefits practice non-discriminating hiring in its operations. By executing this agreement, the Company is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, sexual orientation, gender identity or expression, disability, color, national origin, or ancestry.

16. Exemptions from taxation granted under this agreement shall be revoked if it is determined that the Company, any successor enterprise, or any related member (as those terms are defined in Section 5709.61 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.

17. The Company affirmatively covenants that it has made no false statements to the State or local political subdivision in the process of obtaining approval for the Enterprise Zone incentives. If any representative of the Company has knowingly made a false statement to the State or local political subdivision to obtain the Enterprise Zone incentives, the Company shall be required to immediately return all benefits received under the Enterprise Zone Agreement pursuant to ORC Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC 2921.13(D)(1), which is punishable by a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

EXHIBIT "1"

18. This agreement is not transferrable or assignable without the express, written approval of the City.

[Signature page follows.]

DRAFT

IN WITNESS WHEREOF, the City of Sandusky, Ohio, by John Orzech, its Interim City Manager, and pursuant to Ordinance No. _____, has caused this instrument to be executed this ____ day of _____, 2023 and Firelands Federal Credit Union by Richard Finneran, its Vice President, has caused this instrument to be executed on this _____ day of _____, 2023.

CITY OF SANDUSKY, OHIO

By: _____
John Orzech, Interim City Manager

FIRELANDS FEDERAL CREDIT UNION.
An Ohio non-profit corporation

By: _____
Brett D Montague, President/CEO

EXHIBIT "1"

Approved as to form:

By:_____
Director of Law

Date:_____, 2023

DRAFT

EXHIBIT A

[Attach Application]

DRAFT

EXHIBIT "1"

OHIO DEVELOPMENT SERVICES AGENCY
OHIO ENTERPRISE ZONE PROGRAM

PROPOSED AGREEMENT for Enterprise Zone Tax Incentives between the (local legislative authorities) located in the County of Erie and (enterprise) Firelands Federal Credit Union.

1a. Name of business, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Firelands Federal Credit Union — enterprise name
Brett Montague — contact person
419-483-0738 — telephone number
300 North St, PO Box 8005, Bellevue, OH 44811 — address

1b. Project site:

Brett Montague — contact person
419-483-0738 — telephone number
329 W Perkins Ave, Sandusky, OH 44870 — address

2a. Nature of business (manufacturing, distribution, wholesale or other).

Credit Union

2b. List primary 6 digit NAICS # 522130 .
Business may list other relevant SIC numbers.

2c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred)

N/A

2d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Not for profit corporation

3. Name of principal owner(s) or officers of the business (attach list if necessary).

See attached list

4. Is business seasonal in nature? Yes___ No__X_

5a. State the enterprise's current employment level at the proposed project site:

New site - no current employment level

5b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Note that relocation projects are restricted in non-distress based Ohio Enterprise Zones. A waiver from the Director of the Ohio Department of Development is available for special limited circumstances. The business and local jurisdiction should contact ODOD early in the discussions.

Yes_X__ No____

5c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

Some employees will be relocated from Columbus Ave in Sandusky, OH to new site

5d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

104 FT ; 4 PT

5e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets: 4 FT positions

5f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated? Most FT employees will be relocated to new site and additional staff may be added

6a. Has the Enterprise previously entered into an Enterprise Zone Agreement with the local

legislative authorities at any site where the employment or assets will be relocated as a result of this proposal? Yes ___ No X

6b. If yes, list the local legislative authorities, date, and term of the incentives for each Enterprise Zone Agreement:
N/A

7. Does the Enterprise owe :

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes___ No X

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes___ No X

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.
Yes__ No X

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary).

8. Project Description (attach additional pages if necessary):
See attached building plans. Existing building at 329 W Perkins will be demolished and a new 2500 sq ft facility will be constructed

9. Project will begin April 1 , 20 23 and be completed November, 2023 provided a tax exemption is provided.

10a. Estimate the number of new employees the business intends to hire at the facility that is the project site (job creation projection must be itemized by full and part-time and permanent and temporary): 1 FT position

10b. State the time frame of this projected hiring: 0-1 years

10c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary

employees): 1 FT position to be added at opening

11a. Estimate the amount of annual payroll such new employees will add $_____(new annual payroll must be itemized by full and part-time and permanent and temporary new employees).
$30,000

11b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: $

12. Market value of the existing facility as determined for local property taxation.
$ n/a - new facility to be constructed

13a. Business's total current investment in the facility as of the proposal's submission.
$ n/a - new purchase/new facility

13b. State the businesses' value of on-site inventory required to be listed in the personal property tax return of the enterprise in the return for the tax year (stated in average $ value per most recent 12 month period) in which the agreement is entered into (baseline inventory):
$ n/a

14. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

	Minimum	Maximum
A.Acquisition of Buildings:	$ 740,000	$ 740,000
B.Additions/New Construction:	$ 1,700,000	$ 2,500,000
C.Improvements to existing buildings:	$	$
D.Machinery & Equipment:	$	$
E.Furniture & Fixtures:	$ 50,000	$ 150,000
F.Inventory:	$	$
Total New Project Investment:	$ 2,490,000	$ 3,390,000

15. a. Business requests the following tax exemption incentives: 75 % for 10 years covering real x and/or personal property including inventory _____as described above. Be specific as to type of assets, rate, and term.

Request property tax abatement of improvements to the project site with the construction of a new facility

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

FFCU seeks to remove an older building and construct a brand new 2500 sq ft facility using within the city limits. Through this new project FFCU will be increasing it's investment in the community and continuing it's commitment to the City of Sandusky. The investment will provide new banking options to the residents.

Submission of this application expressly authorizes (name of the local jurisdiction) and/of(name of county) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item #7 and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the local jurisdictions considering the incentive request.

Applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefit as well as a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

Firelands Federal Credit Union	February 17, 2023
Name of Enterprise	Date
	Brett D Montague, President/CEO
Signature	Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Enterprise Zone Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Enterprise Zone Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.

DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973
www.cityofsandusky.com

To: John Orzech, City Manager

From: Arin Blair, Chief Planner
Date: April 26, 2023

Subject: May 8, 2023 Agenda Item –Application for an amendment to the zoning map for parcel 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56.00030.000 (603, 605, 611, 617, 619 E. Washington).

Item for Consideration: Application for an amendment to the zoning map for parcel 56-00584.000 to extend the Cove Transient Overlay District.

Purpose: The Bicentennial Vison/ Comprehensive Plan outlines the citywide development for the next ten (10) years. In general, zoning amendments should align with the proposed land uses stated in a Comprehensive Plan. Therefore, the Comprehensive Plan is utilized by staff as one factor when evaluating proposed amendments.

Background Information: Danielle Murray, on behalf of Lioness Realty, has applied for a rezoning of the property to extend the Transient Rental Overlay District (TRO), known locally as the Cove District Transient Overlay. The subject property is zoned "R2F" Two-Family Residential, and adjacent to "R2F" Two-Family Residential to the north, west, east and south. The applicant is proposing the rezoning of this land as they look to use the unit for transient rental and is acting as the authorized agent to extend the district across multiple properties. Two Family Residential zoning does not allow transient rental without a TRO district in place.

At their regularly scheduled meeting, held on November 22, 2022, Planning Commission recommended approval of the rezoning.

Correlation to the Comprehensive Plan: According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning. The Bicentennial Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

1) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions.

Budgetary Impact: There is no impact to the budget.

Action Requested: It is requested that City Commission approve the proposed amendment to the zoning map, extending the adjacent Transient Rental Overlay District to include parcel 56-00584.000. It is requested that this ordinance take effect under Section 13 of the City Charter.

_____
Arin Blair
Chief Planner

I concur with this recommendation:

_____
John Orzech
City Manager

_____
Colleen Gilson
Community Development Director

cc: Cathy Myers, Clerk of City Commission
Michelle Reeder, Finance Director
Brendan Heil, Law Director

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE ZONING MAP FOR 603, 605, 611, 617 & 619 E. WASHINGTON ST. (PARCELS 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000)

Reference Number: PRZ22-0008

Date of Report: October 29, 2022

Report Author: Alec Ochs, Assistant Planner

City of Sandusky, Ohio
Planning Commission Report

BACKGROUND INFORMATION

Applicant / Owner: Lioness Realty – Danielle Murray
603 E. Washington St.
Sandusky, OH 44870

Site Location: 603, 605, 611, 617 & 619 E. Washington St.
Sandusky, OH 44870

Current Zoning: R2F – Two Family Residential

Surrounding Zoning: North- R2F – Two Family Residential
East- R2F – Two Family Residential
South- R2F – Two Family Residential
West- R2F – Two Family Residential

Existing Use: Residential

Proposed Zoning: R2F – Two Family Residential, Transient Overlay District

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1129.06 Residential Districts – Accessory uses

SITE PICTURES

Subject Parcels Outlined in Yellow:



Zone Map Setbacks

PUD - Planned Unit Development

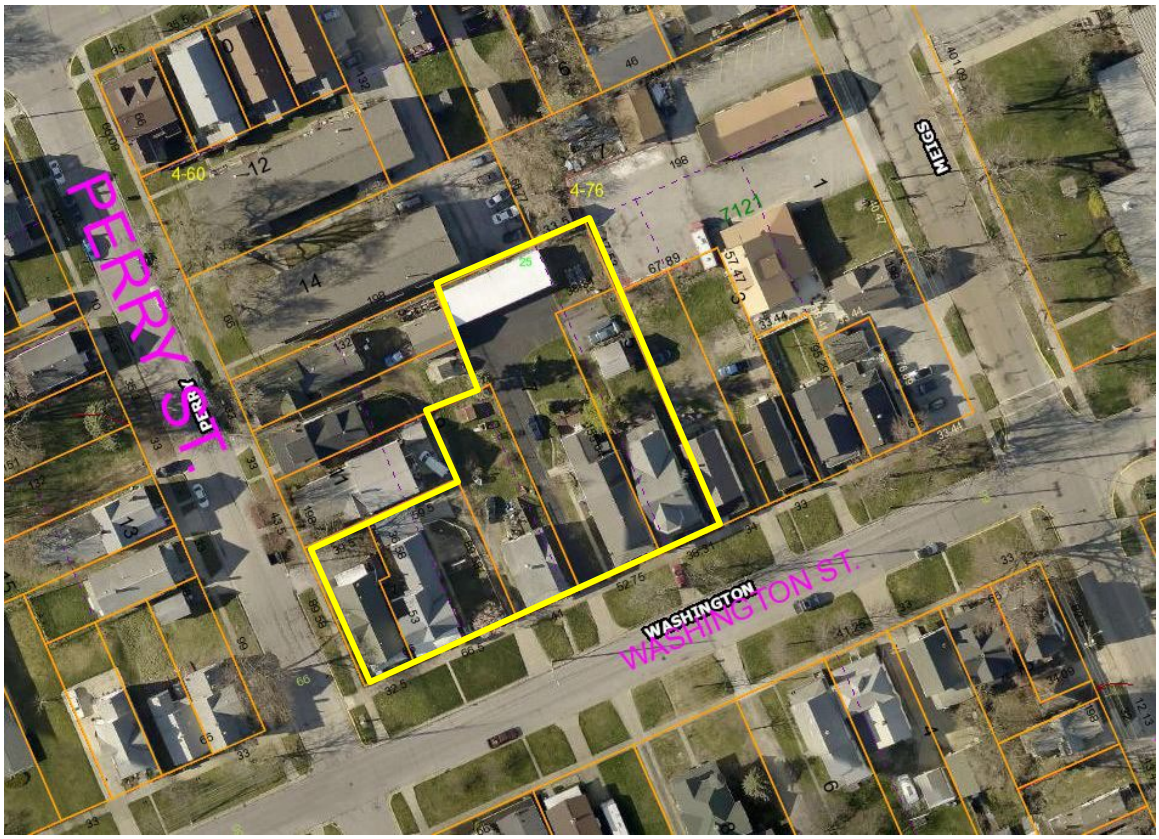
Parcels

TRO - Transient Rental Overlay

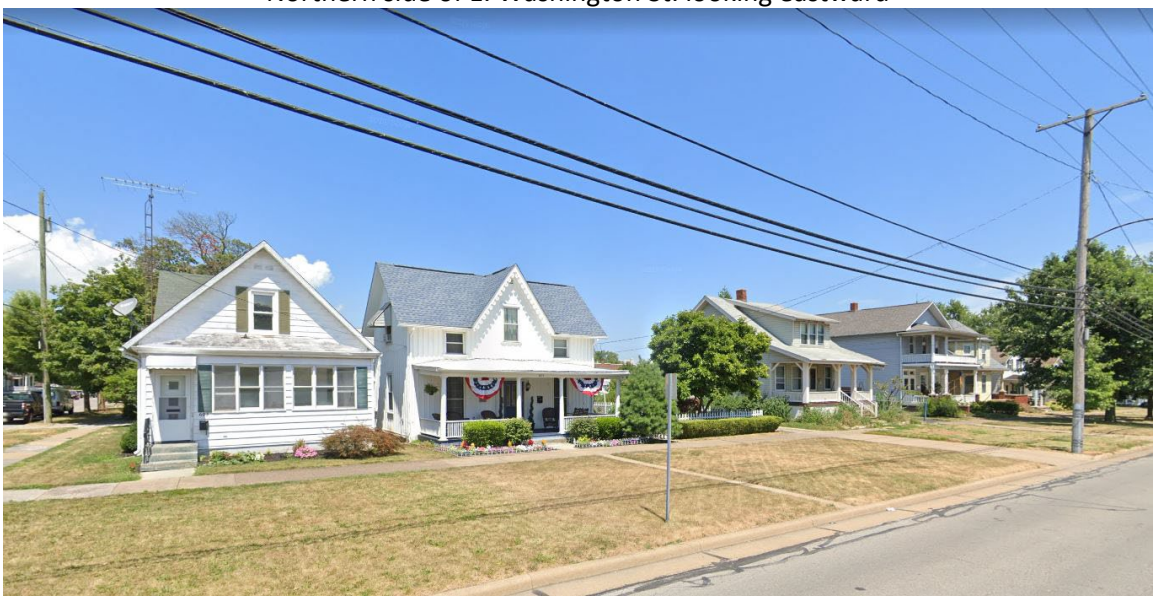
Zoning

- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking
- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban

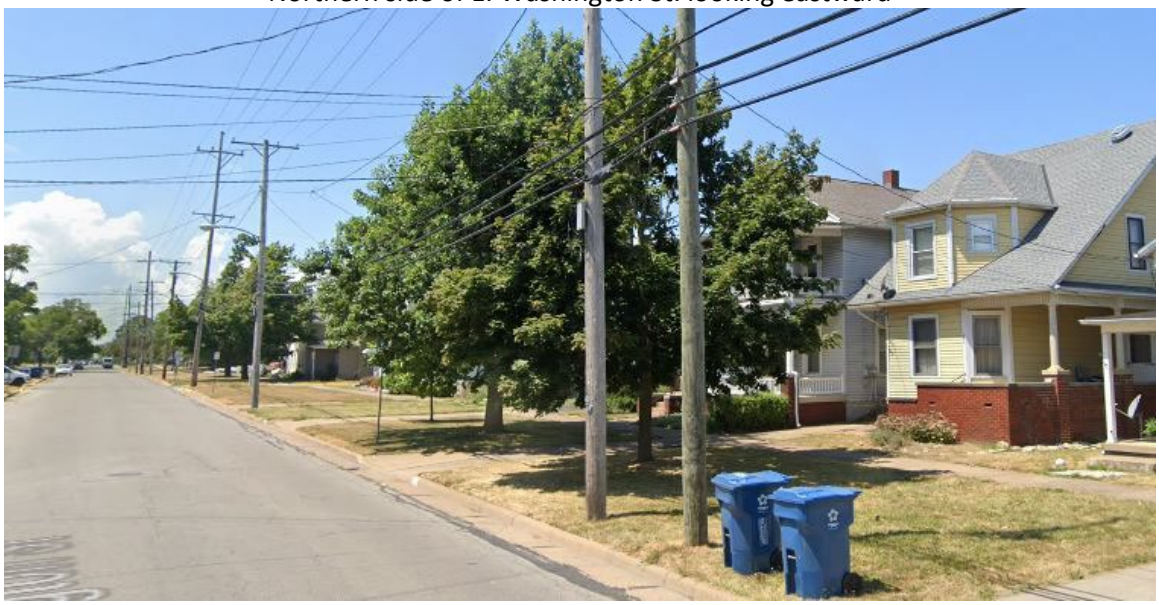
Aerial of site



Northern side of E. Washington St. looking eastward



Northern side of E. Washington St. looking eastward



PROJECT DESCRIPTION

The sites 603, 605, 611, 617 & 619 E. Washington St. currently have residential structures.

The applicant's property at 603 E. Washington St. is not contiguous to the transient overlay district but in close proximity. However, a notarized document has been submitted by the applicant with signatures of approval from all property owners between the applicant's property (603 E. Washington St.) and the property contiguous to the transient overlay district (619 E. Washington St.) in favor of the re-zoning. The approval would expand the transient overlay district across the entire northern side of the 600 block of E. Washington St.

The applicant at 630 E. Washington St. is proposing the rezoning of her property to use the home for transient occupancy.

APPLICABLE CODE SECTIONS

CHAPTER 1113
Amendments

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

(1) Whenever a general hardship prevails throughout a given district;
(2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and

(3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

CHAPTER 1129
Residential Districts

1129.06 ACCESSORY USES.

(g) Transient Occupancy Overlay District. The renting from a resident family to other individuals for the purpose of transient occupancy is permitted within an approved Transient Occupancy Overlay District.

(1) Establishment of a Transient Occupancy Overlay District.

A. Initiation of change: Whenever deemed appropriate and in the interest of the general welfare of the city, the City Commission or Planning Commission may initiate a Transient Occupancy Overlay District. The overlay district shall be created to spur investment in a declining geographic area with the goal of increasing property values and maintenance of homes in areas that are close in proximity to commercial and retail areas.

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

Building or Use		Required Minimum Parking Space
(1)	One-family dwelling	2 spaces/dwelling unit x 1

Required Parking Spaces: 2
Existing Parking Spaces at Property: 2

DEPARTMENT OF PLANNING COMMENTS

The Bicentennial Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

1) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental.
2) Zoning changes to encourage hospitality: Determine appropriate zoning for transient rentals and hotels, and other hospitality development in the city.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions.

Given recent staff research and commission subcommittee discussions about transient rental expansion in the city, it was the consensus to rely on the regulations we have in place as the mechanism for measured expansion of this land use.

Transient rental is currently permitted at four properties on the northern side of the 600 block. It is staffs understanding that these some of these four properties are used for transient rental.

It is unclear if the other property owners are interested in transient rental use, though they did authorize the applicant to act as their agent to rezone the properties.

Lastly, if the applicant desires these properties to be utilized for transient rental, they each would need their own transient rental application and be thoroughly reviewed by the Code Enforcement Department and the Planning Department.

OTHER DEPARTMENT COMMENTS

Engineering Staff:
No objections have been received as of the writing of this report

Building Staff:
No objections have been received as of the writing of this report

Police Department:
The Police Department has no objections

Fire Department:
No objections have been received as of the writing of this report

CONCLUSION/RECOMMENDATION

In conclusion, staff is not opposed to the approval of the proposed amendment to the Zoning Map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000) with the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to transient occupancy.

PLANNING COMMISSION

Application for Zoning Map Amendment

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name: Danielle Murray Lioness Realty

Property Owner Address: 603 E. Washington St. Sandusky, Ohio - 44870

Property Owner Telephone: (310) 487-8348

Email PlayaProductions1@gmail.com

Authorized Agent Name: _____

Authorized Agent Address: _____

_____

Authorized Agent Telephone: _____

Email _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 603 E Washington St

Legal Description of Property (check property deed for description):
11 Washington W 39.5' of S 89.58' EX E 7' Of 8.53'

Parcel Number: 56-00022.000 **Zoning District:** R2F

DETAILED SITE INFORMATION:

Land Area of Property: 2860 sqft **(sq. ft. or acres)**

Total Building Coverage (of each existing building on property):

Building #1: 1127 **(in sq. ft.)**
Building #2: _____
Building #3: _____
Additional: _____

Total Building Coverage (as % of lot area): 40%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

1127 sqft is for residential space

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 1

Parking Area Coverage (including driveways): 400 **(in sq. ft.)**

Landscaped Area: _____ **(in sq. ft.)**

Requested Zoning District Classification: _____

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Daniella Murray 10-25-22

Signature of Owner or Agent **Date**

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of _____ (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.

_____ _____

Signature of Property Owner **Date**

REQUIRED SUBMITTALS:

1 copy of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

City of Sandusky
240 Columbus Avenue
Sandusky, Ohio 44870

EXT. RECEIPT NUMBER

9850

Paid By

LIONESS REALTY LLC
603 E WASHINGTON ST
SANDUSKY, OH 44870

Date Paid: 10/25/2022

Transaction	Record Type	Record #	Description	Amount
Property Address			Invoice Number	
00090927	PZE Process	PRZ22-0008	Rezoning	$ 300.00
E 603 WASHINGTON ST			00092143	

Total	$ 300.00
Cash	
Check	
Check #	
Credit	$ 300.00
Tendered	$ 300.00
Change	$ 0.00

Payments made using a credit card or debit card will incur a 2.5% processing fee (minimum of $2.00), assessed by Point and Pay, the city's electronic payment processing vendor.

The owners of 605 E Washington (Dave Merkle), 611 E. Washington (Diane Baylor), 617 E. Washington (Juanita Fenton), and 619 E. Washington (Laura Mears) of Sandusky, Ohio agree to an overlay district expansion over the existing R2F – Two Family Residential zoning to allow transient rental at the above mentioned addresses.

The current R2F zoning is not to be changed with a transient overlay district expansion. The transient overlay expansion will allow an additional zoning use of transient rental to the current R2F zoning allowances.

I, signee agree to allow the applicant Danielle Murray to be an authorized agent for the transient overlay expansion of my mentioned property.

Signature - Dave Merkle
(605 E. Washington)

Diane Baylor 9/9/2022
Signature - Diane Baylor
(611 E. Washington)

NOTARY PUBLIC STATE OF OHIO
LESLIE MESENBURG
Notary Public
State of Ohio
My Comm. Expires
June 8, 2027

Leslie Mesenburg
LESLIE MESENBURG

Juanita Fenton
Signature - Juanita Fenton
(617 E. Washington)

NOTARY PUBLIC STATE OF OHIO
WHITNEY BARLOW
Notary Public
State of Ohio
My Comm. Expires
April 8, 2026

Signature - Laura Mears
(619 E. Washington)

Commission expires -
April 8, 2026

DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973
www.cityofsandusky.com

PLANNING COMMISSION
NOTICE OF HEARING

The City of Sandusky, Planning Commission will conduct a public hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

The Planning Commission has set a public hearing to consider an amendment to the zoning map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000). The application is to amend the zoning map to expand the Transient Rental Overlay District to include the above mentioned parcels.

The Planning Commission has set a public hearing to consider an application for an amendment to the zoning map for 701 E. Water St. (parcels 56-61377.000, 56-61377.001, 56-01377.001, & 56-01313.000). The application is to amend the zoning map to a Planned Unit Development at the above mentioned parcels.

The City of Sandusky, Planning Commission will conduct an adjudication hearing on Tuesday November 22, 2022 at 5:00 p.m. to consider the following applications:

Ralph Chamberlin, on behalf of the Erie Metropolitan Housing Authority has submitted an application for a conditional use permit at 914 Hancock St. to make the existing community garden a legal conforming main use and allow a shed as an accessory use.

The meeting will take place in the City Commission Chambers at City Hall, 240 Columbus Ave, and will be live streamed on www.YouTube.com/CityofSanduskyOH. If you have any comments regarding the above case, you will have the opportunity to share those at the meeting. Please email aochs@ci.sandusky.oh.us or call 419-627-5973 with any questions.

Alec Ochs
Assistant Planner

Planning Commission
November 22, 2022
Meeting Minutes

Meeting called to order:
Chair McGory called the meeting to order at 5:00 pm. The following members were present: Vice Chair Miller, Commissioner Castile, Commissioner Jackson, Commissioner Poggiali, Commissioner Whelan, and Commissioner Zuilhof. 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:
Chair McGory asked for a motion on the amended July 2022 minutes. Vice Chair Miller made a motion to approve the minutes as amended and the motion was seconded by Commissioner Poggiali. The Commission voted unanimously to approve the amended minutes of the July Planning Commission Minutes.

Approval of minutes from October 26, 2022:
Chair McGory stated amended minutes were passed out prior to the meeting and asked for a motion. Vice Chair Miller made a motion to approve the minutes as amended and the motion was seconded by Commissioner Jackson. The Commission voted unanimously to approve the amended minutes of the July Planning Commission Minutes.

Adjudication Hearing
Ralph Chamberlain, on behalf of the Erie Metropolitan Housing Authority has submitted an application for conditional use permit at 914 Hancock Street to make the existing community garden a legal conforming main use and allow a shed as an accessory use.
Staff presented the conditional use application and recommended the applicant seek a conditional use permit because local business zoning does not allow a shed for a primary building. Staff is in favor of the application with the condition that all applicable permits are obtained prior to construction. Mr. Chamberlain spoke on behalf of request. Chair McGory asked if the shed will have a foundation. Mr. Chamberlain stated there were existing concrete pads that would be used for the shed location. Vice Chair Miller asked if it would be a permanent installation. Mr. Chamberlain stated no, the shed would be able to be removed, if necessary. Chair McGory asked for a motion. Vice Chair Miller made a motion to approve the application with conditions of Staff and the motion was seconded by Commissioner Castile. The Commission voted unanimously to approve the application with Staff conditions.

New Business
1001 Fremont Avenue- Site Plan
John Carrigan, on behalf of Classic Investors, LLP, has submitted a site plan for 1001 Fremont Avenue to build a storage building in a Commercial District.
Ms. Blair stated that Mr. Ochs had been ill during the week but was on the phone to answer any questions the Commission may have regarding the application. Ms. Blair presented the application with the recommendation of approval with the condition that all applicable permits be obtained prior to construction. Commissioner Jackson asked if there would be fencing around the property. Ms. Blair

believed there was fencing. Commissioner Zuilhof stated that he believed there was barbed wire fence that did not completely encompass the property and did not give a friendly appearance. Mr. Ochs stated that barbed wire is allowed with a conditional use permit but this property does not have conditional use permit in place. Mr. John Carrigan, one of the applicants, spoke on behalf of the project. Commissioner Zuilhof asked if any fencing was being added. Mr. Carrigan stated no. Commissioner Poggiali asked if there was barbed wire fencing. Mr. Carrigan stated there was 3 strand barbed wire fence installed. Commissioner Poggiali made a motion to approve the application as presented with Staff conditions. The motion was seconded by Commissioner Zuilhof. The Commission voted unanimously to approve the application with Staff conditions.

Public Hearing

Danielle Murray on behalf of Lioness Realty, has submitted an application for an amendment to the zoning map for 603, 605, 611, 617, and 619 E. Washington Street (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000). The application is to amend the zoning map to expand the Transient Overlay District to include the above mentioned parcels.

Chair McGory introduced the application and asked for the staff presentation. Ms. Blair presented the application. Ms. Murray had a signed affidavit from all the property owners to represent the properties listed in the application. Staff is not opposed to the request and requested any approval be granted with the conditions that all applicable permits be obtained through City Departments as necessary. Chair McGory asked if transient rental was allowed in downtown business zoning. Ms. Blair stated that it was an allowed use. The applicant, Danielle Murray, spoke on behalf of the request. Chair McGory asked if Ms. Murray had obtained notarized statements from all property owners to act on their behalf. Ms. Murray answered yes. Chair McGory asked if there was any other public comment. Mr. Schwanger asked if the applicant was required to get the other properties rezoned for her request to be approved. Ms. Blair explained that typically single zoning of properties does not occur but it is not illegal to do so. Commissioner Zuilhof added that the request is for a district and once parcel does not make a district. Chair McGory stated the property owner did not have to do it that way. Ms. Blair added that all property owners within 300 feet of all the properties on the application were notified about the request. Commissioner Poggiali added that he thought there was a moratorium on these type of requests. Commissioner Zuilhof stated that if it was a single property owner requesting this, it would not be consistent with the ordinance. Commissioner Poggiali asked if the property was a duplex and if it had been rented out. Ms. Murray answered that yes it was a duplex and it had not been rented out in recent years. Commissioner Poggiali asked the applicant if she spoke to property owners across the street, the applicant stated she had not spoken to those owners. Ms. Blair stated they were notified per ordinance guidelines. Commissioner Zuilhof asked for the zoning of the properties across the street. Ms. Blair stated the zoning across the street is Residential 2 Family. Vice Chair Miller made a motion to approve the application with staff conditions and the motion was seconded by Commissioner Whelan. The following Commissioners voted yes to approve the application as presented with Staff conditions: Chair McGory, Vice Chair Miller, Commissioner Castile, Commissioner Jackson, and Commissioner Whelan. Commissioner Poggiali voted against the motion because of his concern on where it would stop if the Commission continues to approve contiguous properties. Commissioner Castile added that she agreed with Commissioner Poggiali but added that this particular property was in proximity to the downtown area and overlay district, which was why she voted in favor of the approval. Chair McGory stated just because it gets approved doesn't mean people will do transient rental. Commissioner Poggiali stated he

is concerned about too much rental and people being discouraged from living in the City. Commissioner Zuilhof added that the district is an overlay district so the initial zoning will remain in place.

Lynn Harlan, on behalf of Battery Park Sandusky, LLC, has submitted an application for an amendment to the zoning map for 701 E. Water Street (parcels 56-61377.000, 56-61377.00, 56-01377.001, and 56-01313.000). The application is to amend the zoning map to a Planned Unit Development (PUD) at the above mentioned parcels

Chair McGory introduced the next application and asked for Staff presentation. Ms. Blair presented the Staff Report. Commissioner Zuilhof asked why the agenda stated the application was an amendment to the zoning map, when they were being presented a site plan. Ms. Blair stated the application for a rezone to a PUD was the review and approval of a preliminary site plan. Ms. Blair described the process for the approval of a PUD and explained that if the Commission approved the rezone tonight, within 18 months of a City Commission approval of the rezoning, the Planning Commission would be presented with the Final Site Plan. Staff supported the application to rezone the property to PUD with the condition (in summary) that all applicable permits be acquired prior to occupancy, who the legal responsibility and method of the maintenance of all open spaces be specified, to include in the design specifications: dimensions, architectural features of all facades and materials to be used, and a detailed landscape plan/ garage screening. Chair McGory asked if the Commission was being asked to recommend the Site Plan to City Commission. Ms. Blair answered that was incorrect, Planning Commission approves site plans and the Commission approving the preliminary site plan was a recommendation to the City Commission to approve the rezone request. Commissioner Whelan asked if the developer would be committed to completing the project through all phases. Ms. Blair stated that with final development plan there would be a schedule that must be met. Commissioner Castile questioned if the public space would be guaranteed. Ms. Blair answered that it would be locked in, like the building structures. Chair McGory asked the applicant to present. Chip Marous, the applicant, introduced the project and his architectural team. Denver Brooker, and Cullen Eves, the applicant's architecture and design team, presented the preliminary site plan. Commissioner Jackson asked if there was an order the buildings would be built in. Mr. Marous stated from north to south after the infrastructure is in place. Chair McGory opened the floor for public comment. Mr. Oliver spoke against the application. He stated the City is acting illegally, the development doesn't offer any low to moderate income housing, and the plan does not preserve the historic nature of Battery Park. Ms. Ashburn spoke next and asked that the Commission table the application until the citizens can vote on the matter. Mr. McCloskey told the Commission that letting permanent changes, such as changes to roads, would no longer make it a lease, but taking over the property from the citizens of Sandusky. He asked the item be tabled until after the vote. Mr. Schwanger said that Battery Park is underutilized because of the lack of wayfinding signage, lack of access, and lack of maintenance by former lease holders. He continued City Commission did not hold lease holders accountable. Mr. Schwanger presented the 2009 Battery Park Plan and compared it to the current presentation. Ms. Marzuga voiced her concern that Mr. Harris (former City Law Director) stated in a 2020 City Commission Meeting, "that no one can parcel out and sell the land," but this preliminary site plan shows condominium parcels. She also wanted the Commission to consider the preservation of the existing trees. Mr. Wiedle expressed that there were 30 existing empty retail spaces in downtown Sandusky and there was not a need for more retail in Sandusky, the proposed developer had not finished the Feick Building, and Sandusky does not need more renters. Mr. LaMarca shared that every several years the City was presented with a new/ better plan and he felt this plan served the interest of the developer more the welfare of Sandusky residents.

Mr. Carl McGookey spoke in favor of the proposal, he continued it offered many amenities for the public and would draw in visitors. Mr. Dan McGookey told the Commission this project would increase the quantity and quality of access to the water for the public. Chair McGory asked for a motion. Commissioner Miller made a motion to approve the preliminary plan in support of amending the zoning map subject to Staff conditions. The motion was seconded by Commissioner Jackson. Commissioner Zuilhof stated that water access was greatly improved with the presented plan and quality of green space was also greatly improved. Commissioner Miller stated that he understood the residents that spoke against the proposal earnestly believed that presented plan would not be good for Sandusky; but he also knew many of those same people were against the Jackson Street Pier project and that many of those people he has encountered down at the pier enjoying themselves. Commissioner Jackson concurred with Vice Chair Miller's experience. Commissioner Whelan stated that he was concerned about access to water and if the green space would remain the same, he felt this proposal met those requirements. He added that he believes the voters would support this plan and he would not like to see the final development plan until after the upcoming vote. Chair McGory had concerns about the retail space as well, but the Commission was not voting on that matter. Commissioner Zuilhof asked for clarification of what the Commission was being asked to do tonight. Staff reviewed PUD guidelines for the Commission. Vice Chair Miller explained the certainty of which a PUD provided to the City. Commissioner Castile voiced that she was not particularly in favor of PUD's but the goals for this property had not been achieved in years and this PUD would accomplish those goals. The Commission discussed the lease and submerged lands regulations with input from Mr. Heil. Chair McGory called for a vote and the vote was approved unanimously by all commissioners to approve the preliminary plan in support of amending the zoning map subject to Staff conditions.

Adjournment:
Commissioner Castile moved to adjourn and the motion was seconded by Commissioner Whelan. The meeting ended at 7:42 PM.

Next Meeting:
December 28, 2022 at 5:00pm.

Approved:

Clerk

Chair/ Vice Chair

DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

November 24, 2022

At the November 23, 2022 Planning Commission meeting, the Planning Commission recommended approval to the City Commission for an amendment to the Zoning Map for 603, 605, 611, 617 & 619 E. Washington St. (parcels 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, 56-00030.000). The application is to expand the Cove Transient Rental District over the above addresses.

Pete McGory
Planning Commission Chairman

ORDINANCE NO._____

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO EXPAND THE TRANSIENT OCCUPANCY OVERLAY DISTRICT TO INCLUDE PARCEL NOS. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, AND 56-00030.000 LOCATED AT 603, 605, 611, 617 AND 619 E. WASHINGTON STREET; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.

WHEREAS, the City Commission adopted new Section 1341.32 (Transient Rental Property Regulation) and amended several other sections of the codified ordinances of the City of Sandusky including Chapter 1129 (Residential Districts), Section 1129.06 (Accessory Uses) by Ordinance No. 17-088, passed on May 8, 2017, for the purposes and intent to regulate the health, safety and wellness of the public, including the owners, occupants, and neighboring property owners of properties being utilized for transient occupancy within the City; and

WHEREAS, the City Commission approved the establishment of a Transient Occupancy Overlay District to permit transient rental within portions of the Cove District and properties fronting Meigs Street and First Street by Ordinance No. 18-126, passed on June 25, 2018; and

WHEREAS, a request is being made by Danielle Murray, on behalf of Lioness Realty, for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City to expand the Transient Occupancy Overlay District to include Parcel No. 56-00022.000, located at 603 E. Washington Street; and

WHEREAS, the property at 603 E. Washington Street is not contiguous to the transient overlay district but is in close proximity and a notarized document was submitted by the applicant with signatures from all property owners between the applicant's property at 603 E. Washington Street and the property contiguous to the Transient Occupancy Overlay District at 619 E. Washington Street approving the expansion; and

WHEREAS, the approval would expand the Transient Occupancy Overlay District across the entire northern side of the 600 block of E. Washington Street, more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, this request was heard by the Planning Commission at their November 22, 2022, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment to expand the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their May 8, 2023, regularly scheduled meeting; and

WHEREAS, this Ordinance should be passed under suspension of the rules in accordance with Section 13 of the City Charter **approving** the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances to expand the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission **approves** the requested amendment and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the expansion of the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street, as more fully described in Exhibits “A” and “B” which are attached to this Ordinance and specifically incorporated herein.

Section 2. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

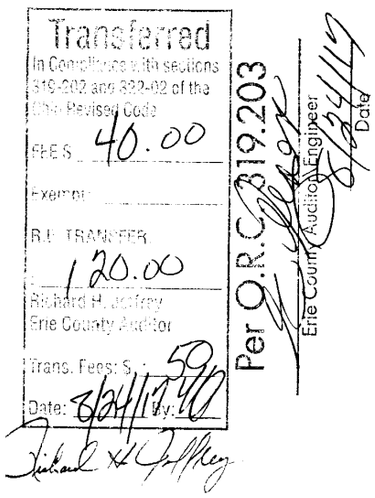
Section 5. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect under suspension of the rules as contained in and in

accordance with Section 13 of the City Charter after its adoption and due authentication by the President and the Clerk of The City Commission.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023 (effective after 30 days)



WARRANTY DEED

First American Title
2457316

Know all Men by these Presents

That, Welcome Home of Sandusky, LLC an Ohio limited liability company, the Grantor, claims title by and through instrument recorded RN 200404875, Erie County, Ohio Recorder's Office, for the sum of Ten- Dollars ($10.00), in hand paid, and other good and valuable consideration received to our full satisfaction of Lioness Realty, LLC, an Ohio limited liability company, the Grantee, whose TAX MAILING ADDRESS will be 603 East Washington Street, Sandusky, Ohio 44870, do **GIVE, GRANT, BARGAIN, SELL,** and **CONVEY** unto the said Grantee, it's successors and assigns, the premises situated in the City of Sandusky, County of Erie, and State of Ohio and fully described in Exhibit A.

Prior instrument reference: RN 200404875,
Erie County, Ohio Official Records

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, it's succesors and assigns forever.

And the said Grantor, for itself and it's successors, and assigns, that said Grantor is the true and lawful owner of said premises; that it is well seized of the same in **FEE SIMPLE** and have good right and full power to **BARGAIN, SELL,** and **CONVEY** the same in the manner aforesaid; and that the same is free and clear from all encumbrances, except taxes and assessments, general and special, certified and uncertified, and easements, restrictions, and conditions of record; and further that said Grantor will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

IN WITNESS WHEREOF, we have hereunto set our hand(s) this 22 day of August, 2017.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

"GRANTOR"
WELCOME HOME OF SANDUSKY, LLC

Witness

William Harrington, Managing Member

Witness

Managing Member
Kevin Bingham, Managing Member

STATE OF OHIO)
) ss.
COUNTY OF ERIE)

Before me, the undersigned authority, on this day personally appeared William Harrington and Kevin Bingham, Managing Members of Welcome Home of Sandusky, LLC, known or satisfactorily proven to me to be the persons whose names are subscribed to the foregoing instrument, and upon their oath acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

In Testimony Whereof, I have hereunto set my hand and official seal, at Sandusky, Ohio, this 22 day of August, 2017.

Notary Public

NOTARY PUBLIC STATE OF OHIO

FELICIA CHARLTON
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
October 30, 2017

This instrument prepared by Daniel L. McGookey of the **McGOOKEY LAW OFFICES**, 225 Meigs Street, Sandusky, Ohio 44870.

EXHIBIT 'A'

2457316NE

LEGAL DESCRIPTION

Situated in the City of Sandusky, County of Erie, State of Ohio, and is described as follows:

Being a part of Lot 11 East Washington Street in said City beginning in the Southwest corner of Lot 11 East Washington Street;

Thence Easterly on the North line of said street 32.5 feet to an iron pin;

Thence Northerly and parallel to East line of Perry Street 53 feet to an iron pin;

Thence Easterly and parallel to North line of Washington Street 7 feet to an iron pin;

Thence Northerly and parallel to the East line of Perry Street 36.58 feet to an iron pin;

Thence Westerly and parallel to the North line of East Washington Street 39.5 feet to an iron pin in the East line of Perry Street;

Thence Southerly on the East line of Perry Street 89.58 feet to the point of beginning. Be the same more or less.

For informational Purposes only:
Property Address: 603 East Washington Street Sandusky, Ohio 44870
Parcel No.:56-00021000

Form 674—OHIO QUIT CLAIM DEED, WITHOUT DOWER CLAUSE 0379260 TUTBLANX REGISTERED U.S. PAT. OFFICE Tuttle Law Print, Publishers, Rutland, Vt.

Know all Men by these Presents

VOL 544 PAGE 566

That Margaret E. Merkle, Widowed and Not Remarried,

the Grantor ,

who claims title by or through instrument recorded in Volume 173 *Page* 109

County Recorder's Office, for the consideration of Ten and .00/100 --------

---------- *Dollars*

($ 10.00) *received to* her *full satisfaction of*

David R. Merkle, Divorced and Not Remarried , *the Grantee* ,

whose TAX MAILING ADDRESS will be 605 E. Washington Street, Sandusky, OH 44870

have **Given, Granted, Remised, Released and Forever Quit-Claimed,** *and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee* , his *heirs and assigns forever. all such right and title as* she *the said grantor* , *have or ought to have in and to the following described piece or parcel of land, situated in the* City *of* Sandusky *County of* Erie *and State of Ohio:*

Those parts of Lots Numbers Nine (9) and Eleven (11) on Washington Street, bounded and described as follows:

Beginning in the northerly line of Washington Street at a point 32.5 feet easterly, measured along the northerly line of Washington Street, from the southwest corner of said Lot Number Eleven (11); thence northerly, parallel with the easterly line of Perry Street, 53.0 feet; thence easterly, parallel with the northerly line of Washington Street, 7.0 feet; thence northerly, parallel with the easterly line of Perry Street, 36.58 feet; thence easterly, parallel with the northerly line of Washington Street, 59.5 feet to the westerly line of the easterly one-half of said Lot Number Nine (9); thence southerly, along said last mentioned line, 89.58 feet to the northerly line of Washington Street; thence westerly, along the northerly line of Washington Street, 66.5 feet to the place of beginning.

Being the same premises conveyed to Charlotte H. Pfeil, also known as Lottie Hoke Pfeil, by deeds dated January 27, 1920, and May 9, 1942, and recorded in Volume 113 of Deeds, page 510, and Volume 172 of Deeds, page 318, Erie County, Ohio Records.

Subject however, to a right of way twelve feet wide front and rear for alley purposes as set forth in deed recorded in Volume 17, Erie County Deed Records, page 511.

This conveyance has been examined and the Grantor has complied with section 310-2[illegible] of the Revised Code.

FILE # _____

EXEMPT _____

James McKeon, County Auditor

[illegible] 6-30-88

ERIE COUNTY ENGINEER

VOL 544 PAGE 567

To have and to hold *the premises aforesaid, with the appurtenances thereunto belonging to the said grantee , his heirs and assigns, so that neither the said grantor , nor her heirs, nor any other persons claiming title through or under her , shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.*

In Witness Whereof, I *have hereunto set* my *hand* , *the* 10th *day of* June , *in the year of our Lord one thousand nine hundred and* eighty-eight.

Signed and acknowledged in presence of

Margaret A. Hershiser
Terrie E. Petroff

Margaret E. Merkle
Margaret E. Merkle

State of Ohio, } *ss.*
Erie *County,* }

Before me, a Notary Public *in and for said County and State, personally appeared the above named*

Margaret E. Merkle, Widowed and Not Remarried,

who acknowledged that she *did sign the foregoing instrument and that the same is* her *free act and deed.*

In Testimony Whereof *I have hereunto set my hand and official seal, at* Sandusky, Ohio, *this* 10th *day of* June *A. D. 19* 88.

Margaret A. Hershiser
Notary Public

MARGARET A. HERSHISER
Notary Public
State of Ohio
My Commission Expires May 28, 1990

This instrument prepared by Richard E. Grubbe, of the Law Firm of Tone, Maddrell, Eastman, Grubbe, McGory & Vermeeren, 1401 Cleveland Road, Sandusky, Ohio 44870; Telephone: (419) 626-0055.

0379260

Quit-Claim Deed

JUN 30 10:19 '88

Margaret E. Merkle
Widowed and Not Remarried

TO

David R. Merkle,
Divorced and Not Remarried
605 E. Washington
Fremont City

JOHN W. SCHAEFFER
RECORDER
ERIE COUNTY, OHIO

Transferred June 30 1988
James A. McKeen
COUNTY AUDITOR
Fee 1.00
mc

STATE OF OHIO
COUNTY OF Erie SS
RECEIVED FOR RECORD ON THE
30 th day of June 19 88
at 10:19 o'clock A. M
and RECORDED July 1st, 19 88 in
DEED Book 544 PAGE 566-567

John W. Schaeffer
COUNTY RECORDER
RECORDERS FEE $ 10.00 Paid

MICROFILMED

5L7

FORM 505

TUTBLANX REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701

Know All Men By These Presents:

THAT, I, DENNIS E. BAYLOR, Divorced and Not Remarried, *the Grantor, who claims title by or through instrument, recorded at Book 509 Pages 65-66, Erie County Recorder's Office, for valuable consideration received to my full satisfaction of*

DIANNE H. BAYLOR, *the Grantee,*

whose TAX MAILING ADDRESS will be

611 East Washington Street, Sandusky, OH 44870,

RN 127111 OR 414/ 265
ERIE COUNTY OHIO RECORDER
JOHN W. SCHAEFFER 2P
RECORDING FEE: 14.00
CTR Rec. Date 08/21/98 Time 15:37

have ***Given, Granted, Remised, Released and Forever Quit-Claimed,*** *and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, her heirs and assigns forever, all such right and title as I, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Sandusky, County of Erie, and State of Ohio:*

Being the westerly eight (8) feet of the southerly two-thirds (2/3) of Lot Number Seven (7) on Washington Street and the easterly one-half (1/2) of the southerly two-thirds (2/3) of Lot Number Nine (9) on Washington Street, Erie County, Ohio, Records.

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Erie County Engineer
Date: 8/21/98

Be the same more or less, together with all appurtenances, subject to all restrictions, reservations, easements of record, and legal highways.

To have and to hold *the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, her heirs and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.*

And for valuable consideration, I, DENNIS E. BAYLOR, do hereby remise, release and forever quit-claim unto the said grantee, her heirs and assigns, all my right and expectancy of ***DOWER*** *in the above described premises.*

MICROFILMED

265

ERIE COUNTY OHIO RECORDER
RN 127111 OR 414/ 266

In Witness Whereof, *I have hereunto set my hand, the* 4th *day of* August, *in the year of our Lord one thousand nine hundred and ninety-eight.*

Signed and acknowledged
in the presence of:

Dennis E. Baylor

Cori L. Wildenthaler

STATE OF OHIO)
)ss.
COUNTY OF ERIE)

Before me, a Notary Public, in and for said County and personally appeared the above-named Dennis E. Baylor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

Cori L. Wildenthaler
State of Ohio, Notary Public
My Commission Expires Oct. 17, 2002

In Testimony Whereof *I have hereunto set my hand and official seal, at Sandusky, Ohio, this* 4th *day of* August, *1998.*

Cori L. Wildenthaler
Notary Public
My Commission Expires:
10-17-02

This instrument prepared by RENO, BOGDEN & FERBER CO., L.P.A.

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the revised code.
FEE $ —
EXEMPT ✓
R.E. TRANSFER $ —
COUNTY AUDITOR

Quit-claim Deed

Dennis E. Baylor

TO

Diane E. Baylor

Transferred August 21, 1998
Jack T. Hammond
County Auditor
By [illegible]

Prepared by:
Robert M. Reno (0006183)
Reno, Bogden & Ferber Co., LPA
Attorneys at Law
725 Sycamore Line
Sandusky, OH 44870
Telephone: (419) 626-3800

Transferred
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.
FEE $ _____
Exempt: ✓
R.E. TRANSFER:
$ _____
Richard H. Jeffrey
Erie County Auditor
Trans. Fees: $
Date: 4/1/2022 By:

Per O.R.C. 319.203
Erie County Auditor / Engineer
Date

TRANSFER ON DEATH CONFIRMATION AFFIDAVIT
(RC 5302.22)

State of Ohio)
County of Erie)

I, Juanita M. Fenton, being duly sworn, states as follows:

That John S. Fenton was the one half (1/2) owner of a property under a duly recorded Transfer on Death Deed recorded at Erie County, Ohio as document number RN ~~20082651.~~ 200802650

That John S. Fenton died on March 10, 2022 and a certified copy of the death certificate is attached to the Affidavit.

The following are the designated beneficiaries who survived the owner(s) and who were in existence on the date of the deceased owner(s):

1. Juanita M. Fenton, as one half (1/2) owner;
2. Joy E. Dennis, as one eighth (1/8) owner;
3. Jerilyn M. Good, as one eighth (1/8) owner;
4. Jill A. Shafer, as one eighth (1/8) owner;
5. Dee A. Acord, as one eighth (1/8/) owner.

That, by virtue of the death of John S. Fenton, the above beneficiaries now own legal title, in its entirety, to the premises more fully described as follows;

SEE ATTACHED LEGAL DESCRIPTION

Property address: 617 East Washington Street, Sandusky, Ohio 44870

PPN: 56-00356.000

The Recorder is requested to make reference to this Affidavit on the Transfer on Death Deed or Transfer on Death Designation Affidavit pursuant to Section 5302.222 of the Ohio Revised Code.

Further Affiant sayeth naught.

Juanita Fenton
Affiant JUANITA FENTON

Sworn to and subscribed before me this 22nd day of March, 2022.

Notary Public
My commission expires: **My Commission Has No Expiration Date**
Pursuant To O.R.C. Section 147.03

NOTARIAL SEAL STATE OF OHIO
GINA M. McNEA
Notary Public, State of Ohio
Erie County
My Commission Does not expire

Instrument Prepared by:
ATTORNEY GINA M. MCNEA of
Gina M. McNea Co., LPA, 516 West Washington Street, Sandusky, OH 44870
Telephone: 419-621-9214.

LEGAL DESCRIPTION

Situated in the City of Sandusky, County of Erie and State of Ohio:

PARCEL I: And known as being Lot Number Seven (7) on Washington Street, excepting the Westerly 8 feet of the Southerly two-thirds (2/3) of said lot, be the same more or less, but subject to all legal highways.

PARCEL II: Situated in the City of Sandusky, County of Erie and State of Ohio and known as being Lot Number Five (5) on Washington Street, excepting the Easterly thirty-four (34) feet of said lot;

Also excepting from the above 2 parcels the following described premises:

The Southerly 155.64 feet of the easterly 5.25 feet of Lot Number Seven (7) Washington Street and the southerly 155.64 feet of the westerly 33.06 feet of Lot Number Five (5) Washington Street in the Original Town Plat of the City of Sandusky, Erie County, Ohio and being more definitely described as follows: Beginning at a cross cut in the concrete sidewalk in the southerly line of said Lot Number Seven (7) Washington Street a distance of 5.25 feet westerly, measured in the southerly line of said Lot Number Seven (7) Washington Street, from the southeasterly corner thereof; thence easterly, in the southerly line of said Lot Number Seven (7) Washington Street and in the southerly line of Lot Number Five (5) Washington Street, a distance of 38.31 feet to an iron pipe monument set in the westerly line of a parcel of land conveyed to Nelson C. Uhl and Mabel M. Uhl by Julia A. Pascoe by deed dated November 15, 1951 and recorded in Volume 229 of Deeds at pages 347 and 348 Erie County, Ohio Records; thence northerly, parallel with the westerly line of said Lot Number Five (5) Washington Street and in the westerly line of said parcel of land so conveyed to said Nelson C. Uhl and Mabel M. Uhl, a distance of 155.64 feet to an iron pipe monument; thence westerly, parallel with the southerly lines of said Lots Numbers Five (5) and Seven (7) Washington Street, a distance of 38.31 feet to an iron pipe monument; thence southerly, in a line parallel with and 5.25 feet westerly, measured at right angles thereto, from the easterly line of said Lot Number Seven (7) Washington Street, a distance of 155.64 feet to the place of beginning.

The grantors also include with the two aforesaid parcels and give, grant, bargain, sell, assign and convey all their rights and interest, in and to, reserved unto them in that deed of conveyance dated November 27, 1961, received for record on December 28, 1961 and recorded in Erie County, Ohio Record of Deeds, Volume 323, Pages 107 and 108.

Primary Reg. Dist. No. 2201 | Ohio Department of Health - Vital Statistics | State File No: 2022032570

Registrar's No. 2022000255

CERTIFICATE OF DEATH

DECEDENT

1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKA's if any)	2. Sex	3. Date of Death (Month/Day/Year)
JOHN SAMUEL FENTON	MALE	MARCH 10, 2022

4. Social Security Number	5a. Age (Years)	5b. Under 1 Year: Months	Days	5c. Under 1 day: Hours	Minutes	6. Date of Birth(Mo/Day/Year)	7. Birthplace(City and State or Foreign Country)
[redacted]	84					JANUARY 04, 1938	SANDUSKY, OHIO

8a. Residence State	8b. County	8c. City or Town	8d. Street Address and Zip Code	9. Ever in US Armed Forces?
OHIO	ERIE	SANDUSKY	617 E. WASHINGTON STREET 44870	NO

10. Marital Status at Time of Death	11. Surviving Spouse's Name (If wife, give name prior to first marriage)
MARRIED	JUANITA M. SARTOR

12. Decedent's Education	13. Decedent of Hispanic Origin	14. Decedent's Race
HIGH SCHOOL GRADUATE OR GED	NO	WHITE

15. Father's Name	16. Mother's Name (prior to first marriage)
MAURICE PARKER FENTON SR	LOUISE ELIZABETH BICKLEY

17a. Informant's Name	17b. Relationship to Decedent	17c. Mailing Address (Street and Number, City, State, Zip Code)
JUANITA M. FENTON	WIFE	617 E. WASHINGTON STREET SANDUSKY, OHIO 44870

18a. Place of Death	18b. Facility Name (If not Institution, give street & number)	18c. City or Town, State and Zip Code	18d. County of Death
HOSPITAL - EMERGENCY ROOM / OUTPATIENT	FIRELANDS REGIONAL MEDICAL CENTER-MAIN CAMPUS	SANDUSKY, OH 44870	ERIE

DISPOSITION

19. Funeral Service Licensee or Other Agent	20. License Number (of licensee)	21. Name and Complete Address of Funeral Facility
DAVID F KOCH	007239	DAVID F KOCH FUNERAL HOME 520 COLUMBUS AVE SANDUSKY, OH 44870

22. Method and Place of Disposition	23. Local Registrar	24. Date Filed (Month/Day/Year)
CREMATION - NORTH COAST CREMATORY, HURON, OH	Robin Lukas	3-15-2022

CERTIFIER

26a. Certifier (Check only one)
- [X] Certifying Physician To the best of my knowledge, death occurred at the time, date, and place; and due to the cause(s) and manner stated.
- [ ] Coroner or Medical Examiner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place; and due to the cause(s) and manner stated.

26b. Time of Death	26c. Date Pronounced Dead (Month/Day/Year)	26d. Was Case Referred to Medical Examiner or Coroner?
1847	03/10/2022	YES

26e. Certifier Name and Title		26f. License number	26g. Date Signed (Month/Day/Year)
[signature]	MD	35.075063	3/14/22

27. Name (First, Middle, Last) and Address of Person who Completed Cause of Death
ROBERT LEWIS HILL, 2500 W. STRUB, SANDUSKY, OH 44870

CAUSE OF DEATH

28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.

		Approximate Interval: Onset and Death
Immediate Cause (Final disease or condition resulting in death)	a. CARDIOPULMONARY ARREST	2 MIN
Sequentially list conditions, if any, leading to immediate cause.	b. Due to (or as Consequence of): ACUTE MYOCARDIAL INFARCTION	5 MIN
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)	c. Due to (or as Consequence of): CORONARY ARTERY DISEASE	>5 YRS
	d. Due to (or as Consequence of):	

Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.
OM2; CKD, HTN, CHF, Atrial Fib

29a. Was An Autopsy Performed?	29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death?
[ ] Yes [X] No	[ ] YES [ ] NO [ ] Not Applicable

30. Did Tobacco Use Contribute to Death?	31. If Female, Pregnancy Status	32. Manner of Death	
[ ] Yes [ ] Unknown	[ ] Not pregnant within past year	[X] Natural	[ ] Homicide
[X] No [ ] Probably	[ ] Pregnant at time of death	[ ] Accident	[ ] Pending Investigation
	[ ] Not pregnant, but pregnant within 42 days of death	[ ] Suicide	[ ] Could not be determined
	[ ] Not pregnant, but pregnant 43 days to 1 year before death		
	[ ] Unknown if pregnant within the past year		

33a. Date of Injury (Mo/Day/Year)	33b. Time of Injury	33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)	33d. Injury at Work?
			[ ] Yes [ ] No

33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)

33f. Describe How Injury Occurred:

33g. If Transportation Injury, Specify: [ ] Driver/Operator [ ] Pedestrian [ ] Passenger [ ] Other:

HEA 2724 Rev. 03/18

Robin Lukas, Erie County Registrar

MAR 15 2022

Robin Lukas

HEREBY CERTIFY THIS DOCUMENT IS AN EXACT COPY OF THE RECORD ON FILE WITH THE OHIO DEPARTMENT OF HEALTH

REV. 7/2015

Midland Title Security, Inc.

103277

GENERAL WARRANTY DEED

(RC 5302.05 and 5302.06)

FILE NUMBER: 18-14686

BOOK 332 PAGE 112

David J. Kenne and Marsha L. Kenne*, husband and wife, of ERIE County, OHIO for valuable consideration paid, **GRANT(S) AND CONVEY(S)** WITH GENERAL WARRANTY CONVENANTS, to Laura J. Mears, whose tax mailing address is 619 E. Washington Street, Sandusky, Ohio 44870, the following Real Property: Situated in the County of ERIE in the State of Ohio and in the City of Sandusky:

*fka Marsha L. Shoemaker

See attached Exhibit

The grantees herein, by the acceptance of this deed, acknowledge that the eaves and gutters of said dwelling situated on the premises adjoining the premises herein conveyed on the west encroach upon the premises herein conveyed for a distance of approximately twelve (12) inches and that the floor of the second story front porch of the dwelling situated on said adjoining premises encroaches upon the premises herein conveyed for a distance of approximately eighteen (18) inches, and said grantees, for themselves, and their heirs and assigns, agree that said encroachments may continue to exist without interruptions from the grantees herein, or their heirs and assigns, only so long as the present dwelling on said abutting premises remains thereon in its present general form.

Subject to all easements, conditions, restrictions and reservations of record, together with all real estate taxes hereafter due and payable, which taxes Grantee hereby assumes and agree to pay.

Street Address: 619 East Washington Street, Sandusky, OHIO 44870
Tax District and Parcel: 56 00030
Prior Instrument Reference: Vol. 23 Page 721 of the Official Records of ERIE County, Ohio, of the

Grantor releases all rights of dower therein. Witness their hand(s) this 12 day of May, 19 97.

Signed and acknowledged in the presence of:

Jill M Wahl
WITNESS

Deborah L. Kochensparger
WITNESS

David J. Kenne
David J. Kenne

Marsha L. Kenne
Marsha L. Kenne fka Marsha L. Shoemaker

MIDLAND TITLE SECURITY, INC. 18-14686

State of Ohio, County of Erie S.S.

BE IT REMEMBERED, That on this 12 day of May, 19 97, before me, the subscriber, a Notary Public in and for said county, personally came, David J. Kenne and Marsha L. Kenne*, husband and wife, the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

*fka Marsha L. Shoemaker

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Jill M Wahl
NOTARY PUBLIC

JONI M. WAHL
Notary Public, State of Ohio
My Commission Expires May 5, 1998

This instrument was prepared by: Atty. Alison Muth

EXHIBIT A

Situated in the City of Sandusky, County of Erie, and State of Ohio:

The southerly 155.64 feet of the easterly 5.25 feet of Lot Number Seven (7) Washington Street and the southerly 155.64 feet of the westerly 33.06 feet of Lot Number Five (5) Washington Street in the Original Town Plat of the City of Sandusky, Erie County, Ohio and being more definitely described as follows:

Beginning at a cross cut in the concrete sidewalk in the southerly line of said Lot Number Seven (7) Washington Street a distance of 5.25 feet westerly, measured in the southerly line of said Lot Number Seven (7) Washington Street from the southeasterly corner thereof; thence easterly in the southerly line of said Lot Number Seven (7) Washington Street and in the southerly line of Lot Number Five (5) Washington Street a distance of 38.31 feet to an iron pipe monument set in the westerly line of a parcel of land conveyed to Nelson C. Uhl and Mabel M. Uhl by Julia A. Pascoe by deed dated November 15, 1951 and recorded in Volume 229 of Deeds at pages 347 and 348, Erie County Ohio Records; thence northerly, parallel with the westerly line of said Lot Number Five (5) Washington Street and in the westerly line of said parcel of land so conveyed to said Nelson C. Uhl and Mabel M. Uhl, a distance of 155.64 feet to an iron pipe monument; thence westerly, parallel with the southerly lines of said Lots Numbers Five (5) and Seven (7) Washington Street a distance of 38.31 feet to an iron pipe monument; thence southerly in a line parallel with and 5.25 feet westerly, measured at right angles thereto from the easterly line of said Lot Number Seven (7) Washington Street a distance of 155.64 feet to the place of beginning.

APPROVED 5/12/97
COUNTY ENGINEER

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the revised code.
FEE $ 23.50
EXEMPT.
R.E. TRANSFER $ -19050
COUNTY AUDITOR

103277
JOHN W. SCHAEFFER
RECORDER
ERIE COUNTY, OHIO
'97 MAY 12 PM 2 25
FILED FOR RECORD
O.R. BOOK 332 PAGE 113

May 12 1997
Paul D. Strickladen
#2-1.00

MICROFILMED

Midland #14.00 pd

113

DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973
www.cityofsandusky.com

To: John Orzech, City Manager

From: Arin Blair, Chief Planner
Date: April 27, 2023

Subject: May 8, 2023 Agenda Item –Approval of the South Side Plan

Item for Consideration: Approval of the South Side Plan.

Purpose: The South Side Plan will be utilized to guide policy and direction to Staff for the next several years in regards to programing and development projects based on the six pillars of the plan: housing + neighborhoods, connectivity + infrastructure, parks + open spaces, access + services, economic prosperity, and branding + beautification. The creation of a South Side Plan was directed by recommendations in the Bicentennial Comprehensive Plan and Sandusky Neighborhood Initiative.

Background Information: The City of Sandusky adopted the Bicentennial Vision in February of 2016. As part of the Bicentennial Vision, recommendations were made for investments into the neighborhoods to make them more vibrant, livable, and connected. As a next step, the Sandusky Neighborhood Initiative was created and adopted to guide projects and priorities for six Sandusky neighborhoods, including the South Side. Further, the Neighborhood Initiative called for a separate, focused neighborhood plan for the South Side because of its unique characteristics and need for investment. As such, the City hired Smith Group to lead the process for creating the South Side Plan.

The plan was driven by extensive community engagement, collaboration with local and regional stakeholders, city staff guidance, and the expertise of the consultant team. The final South Side Plan before you for adoption is comprehensive, ambitious, visionary, and actionable. It will take many partners, including resident leadership, to accomplish the vision for the South Side. The plan is a true reflection of what we heard from South Side residents and a commitment to continuing the journey of raising the quality of life in this neighborhood and strengthening trust among stakeholders, the city, and residents. Many of the strategies in the draft plan document initiatives that are already in motion.

The South Side Plan includes three components: the Plan, an Executive Summary, and an Appendix. The plan is built on Six Pillars each with a set of policy, programmatic, and land use recommendations. The Six Pillars are:

- Housing + Neighborhoods,
- Connectivity + Infrastructure,
- Parks + Open Spaces,
- Access + Services,
- Economic Prosperity, and
- Branding + Beautification

Budgetary Impact: There is no cost associated with the adoption of the plan. The cost of preparing the plan was previously approved by City Commission. The cost of implementation will be determined as funds become available and projects are costed or bid as applicable.

Projects exceeding $10,000 will be brought to the City Commission for approval. Funds that have been set aside for implementation include: $1.7M of ARPA funding and $275,000 in support from the Erie County Health Department Ohio Health Improvement Zone Grant to fund the upcoming Churchwell Park Recreation Improvements and MacArthur Park Roadway and Utility Improvements Project.

Action Requested: It is recommended that a resolution be passed adopting the Sandusky South Side Neighborhood Plan in accordance with Section 14 of the City Charter in order to proceed with the implementation of the projects and allow for the reimbursement of funds granted by the Erie County Health Department in a timely manner and in accordance with the MOU.

_____
Arin Blair, AICP
Chief Planner

I concur with this recommendation:

_____
John Orzech
City Manager

_____
Colleen Gilson
Community Development Director

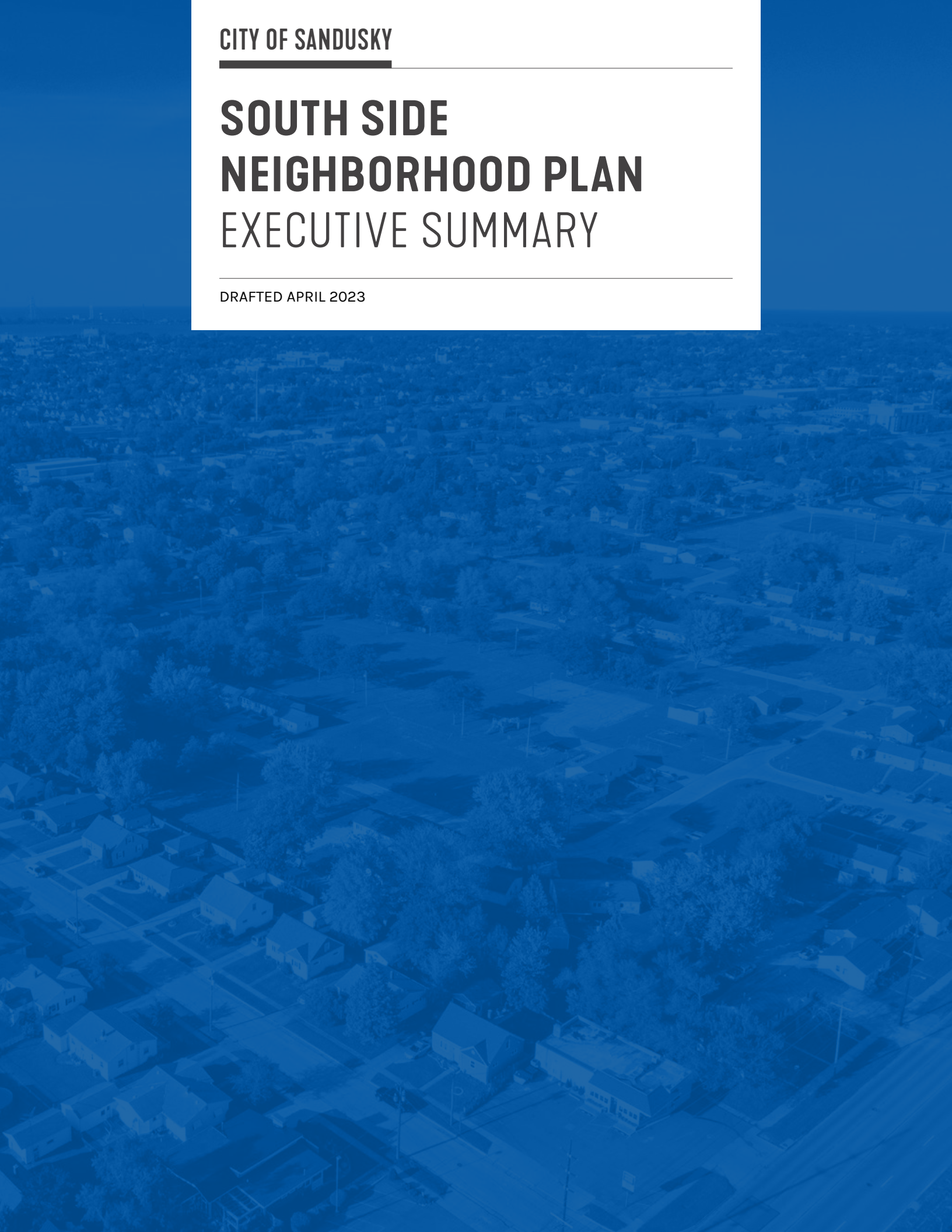
cc: Cathy Myers, Clerk of City Commission
Michelle Reeder, Finance Director
Brendan Heil, Law Director

CITY OF SANDUSKY

SOUTH SIDE NEIGHBORHOOD PLAN

EXECUTIVE SUMMARY

DRAFTED APRIL 2023



EXECUTIVE SUMMARY

The South Side Neighborhood Plan is a comprehensive approach to address the needs and aspirations of the South Side community. The South Side community is located at the southernmost edge of Sandusky City limits, adjacent to Perkins Township. The community serves as a gateway to the city and is home to Sandusky city schools, public facilities, and small retail and commercial areas. The South Side community has a rich history that is reflected in the care and commitment of its residents, who are racially, socially, and economically diverse. The community is multi-generational, with a significant senior population and several intergenerational households, and has a strong focus on family and community.

However, the South Side community has faced challenges in terms of outdated housing, inadequate infrastructure, lack of investment, and issues related to crime, employment, literacy, and mental health. To address these challenges and build a brighter future for the community, the South Side Plan was initiated, drawing on previous planning efforts such as the 2018 Bicentennial Plan for the city. The plan focuses on building a relationship between the city and its residents, expanding and deepening community engagement, enhancing street aesthetics, and upgrading community infrastructure.

Meaningful community engagement was a cornerstone of the planning process, with the planning team conducting numerous engagement sessions and providing various opportunities for input, including community dinners, canvassing, workshops, and visioning sessions with local Sandusky teens.

Through this engagement, six key focus areas, or pillars, were identified by the community:

- Housing and Neighborhoods
- Connectivity and Infrastructure
- Parks and Open Space
- Accessibility and Services
- Economic Prosperity
- and Branding and Beautification

Each pillar has its own chapter in the plan, outlining goals, strategies, actions, and supporting data. The South Side Plan aligns with ongoing city initiatives and identifies 5 priority areas for implementation, including:

- Transforming Churchwell Park
- Strengthening the neighborhood
- Improving connectivity and transportation
- Addressing infrastructure challenges
- Fostering growth and thriving of individuals through strategic partnerships and economic development

The plan reflects the wants and needs of the South Side community and provides a realistic and implementable vision for the future, aiming to create a welcoming, safe, and family-focused neighborhood with access to key resources for all community members. The South Side Plan is a true reflection of the potential and aspirations of the South Side community and the city of Sandusky.

SIX PILLARS OF SOUTH SIDE

Throughout the engagement process, six key pillars were repeatedly mentioned as core to the foundation of South Side. The neighborhood plan is organized by these six pillars.



HOUSING + NEIGHBORHOODS

- Affordable Housing
- Aging in Place
- Home Improvement Funding for Fixed Income
- MacArthur Park Community



ACCESS + SERVICES

- Community Trust Building and Empowerment
- Mental Health and Social Services Support
- Healthy and Affordable Food



CONNECTIVITY + INFRASTRUCTURE

- Sidewalk Improvements and Replacements
- Improved Road Conditions
- Pedestrian and Bike Connectivity
- Utilities Upgrades



ECONOMIC PROSPERITY

- Job Creation for Talent Retention
- Job Training and Entrepreneurship
- Expand Local Businesses



PARKS + OPEN SPACES

- Churchwell Park Enhancements
- Connecting People to Parks and Recreation Spaces
- Support and Expand Existing Park Programming



BRANDING + BEAUTIFICATION

- South Side Identity
- Gateways and Wayfinding
- Streetscape

ENGAGEMENT

The core of this process was the community. To create a comprehensive and resident-driven plan, community members were given a wide array of ways to participate from the onset. This neighborhood plan focused on the need to build trust, deepen relationships, and encourage an open dialogue between community members, city staff, and elected officials through an inclusive and diverse engagement process. The process followed five key steps:

STEP 1 FOUNDATIONS

At the onset of the South Side Neighborhood Plan, work was done to establish the planning process, the role of this plan, the importance of residents' voices, and to build trust.

STEP 2 VISIONING

This stage focused on building consensus on the vision and goals for the future of the South Side.

STEP 3 EXPLORATION

The community was given alternative ideas and solutions for the topics most mentioned in the visioning stage to decide on next steps for the city to take.

STEP 4 CHOICE

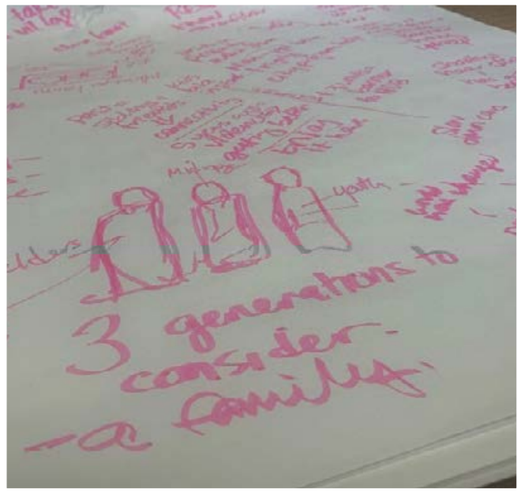
Feedback from the Exploration phase was used to prioritize key actions and set a future direction for South Side.

STEP 5 ACTION

The neighborhood plan was developed with key steps for the community to implement actions and achieve community goals.









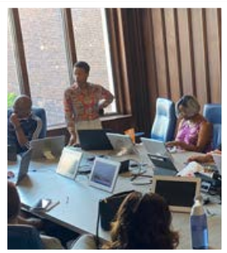














Information shared through community conversations, working sessions, and surveys were all used to directly form this neighborhood plan.

Each strategy is related to something South Siders want to protect, enhance, and transform in the neighborhood.

PROTECT

Residents wanted to protect the assets they love and believe contribute to the neighborhood culture.



Protect our...
AFFORDABILITY

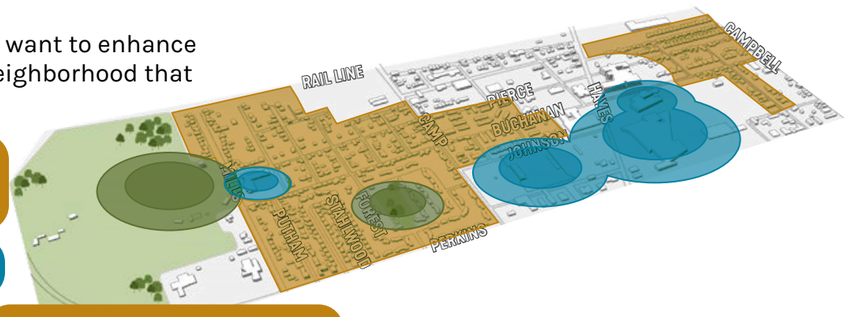
COMMUNITY RESOURCES

COMMUNITY PRIDE

LONGSTANDING RESIDENTS

ENHANCE

Community members want to enhance certain areas in the neighborhood that are in need of repair.



Enhance our...
HOUSING QUALITY

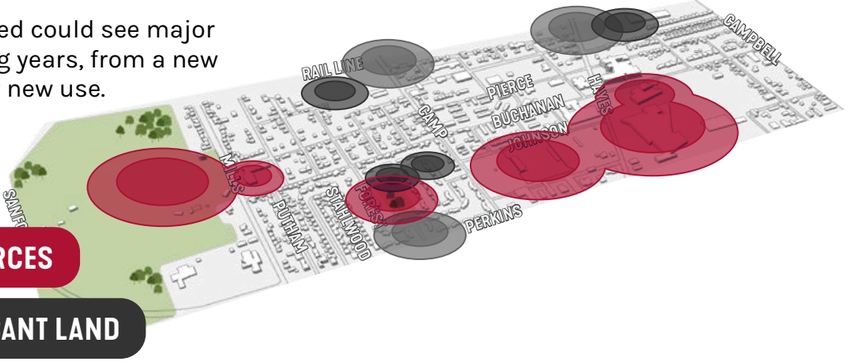
FAMILY FRIENDLY

GREEN SPACES

PROPERTY MAINTENANCE

TRANSFORM

Areas to be transformed could see major changes in the coming years, from a new building to an entirely new use.



Transform our...
UNUSED LAND

ACCESS TO RESOURCES

GATEWAYS

VACANT LAND

300+
FLYERS HANDED OUT

4 COMMUNITY STAKEHOLDER MEETINGS

6 STEERING COMMITTEE MEETINGS

3 ROUNDS OF INTERACTIVE POSTERS LOCATED AT SANDUSKY REC



38
COMMUNITY TOUCH POINTS



1 YOUTH WORKSHOP

3 ONLINE SURVEYS

1 VISIONING WORKSHOP

47
PERCEPTION SURVEY RESPONDENTS



20
LETTERS FROM SOUTH SIDE RESIDENTS



30+
PERSON STEERING COMMITTEE

1 COMMUNITY DINNER

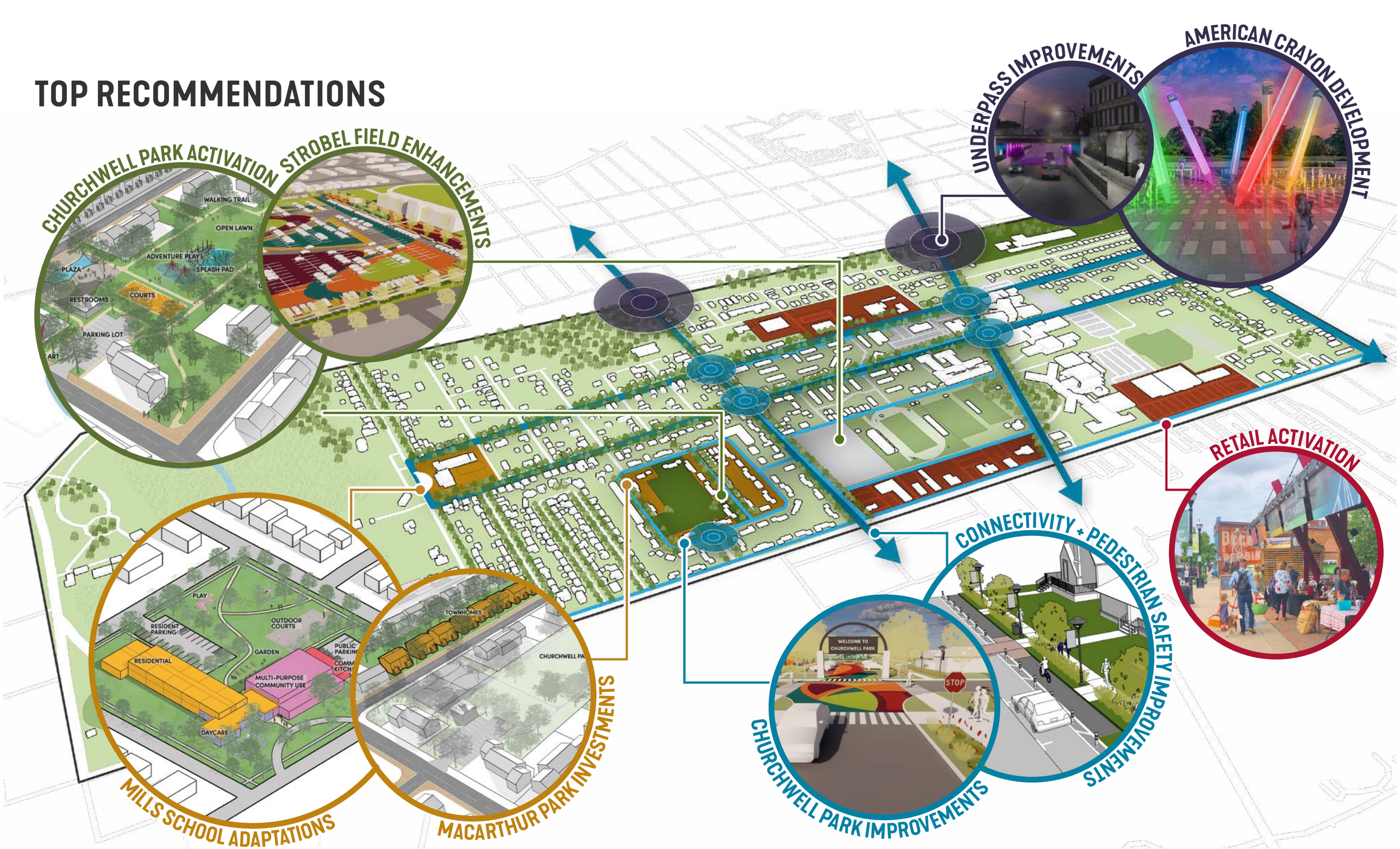
120+
COMMUNITY EVENT ATTENDEES

8 CITY STAFF MEETINGS

10+ SOCIAL MEDIA POSTS



TOP RECOMMENDATIONS





SOUTH SIDE NEIGHBORHOOD PLAN

2023

CITY OF SANDUSKY

SOUTH SIDE NEIGHBORHOOD PLAN APPENDICES

DRAFTED APRIL 2023



APPENDIX A
ENGAGEMENT SUMMARY

METHODS

Beginning in the fall of 2022, the South Side Neighborhood Plan has strived to maintain consistent communication with the South Side community through several in person, online, and hybrid means. This has included:

- 300+ flyers handed out
- 30+ person steering committee to guide the engagement and planning process
- 6 steering committee meetings
- 8 city staff + department meetings
- 4 community stakeholder meetings
- 1 community kick-off event
- 1 Sandusky youth workshop
- 1 community visioning workshop
- 3 community wide online surveys
- 47 perception survey respondents
- 10 social media posts
- 20 letters to south side
- Several video testimonials received and posted on City of Sandusky YouTube account and social media.
- ~120+ community event attendees
- 1 interactive map
- Virtual comment box
- 3 rounds of posters and questionnaires located at Sandusky Rec

SUMMARY OF EVENTS

South Siders are proud to be community-oriented, dedicated to helping their neighbors and uplifting each other. The city recognizes that South Siders have long felt they need to look out for each other because, historically, they were not receiving the support needed by city government. City staff have consciously focused on being present and showing follow through with the South Side neighborhood by building trust, deepening relationships, and encouraging an open dialogue through an inclusive and diverse engagement process.

STEERING COMMITTEE MEETINGS

A steering committee is a group of active community members who represent the diverse needs of the community. Our 30+ member steering committee was made up of long-time residents, school board members, hospital board members, landlords, and city staff. They provided insights, shared engagement materials with their neighbors, went door knocking, and reviewed every piece of this plan to ensure it best reflects the needs of South Siders today and tomorrow.

COMMUNITY KICK-OFF DINNER

This dinner hosted with the Sandusky Rec Center at Mills School was an opportunity to introduce the project team of consultants, city staff and steering committee members to the community. Small table discussions focused on our team learning what currently provides that endless source of South Side Pride as well as what could better serve the community.

COMMUNITY PERCEPTION SURVEY

A perception survey was sent out early in the process and remained open for 2 months to collect feedback on a range of topics from community safety to commercial opportunities. 47 community members took the survey.

STUDENT WORKSHOP

We heard time and again that the youth of South Side are it's future. To learn their ideas and hopes for the future of South Side, a workshop was hosted to discuss their thoughts on recreation activities, job opportunities, areas where they would like to feel more safe, their preferred way of getting around South Side, and more.

STAKEHOLDER MEETINGS

Three virtual stakeholder meetings were held to discuss housing, infrastructure, parks, and economic development.

CITY STAFF MEETINGS

Over half a dozen meetings with city staff were used to discuss how the city has engaged with the South Side in the past, what projects they are currently prioritizing, economic activity which could impact current members of the workforce as well as the youth of Sandusky, the status of the recreation center, health impacts and infrastructure hurdles.

VISIONING WORKSHOP

The Visioning Workshop was an open house format for community members to see the draft plan strategies based on their feedback from prior events and discussions. The workshop was hosted in person and a presentation of the materials was posted online along with a survey to ensure as many people as possible were able to share their feedback. Recommendations were revised into the plan you see before you today.

COMMUNITY PRESENTATION OF THE DRAFT PLAN

The draft plan was presented to commissioners, council and the community in spring of 2023 with a request for comments and a formal kick-off to the public review period. The flow, goals, objectives, and prioritization of the plan was shared at a formal presentation at the Sandusky Rec Center

SURVEY FOR COMMENTS ON THE DRAFT PLAN

During the public review period, community members could send comments directly to city staff or submit comments on the overall flow, ease of use, accuracy of goals, and any other comments or concerns via a survey. 1 email was sent to city staff and 20 people took the survey.

APPENDIX B
PERCEPTION SURVEY RESULTS

South Side Neighborhood Perception Survey

47 responses

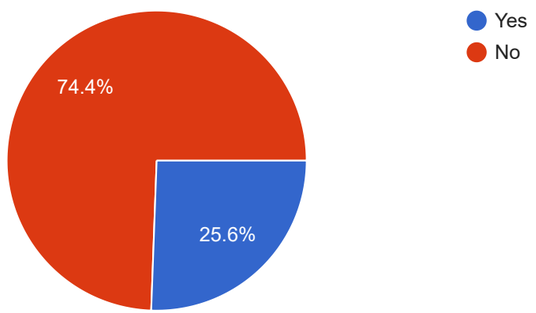
Publish analytics

Our Study Area

Are there other sites or landmarks within the study area this neighborhood plan should consider?

Copy

43 responses



If yes, which sites or landmarks would you like the neighborhood plan to consider or study? Please provide cross streets if you know them!

16 responses

New Departure

test

Pierce street and Buchanan street repair between hayes and mills. Streets need curbs and sidewalk repair. Ally way connecting pierce and buchanan between camp and henry way block needs repair from pot holes. City should be putting in splash pads on pierce street across the street from the ODNR.

Community Action Commission of Erie, Huron and Richland Counties 908 Seavers Way Sandusky, OH 44870

Leave it residential or bring back the YMCA!

Former YMCA

The parks and golf course

Multi- modal pathways going north south along main corridors and east west possibly parallel to the train tracks to connect the schools to the neighborhoods.

I have been told improvement for Churchwell park for years now the equipment is really old my sons 28&26 played on thst same equipment when they were8&6 and thst joke of a splash pad also told it was going to made bigger which to dste neither one was done b

The underpasses and railroad crossings - especially the frequent flooding at the Tiffin Ave. “subway.”

Marsh and creek

Any where in the Sandusky city limits should be included!

West End of Sandusky, it is prime for developement but nothing is happening.

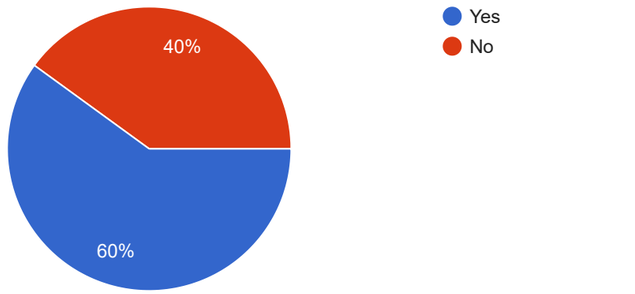
Former YMCA location / St. Stephens Lutheran Church site

Tell Us About You!

Do you live (or have you lived) in South Side?

Copy

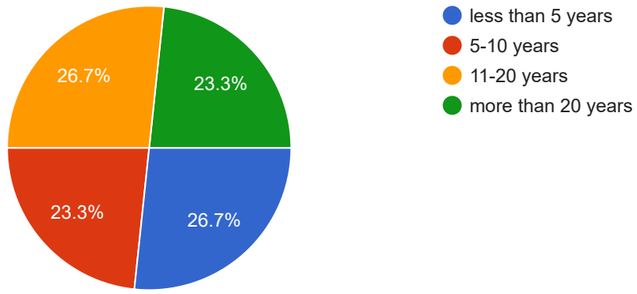
45 responses



How long (did you) have you lived in South Side?

Copy

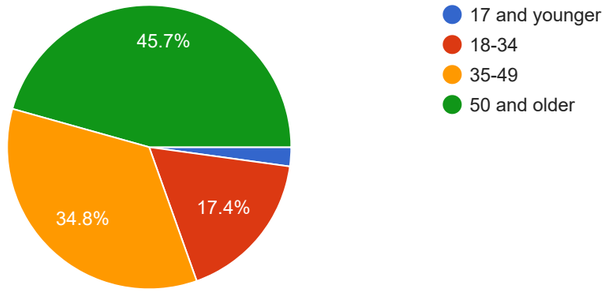
30 responses



What is your age?

Copy

46 responses



Let's Talk About Housing in South Side!

Why do you (or did you) continue to live in South Side?

24 responses

Quiet

My house is in the southside I can't just pick it up and move it.

Cause I grew up there and everyone is family. Area just needs a serious over haul in infrastructure and kid and family enviorment.

Affordable housing

Close proximity to schools

Family quietness

Quiet neighborhood

great location close to schools and main streets

My mom lives close

Grandparents lived here. I bought their house. We are technically one block outside of the designated zone on Taylor Street.

I bought my house here 15 years ago because I saw the potential of the City as a whole

Grandparents home was there

I lived there in MacArthur park for 20 years

Parents' home.

Friendly neighbors

Centrally located

Home

Affordable housing here, and nowhere else right now.

To be a part of the rebirth

My parents settled there following their leaving rural Mississippi . I will always consider it my home.

Born and raised here.

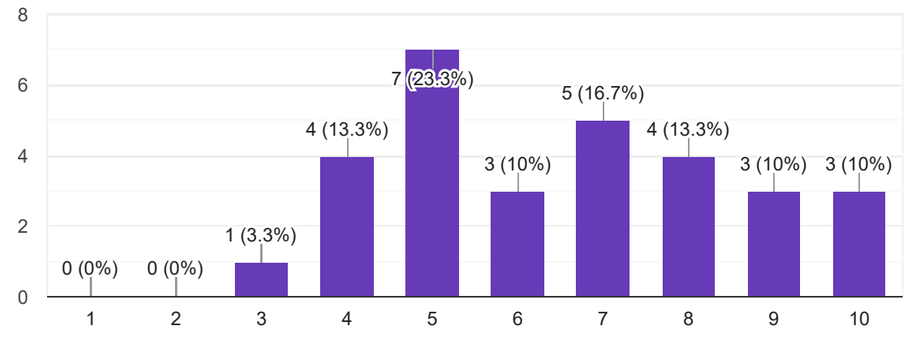
Diversity is pretty prevalent

Golf course

How would you rate living in South Side?

Copy

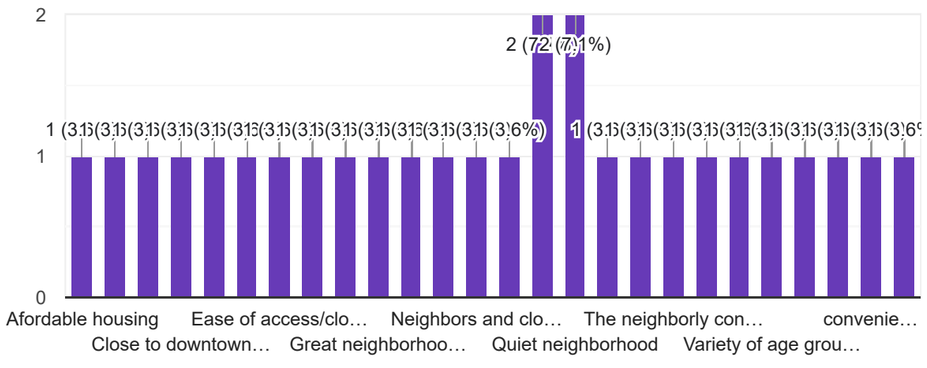
30 responses



What do you (or did you) like most about living South Side?

Copy

28 responses



Related to housing, what are some important improvements that need to be made?

26 responses

More property owners, Better infrastructure (Streets and sidewalks are in bad shape).

Beautification needs to be given to every home and property owner regardless of property size

That is the responsibility of the owner

More housing a n need to be kept up

Funding for updates and renovations. Supporting homeownership as opposed to renting.

Fix up old houses/beautify, tear down blighted structures & new housing builds

More housing

Yards cleaned up

upgrade curb appeal for many houses

Sidewalks and streets

Affordable housing

A rec center. More parks. Multi modal pathways. Many people here walk to school, work, bus stops. Many kids walk or ride bikes to school. It is NOT pedestrian or bicycle friendly, especially compared to downtown.

Nicer “affordable” housing. I personally don’t need it, but I know others do here

Less rentals, people need to keep up their properties

City wuit buying homes in there just to knock down for some secret plan

Code enforcement

Looks bad

Affordable decent housing unlike the prices that have sky rocketed

Updated properties..more housing development especially for low income or HUD individuals

keep landlords accountable without turning into a bureaucratic HOA.

grants so home owners can improve their dwellings

Affordable family housing. Demolition of rundown and abandoned structures. Alleyways cleaned up.

Affordable DECENT housing. Sandusky is filled either slum lords or greedy companies taken over. Once again the hard working middle class has no reason to even want to work.Can't afford the rich and can't get help unless you are playing the system.

Sidewalks improved or added

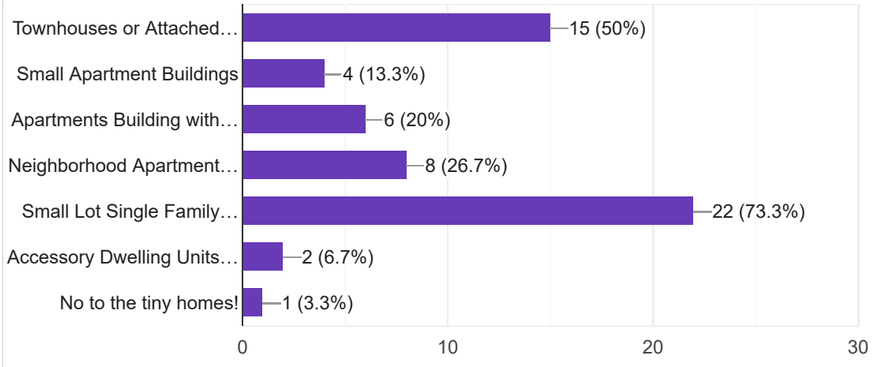
Housing styles should be improved upon

Investment in current housing structures.

We heard South Side could benefit from more diverse housing options. What style would you like to see in South Side? What seems to best fit the character of the neighborhood?

Copy

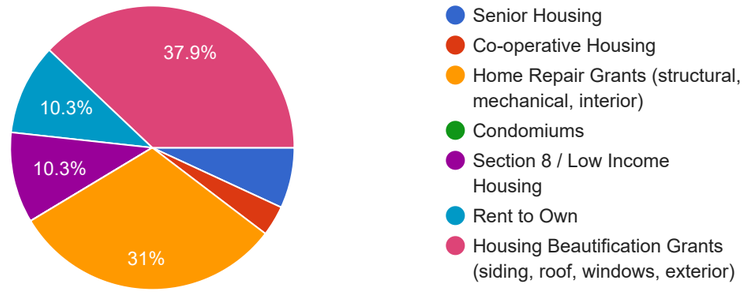
30 responses



What types of housing programs should be prioritized?

Copy

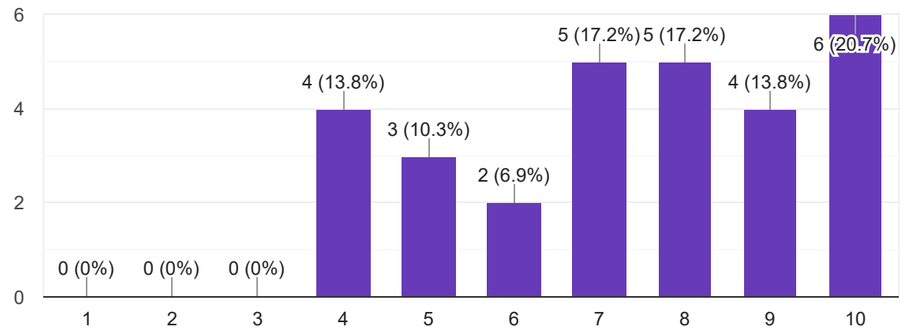
29 responses



How safe do you feel living in South Side?

Copy

29 responses



What do you think will help make South Side feel safer?

24 responses

The Justice Center at the American Crayon site would have been good start to provide a greater police presence. More owner occupied housing would make people more responsible about the properties.

Safe ways. More well lit areas. Southside is not an unsafe area. It just has major deterioration and needs to bring out the rich history and beauty back.

Stong community, knowing neighbors.

More lighting more bringing the community together

Community policing. More businesses

Better sidewalks, more lighting

Leaving it alone

.

more police patrols, walking patrols, street lighting

N/a

More job opportunities in sandusky

Community policing foot and bicycle patrols.

No one on the South Side feels as though “the city” cares about them. I think some attention could go a long way.

More police presence

Police presence, enforce drug laws in macarthur park

I always felt safe there

Lighting and cleaned up

Sub police station...neighborhood watch or community resource officers patroling

Increasing home ownership and limiting section 8. Also, neighbors who understand the importance of "community" and knowing each other and who to call in an emergency

streetlights, sidewalks

Community engagement efforts

Get these people WORKING and not hanging out on every corner.

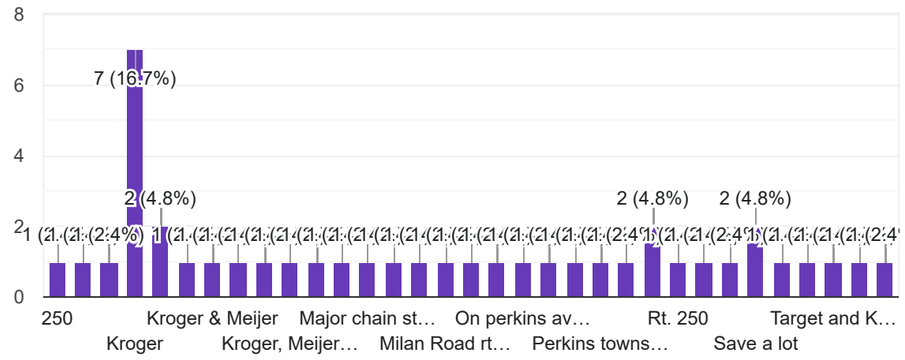
Better landscaping, sidewalks and lighting

Let's Talk About South Side Businesses!

Where do you most of your everyday shopping?

Copy

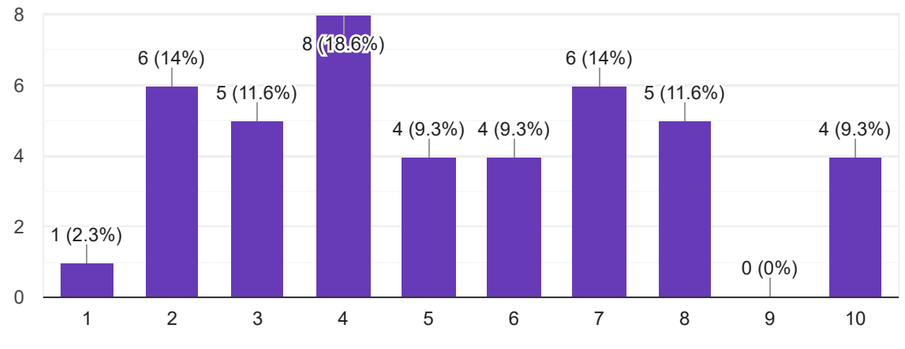
42 responses



How often do you support local businesses in South Side?

Copy

43 responses



If there were more businesses in South Side, how likely are you to shop there?

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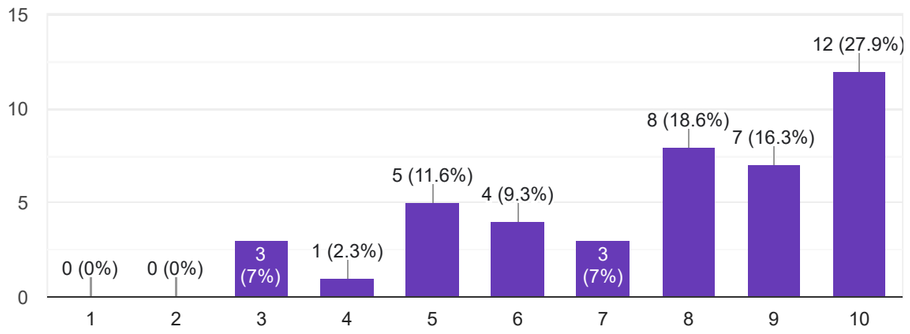
43 responses



What is most important to you when you support local business?

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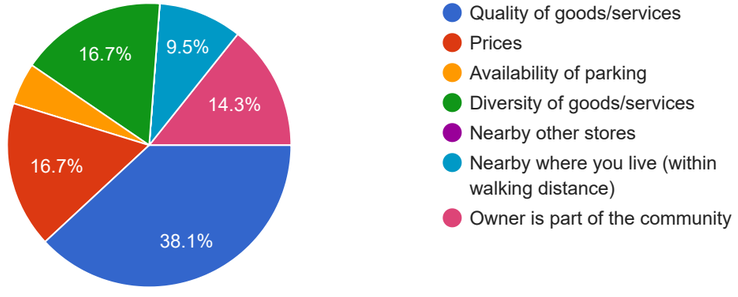
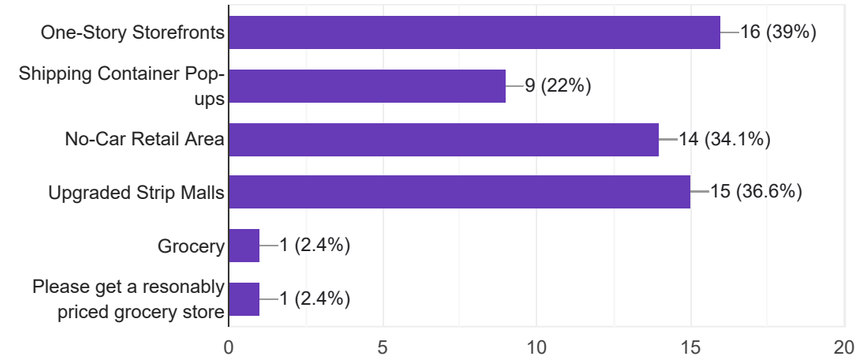
42 responses



We heard South Side could benefit from more neighborhood-scale retail and business. What style would you like to see in South Side? What seems to best fit the character of the neighborhood?

Copy

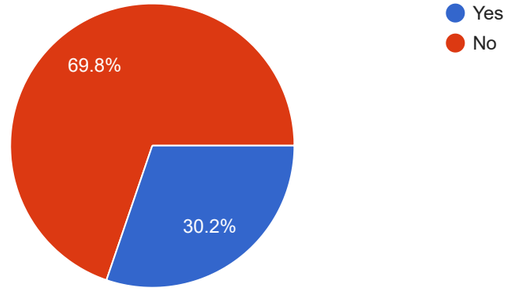
41 responses



Do you (or someone you know) have a small business that you (or they) would like to grow in South Side?

Copy

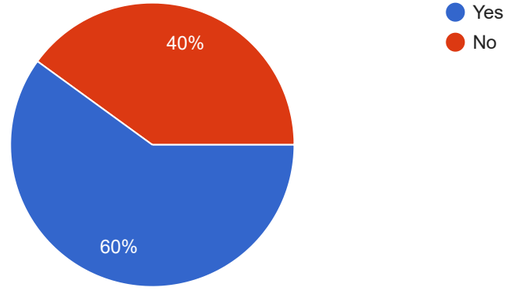
43 responses



If yes, would you like to be connected to small business resources?

Copy

20 responses

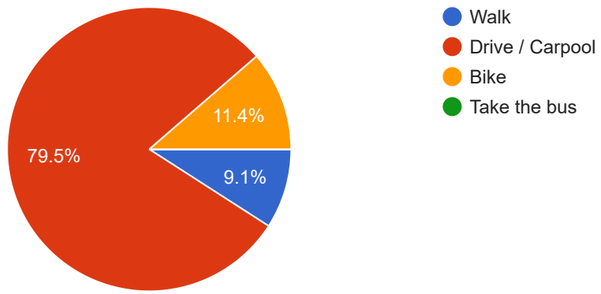


Let's Talk About Getting Around South Side!

How do you get around South Side most of the time?

Copy

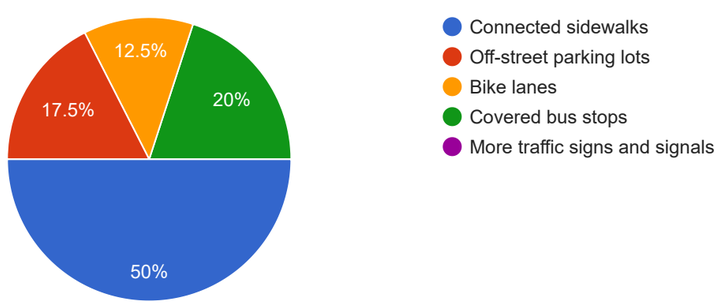
44 responses



What improvements should be prioritized for getting around in South Side?

Copy

40 responses



We heard South Side could benefit from streetscape improvements. What kind of improvements would you like to see on streets like Pierce?

32 responses

Curbs

Better streets. Every basket in the street is broken from Camp Street to Mills Street. Driving on Pierce is like riding the penny pony at Meijer. Sidewalks are broken or heaved up. Storm sewers are collapsing into themselves and smell like sewage. The city says it is rotting vegetation and their solution is to wire tie the biggest urinal cake on Earth under the grate. Almost two years have passed since city employees told me the catch basin on the corner is broken and needs repaired and they would be back to fix them. Hasn't happened yet. Two guys in a day could rebuild the catch basins but it hasn't happened.

Pavement repair, Curbs, sidewalks on both sides of the street and bike lanes.

Actual curbs, street painting, crosswalk painting

Beautification

Sidewalk flower pots

the paving of the streets

street curbs and walking paths. parking

Paved roads and sidewalks

curbs and gutters, crosswalks

Repaved roads

Install curbing and tress along streets

Protected bike pathway

Beautification

Pierce looks fine

Green space and benches

Trees, flowers, tear down the dilapidated

Flowers, trees

Paved roads sidewalks

Curbs and sidewalks

Fruit trees

I'd rather have safe neighborhoods than pretty trees. You can dress it up all you like, but at the end of the day we're a small city with a big city crime problem. And I suppose, pretty trees.

More greenery

TREES - but all neighborhoods need trees.

Definitely curbs and sidewalk repairs! Also remove big trees that cause sidewalk issues

painted crosswalks, lighting

Pierce (and Buchanan) need immediate road work. Right now I'm riding the penny horse at Meijer.

sidewalks, streetlights

Tree removal and walking/bike trails.

Nature Beautification, more trees, flowers, cool landmarks like in downtown Sandusky

Curbs and more sidewalks

What kind of improvements would you like to see on streets like Hayes?

30 responses

Hayes is part of the state highway system (Rt 4) and thus is maintained at a decent level.

Bike lanes

BIke/walk lane

Flower pots make it look more inviting

more greenery

Bike lane

Widen the road for the safety of the kids

Paved

More trees/ pot holes fixed

more trees

Foliage

More trees and better sidewalks

Retail spaces and clean up of deteriorating houses

Protected bike pathway. Improved sidewalks and pedestrian friendly intersections.

Landscape

Hayes looks fine

Trees, plants

Flowers trees

More inviting

Trees

More decent streets and greenery

TREES

crosswalks, bike lanes

Landscaping is a "nice to have" not a "must have"

streetlights streetlights

Beautification efforts

same thing, nature beautification, trees, flowers, cool landmarksf

Shade trees, cross walks, bike lanes

Landscaping

Landscaping & Beautification. Safe walking paths and multiple crosswalks. Covered bus stop areas.

What kind of improvements would you like to see on streets like Camp?

28 responses

The problem on Camp is it is near MacArthur Park which is in deplorable condition. The city has torn down homes and left a big muddy patch there. Rif Raf needs run out of the park area as we frequently hear shots fired in that area.

Bike lanes

Crosswalks leading to the stadium

Upkeep of properties

Make it more inviting

Get rid of the stop light at Perkins ave

Better sidewalks, beautification

Pavedn

Pot holes fixed

more trees

Repaved road

More greenery

Pave Camp street, old concrete makes for bumpy driving.

Protected bike pathway and improved sidewalks.

Improved walkways

Other than the homes, Camp is fine

More trees

Trees, police sub stations

Trash cleanup, flowers trees

Cleaner

Trees

lighting

Landscaping is a "nice to have" not a "must have"

streetlights

Beautification efforts

Camp St. is a widely traveled street, It is the welcoming street to Sandusky for many on the West and South end. If I want food I have to travel to Perkins Ave or Rt. 250. Need some pop up shops along this route.

Shade trees, cross walks, bike lanes

Landscaping

What kind of improvements would you like to see at the underpasses, like at Hayes?

32 responses

The understructure on the underpass needs improvements but it probably a railway issue.

Street repair Historical notations

Public art

Meaningful signage

A nice sign

bike lanes

Better lighting at night. And there is always so much trash

Fix them. They are crumbling

Na

More lighting in the underpass for the walkers

maintain better, lighting

Mural

Maybe professional tagging.

Better lighting. How about some screen to cover up neglected railroad property

Protected bike pathway and improved sidewalks and stairs.

Local artist painting. Give the area its own identity.

These streets are free be. It’s the side streets that are a mess

Welcoming signage overhead

No suggestions

Trash cleanup, fix the hardscapes,, flowers

Cleaned and lights for nights

Flooding prevention on Tiffin.

Modern

Keep it clean and safe, murals

Fix the storm sewers

better lighting

Keep debris (rocks) from falling off the overpass, keep free of trash, bike path

lighting

Neighborhood signage

Look at other cities, Tiffin, Avon, etc., etc. There are welcoming signs everywhere coming into Avon and Tiffin has a cute downtown that blends cohesively.

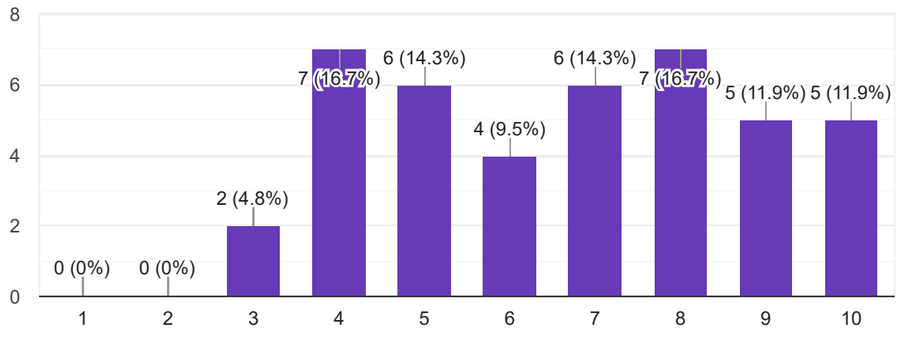
Ample lighting

Decor and landscaping

How safe do you feel getting around South Side?

Copy

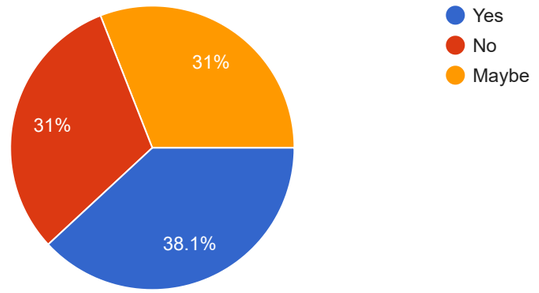
42 responses



Do you think speeding is an issue in South Side?

Copy

42 responses



What do you think will make getting around South Side feel safer?

31 responses

More owner occupied homes where people take pride in the area. Shut down the known drug dealers and throw their sorry asses in jail where they belong.

More lighting

Well lit pathways at night

Painted lanes, curbs, bike lanes.

That is an individual's responsibility.

Better affordable housing/ Jobs

More lights

More police patrols

Fix roads more patrol

Na

better lighting

Improved street lights

No street parking

More police presence

Traffic calming measures and dedicated multi use pathways for pedestrians and cyclist

Civic pride in the area.

More police on side streets

Police substation. Neighborhood Watch

Trafficcontrol, less crime and drugs

Overall lighting and looks

Police presence, street lights

Reduced crime city-wide. New judges who actually care about getting criminals off the street.

Curbs

more lighting, traffic signals, etc.

poorly worded question.

streetlights sidewalks paved roads

Law enforcement outreach efforts i.e. bike patrols

presently, folks just walk out in front of your car with no regards to the traffic flow. Seems like alot of young kids on skateboards, bikes, etc, a bigger than usual Southside park would help keep kids active and safe in one area.

Ample street lights, open park areas

Better sidewalks and lighting.

Let's Talk About Redevelopment Opportunities!

The Mills School can be transformed into something different. What would you like to see in this space?

37 responses

This space is being wasted as a rec center now. I don't know what should be there but it is an under utilized space now.

School of arts

Perhaps a community development corporation 501(c)3 entity, or a workforce development non-profit that focuses on youth workforce development, credential training…or satellite camps for Terra State Community College.

I think I'm seeing it already

Housing or learning center

A nice spot for senior housing

I am enjoying it being used as a rec center

fitness center, child care facility or youth center or senior center

Rec center! With exercise classes for adults

Recreation center to stay. It's in a great location to the schools. Much safer than the the old crayon site. Hayes is too dangerous with traffic & kids already

Rec center for kids after school program

permanent rec center

YMCA

Low rent local vendor shops

A legit rec center

Keep it as rec center….save $ vs new constructed facility

Community outreach center. Possibly Ohgo and Sandusky rec home bases.

I'm not sure

Grocery store/ small restaurants

Senior housing

Rec center works great there!

Public park; housing

Large marketplace with fresh organic

Isn't rec dept there now? I think that's great.

Apartments

Rec center

Low income housing

Something for kids..rec center

Fill the classrooms with small businesses or use them as community gathering spaces, maybe an art studio or something fun for the kids to be creative and have a place to hang out

Trade school

It needs to stay a rec center

Community center/training center

Affordable Housing Units. We have all this government covid funding coming in, yet not one program that is intended for affordable housing. Housing continues to be a major issue in Sandusky, with greedy Landlords raising the rent on basically very substandard housing. This is a huge problem right now and our city leaders need to find a way to bring in income based housing for the very poor. Just today I seen "beggers" coming in on Rt. 250 and Rt. 4. With greedy Landlords and no affordable housing, this will become a huge issue sooner rather than later. Yes, you can get on Metro if you want to wait 2-4 years, and even then, prior Landlords on Metro are turning their units into VRBO's. HUGE HUGE ISSUE RIGHT NOW and absolutely no one is addressing it. Make affordable housing a priority and everything else falls into place.

Public amenities - recreation and or public services

School. Arts programming.

FREE youth rec center & affordable child care

MacArthur / Churchwell Park can be transformed into a better open space. What would you like to see in this space?

34 responses

Look at the picture. It looks like a dump. The city tears down homes and just leaves the mess. The streets are bad. Small single family homes could be built and occupied in this area. It would be a great space for senior housing if it was rehabbed.

State of the art park and splash pad and picnic area. Must have security cameras and well lit.

Updated park equipment, splash pad, fitness trail.

Upgrades

Splash pad. Everything moved except the basketball court bigger shelter benches all around the park

Better equipment, a monitored site

Updated playground or walking path

Modern play ground, skate park, splash pad, picnic & grill options

A nicer park

splash pad, more playground equipment, curbs, gutters, crosswalks, trees

A upgraded park

Just upgrade it. Make it a safe place for the kids

Curbs, designated parking, picnic shelter, new playground equ.

A park similar to Huron park with a splash pad.

Safe equipment for kids.

Did g park?

Splash pad

A new park for kids

Better play area, dog park

Better play equipment since Churchwell is a park named for an former Sandusky police officer and MacArthur park is the area where people call home

Splash pad; handicap accessible park

Looks terrible and uninviting …orchard you can walk through

Park with trees

More diverse opportunities cultural

Trees, a nice playground with new equipment, splash pad

Single family housing development strictly for low income or habitat housing

fencing, better trails, updated equipment, bike maintenance stations

Either all green space, or multifamily retirement/low-income mix

community center surrounded by townhouses and tiny homes

Baseball/softball/tennis/soccer areas

Tear down this post WW2 housing development and start over. Most of these houses are eye sores and everyone knows it is a crime ridden area. You have the land, make the most of it.

Family picnic areas, splash pad and play sets like Central and Fulton Parks

Outdoor theater. Playground for all ages. Community gardens.

upgraded play ground & splash pad

Are there any other areas that could benefit from a transformation? Where are they and what could the changes be?

20 responses

The justice center at American Crayon was a great idea. The idea a gas line was "discovered" is absurd. The city can't put a justice center there but other buildings could be built on the site is just silly.

Empty lot on pierce street between camp and hendry way as a community garden dedicated to the Southside mothers with green thumbs past present and future

The commercial/industrial zoning south of the Camp street underpass.

New Departure. High tech manufacturing.

Formermer KBI location

All of MacArthur park area

Slow down the traffic on Hayes during school hours & more stop lights for our kids safety

Na

help homeowners upgrade appearance of the housing stock

YMCA

Strobel field parking lot

Designated parking spots for residents

The American crayon site should be a rec center or large public park, possibly with a splash pad/ ice skating rink or skate park.

No suggestions

Grow fruit trees for people to eat from last 10-15 years and produce food for people. Pretty and easy to maintain. Garden where people can walk through. Benches and trees to relax and read. Bike paths and a dog park

City wide - trees, get criminals off the street, splash pads in additional locations, supervision for parks and splash pads. Supervision could be paid for by getting rid of some of our top heavy city government....too many chiefs and not enough Indians.

New Departure. It supplied living-wage jobs to both skilled and underskilled workers alike. The closing amped up flight away from the city, general despair, and drug/alcohol use.

American Crayon site....possible rec center and tiny homes

Yes, would someone please bring in "livable jobs" into this area. You have a community that most people work 2-3 jobs just to keep their heads above water. Most locals don't have time to enjoy the touristy part of Sandusky, because they are working all the time. The development at the old KBI is moving at a snails pace, and the old Ford plant is always on the verge of a take over or shutting down. Most people work outside of Sandusky, for the simple face that there are no livable jobs in this town. One or two big name companies could make a real difference in the lives of this small community, but I have never heard of any of this type of negotiations taking place. Sandusky is the perfect model of the Rich get richer, the poor get poorer. We need both rich people and poor people for a town to survive, the problem is the rich are laughing all the way to the bank while the poor people will be the "new homeless of Sandusky, OH"

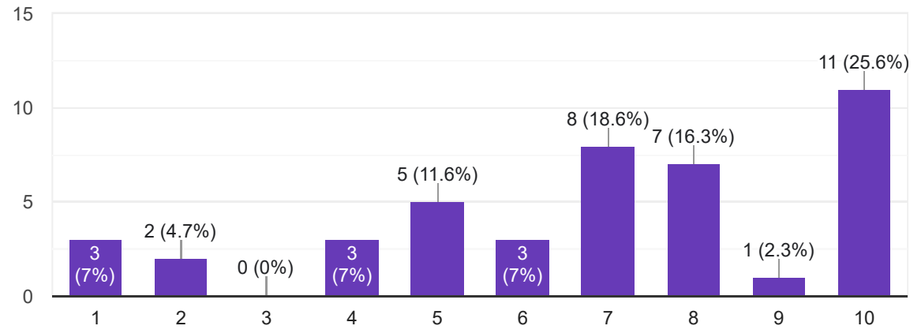
What is planned for the YMCA area?

Tell Us About Our Approach

How would you rate the outreach and engagement on this process so far?

Copy

43 responses



What else can we do to keep you engaged and informed throughout the process?

22 responses

Actually spend money in the southside and not just create a plan and file it in city hall and say "look what we did in the southside. We made a plan to improve residents lives" Personally I will believe nothing will happen as it is too far from downtown.

Hold an outside forum

Emails, newsletter, social media

Keep having meetings & discussions

Loudly & actively put notices of meetings on all media outlets. Mailings & yard signs informing residents when & where planning meetings are going to be held

Na

air discussions on the city YouTube channel

Fliers

Posts

More public outreach

Newsletters that had mes?

Online forms of updated information

Allow votes on choices being considered

More publication for these surveys

Streamline the process.

door to door contact and explanation

Go into the neighborhood and residents

More Public forum

A majority of people are not ever going to take this survey. I took it because everything I said is being repeated by people with their eyes wide open. A survey is not going to change the outcome of whatever funding you receive. The ones in charge will always lean on the side of the rich get richer, so everything else is a mote issue. Surveys and engagement meetings--which by the way, when you have people working 2-3 jobs, who has time for meetings. The peple who make these decisons need to have their eyes wide open. There is crime, affordable housing, childcare, and the pride factor in Sandusky has been missing for some time. Hey, but the rich people are very happy and living life to the fullest. Focus on the poor in this community and keeping their heads above water. If not Sandusky could become a homeless community with beggers at every corner. It is shifting that way, BEWARE.....

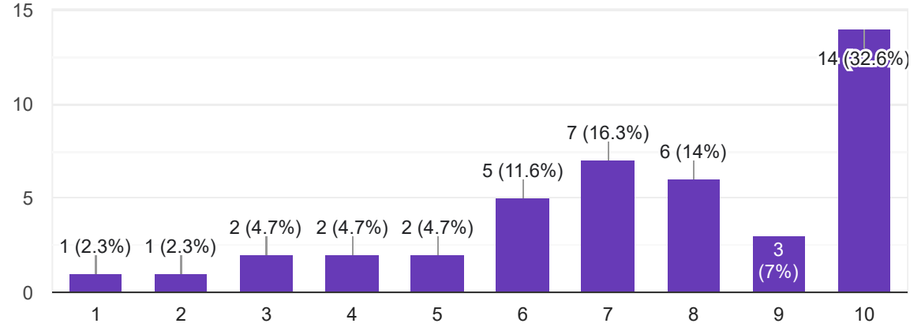
Give more advance notice for focus group meetings and publicize surveys to all homeownerss

Give us more advanced notice of meetings and plans

Email communication and updates

How likely are you to participate in the next engagement meeting? Copy

43 responses



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Google Forms

APPENDIX C
DRAFT PLAN FEEDBACK SURVEY

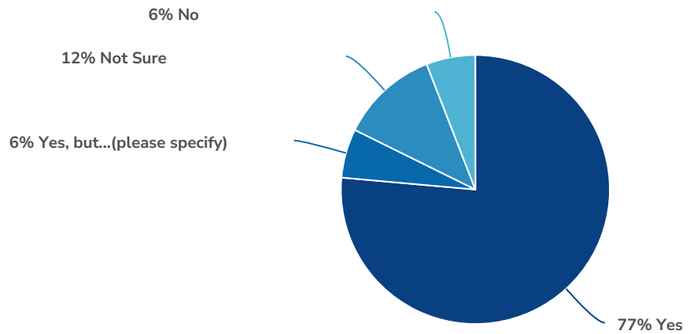
Report for DRAFT SOUTH SIDE NEIGHBORHOOD PLAN FEEDBACK

Response Counts

Completion Rate:	**100%**	
Complete		20

Totals: 20

1. Does the plan cover all the topics you expected to see addressed in the South Side Neighborhood Plan?

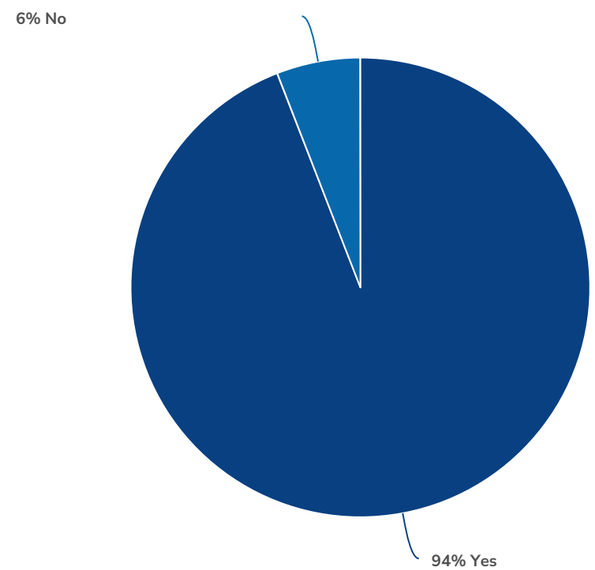


Value	Percent	Responses
Yes	76.5%	13
Yes, but...(please specify)	5.9%	1
Not Sure	11.8%	2
No	5.9%	1

Totals: 17

Yes, but...(please specify)	Count
KBI should be considered in this plan. Though it is in Perkins twp, it is adjacent to SS, and was once a major employment hub with huge potential that could positively impact SS directly if repurposed	1
Totals	1

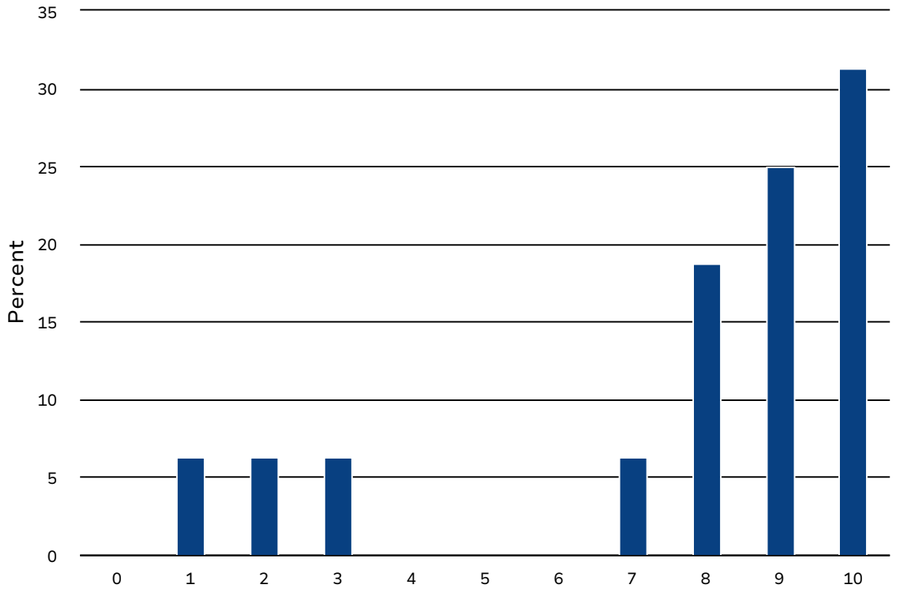
2. Is the plan easy to understand and follow?



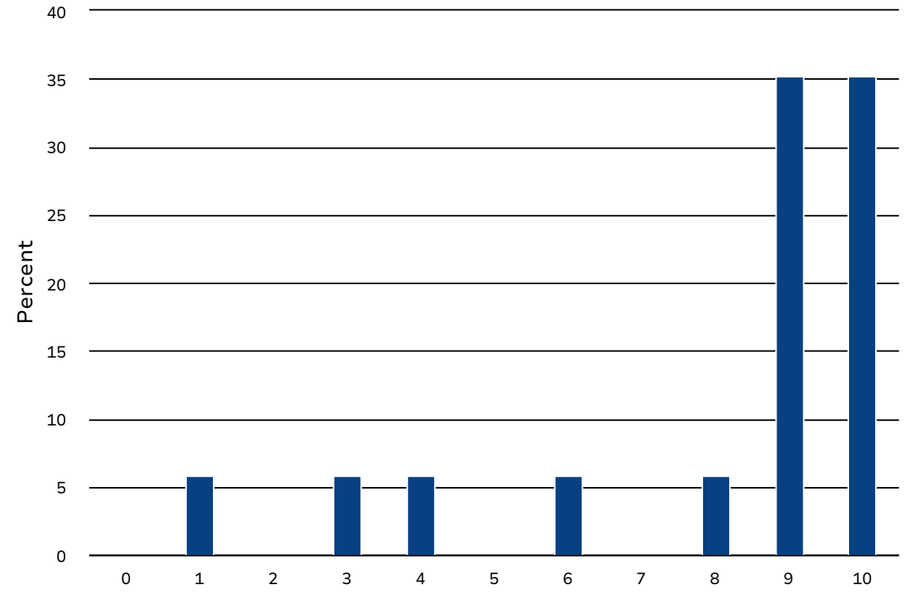
Value	Percent	Responses
Yes	94.1%	16
No	5.9%	1

Totals: 17

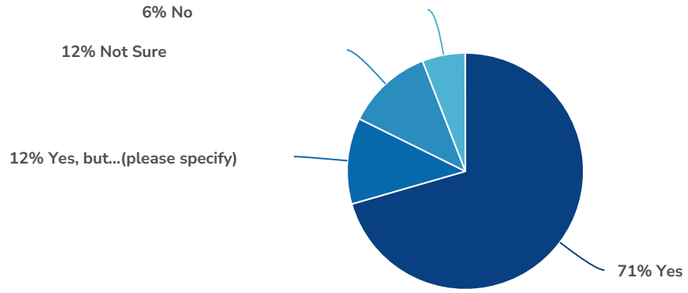
3. How well does the vision capture what you hope to see for the future of the South Side on a scale of 1-10, 10 meaning extremely well?



4. How well do the proposed goals and strategies support the vision for Housing and Neighborhoods in the South Side on a scale of 1-10, 10 meaning extremely well?



5. Do the vision, goals, and strategies outlined in Housing and Neighborhoods reflect what is most important to you regarding housing in the South Side?

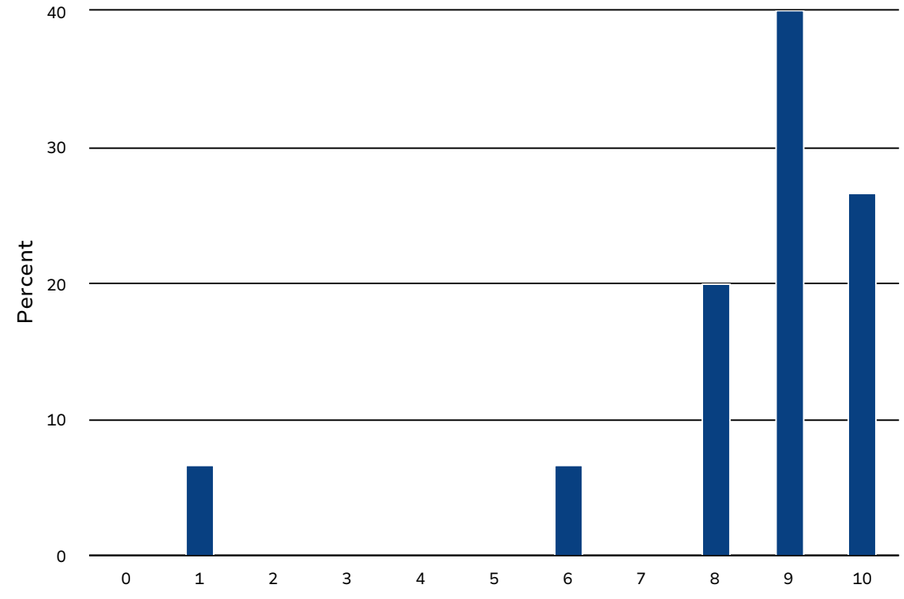


Value	Percent	Responses
Yes	70.6%	12
Yes, but...(please specify)	11.8%	2
Not Sure	11.8%	2
No	5.9%	1

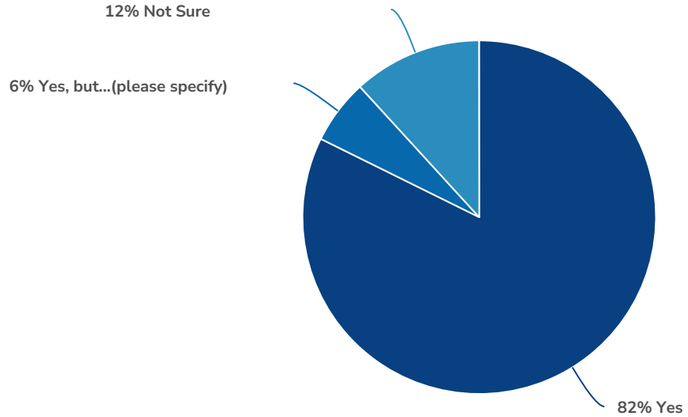
Totals: 17

Yes, but...(please specify)	Count
I want their to be emphasis on permanent housing options for low income families that is readily available	1
Love the proposed use of Mills School for housing. Also like the idea of providing assistance to residents regarding repairing housing; down payments, etc.	1
Totals	2

6. How well do the proposed goals and strategies support the vision for Connectivity and Infrastructure in the South Side on a scale of 1-10, 10 meaning extremely well?



7. Do the vision, goals, and strategies outlined in Connectivity and Infrastructure reflect what is most important to you regarding connectivity in the South Side?

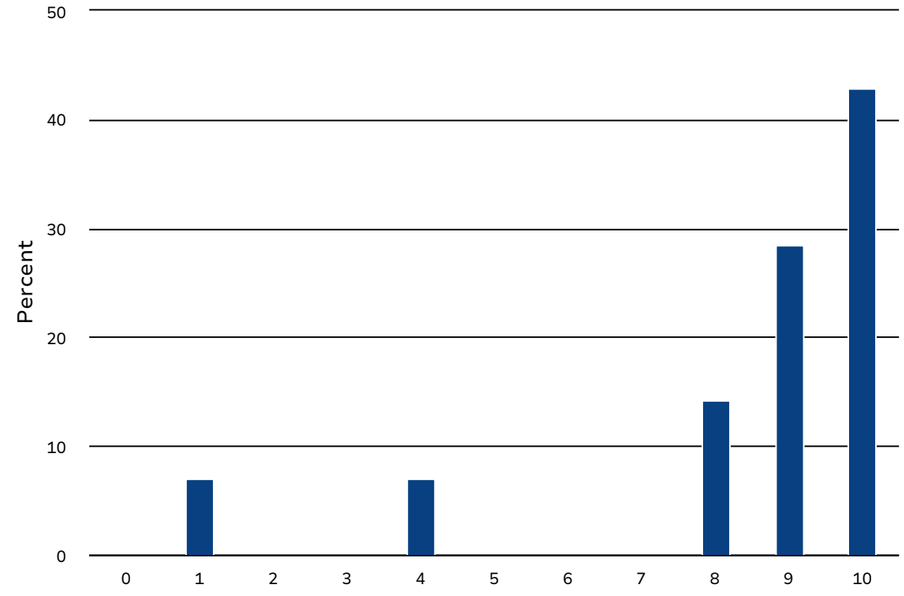


Value	Percent	Responses
Yes	82.4%	14
Yes, but...(please specify)	5.9%	1
Not Sure	11.8%	2

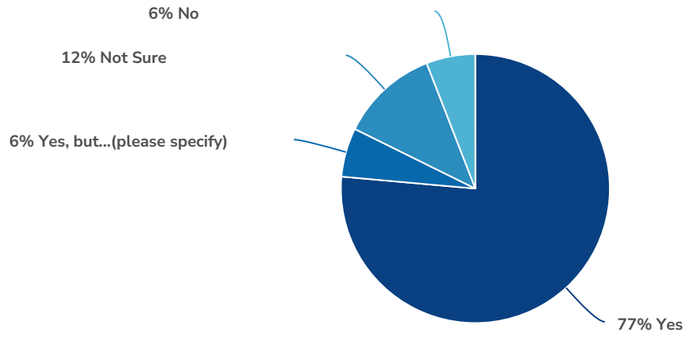
Totals: 17

Yes, but...(please specify)	Count
Yes for multimodal trails!!! Please make all bike lanes dedicated. biking lanes that share a car lane are dangerous!!!!	1
Totals	1

8. How well do the proposed goals and strategies support the vision for Parks and Open Space in the South Side on a scale of 1-10, 10 meaning extremely well?



9. Do the vision, goals, and strategies outlined in Parks and Open Space reflect what is most important to you regarding open space in the South Side?



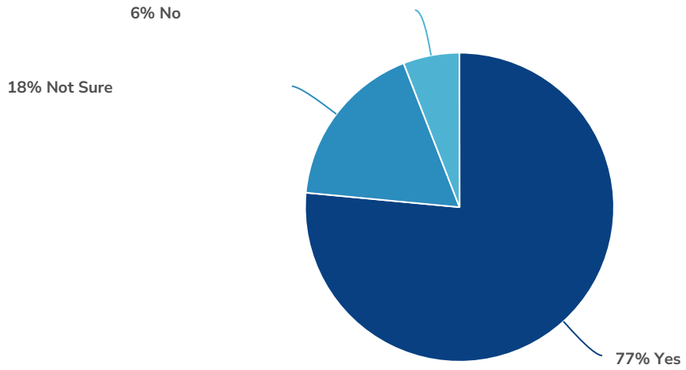
Value	Percent	Responses
Yes	76.5%	13
Yes, but...(please specify)	5.9%	1
Not Sure	11.8%	2
No	5.9%	1

Totals: 17

Yes, but...(please specify)	Count
I'd rather see funds applied connecting the SS to the Sandusky Bay Pathway than adding a ped pathway at the golf course.	1
Totals	1

10. How well do the proposed goals and strategies support the vision for Accessibility and Services in the South Side on a scale of 1-10, 10 meaning extremely well?

11. Do the vision, goals, and strategies outlined in Accessibility and Services reflect what is most important to you regarding access to key services in the South Side?

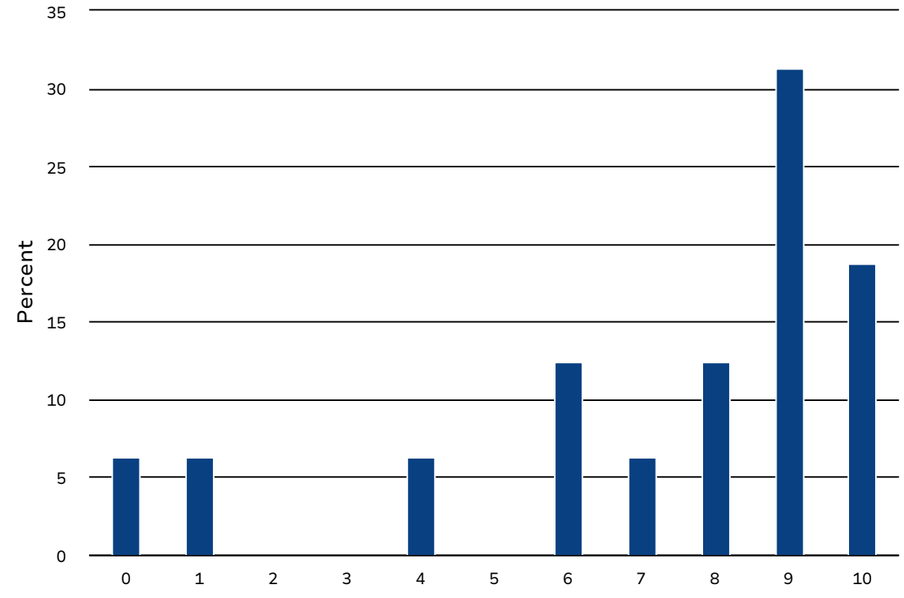


Value	Percent	Responses
Yes	76.5%	13
Not Sure	17.6%	3
No	5.9%	1

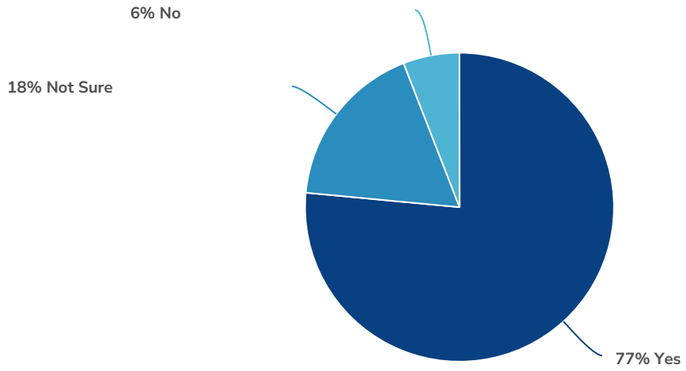
Totals: 17

Yes, but...(please specify)	Count
Totals	0

12. How well do the proposed goals and strategies support the vision for Economic Prosperity in the South Side on a scale of 1-10, 10 meaning extremely well?



13. Do the vision, goals, and strategies outlined in Economic Prosperity reflect what is most important to you regarding economic growth in the South Side?

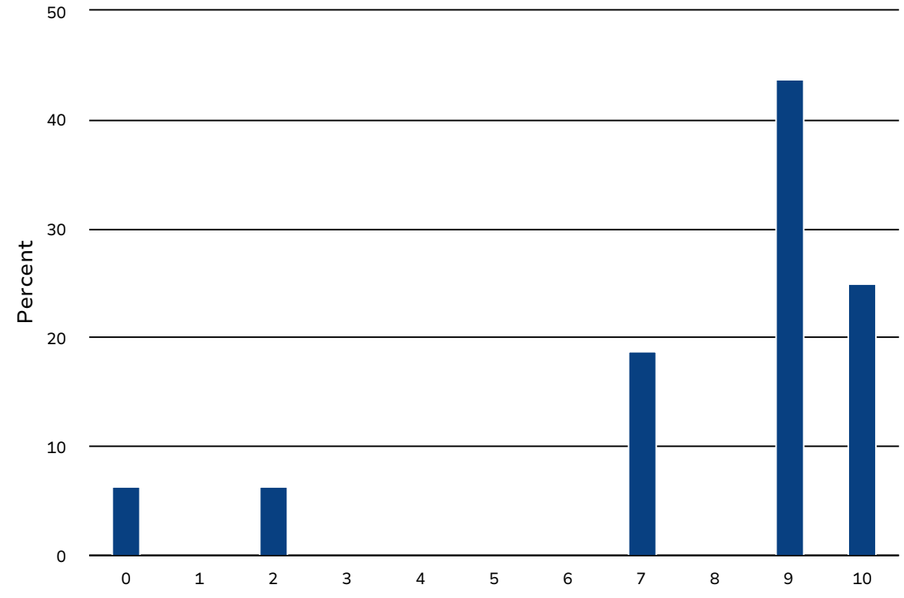


Value	Percent	Responses
Yes	76.5%	13
Not Sure	17.6%	3
No	5.9%	1

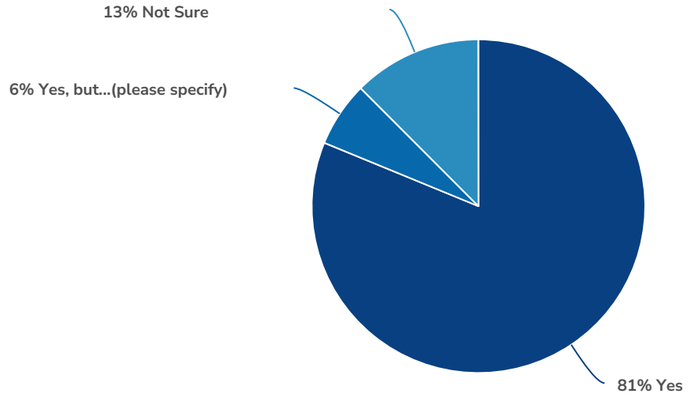
Totals: 17

Yes, but...(please specify)	Count
Totals	0

14. How well do the proposed goals and strategies support the vision for Branding and Beautification in the South Side on a scale of 1-10, 10 meaning extremely well?



15. Do the vision, goals, and strategies outlined in Branding and Beautification reflect what is most important to you regarding beautifying and branding the South Side?



Value	Percent	Responses
Yes	81.3%	13
Yes, but...(please specify)	6.3%	1
Not Sure	12.5%	2
		Totals: 16

Yes, but...(please specify)	Count
Please include community shared spaces such as a community garden or two. would love to see even more trees and more natural flowers	1
Totals	1

16. Do you have any additional comments regarding the plan?

ResponseID	Response
4	great job all around!
7	Thank you [redacted]
8	Do the opposite of what Tim Schwanger recommends. The city is doing a great job and has an excellent plan
10	Very thorough and well articulated plan.
11	I think Kendra did an outstanding job sharing the plan at the community meeting on March 14th. I have reviewed the plan and although I did not read all 158 pages in depth, I did concentrate on the goals and action plan - thanks to Kendra's explanation, I was able to navigate the plan. Her team produced a comprehensive plan with achievable goals for Sandusky residents. Now, it is up to us to coalesce around the goals and action plans and work as an entire city to realize the vision. One more comment - I appreciate how Kendra and Erin graciously fielded and answered questions and comments from the stakeholders. They did not succumb to what I considered to be SOME comments that reflected a confrontational attempt to be negative. Good job to our city planners!
12	Looking forward to how this moves forward and what can be achieved.
14	Please focus on achieving space for all members of the community, especially low income working class people. it is so hard to find housing in Sandusky when very poor. it's hard in general to find a sense of stability when poor, especially these days. please do not just gentrify the neighborhood. provide permanent and protected housing and neighborhood for people who cannot pay market rates. subsidy housing, designate permanent spaces for low income housing and units. Create a truly intersectional and vibrant working class community where small and local businesses can thrive and the local community can thrive together without fear of being pushed out. And MORE TREES!!! It's getting hotter and hotter in the summer;we need to cool down. Besides, wildlife love trees and we love wildlife
16	Looks like your going to have walk ways for more drug trafficking. More gardens that look like crap like the ones downtown and more low income housing that looks unlivable. But so much more signage, that just clutters up the roadways.
17	I was just back home and I was truly disappointed in how the roadways , housing (lack of code enforcement) looked. If the infrastructure is not addressed first, then what good is there to do all that is a part of this process? Are we talking about affordable housing or will we be looking at gentrification? I would love to see Churchwell Park on Pierce Street.
18	The plan is so much to digest and understand. Would have been nice just to see plans and ways of execution in a more simplified form. Not impressed.

WHERE COMMENTS WERE ADDRESSED IN THE DOCUMENT

- Comment from Question 1 Response 1 addresssed in Pillar 5: Economic Prosperity Goal 3.
- Comment from Question 5 Response 1 addressed in Pillar 1: Housing + Neighborhoods Goal 1 Strategies 1.1. and 1.2.
- Comment from Question 7 Response 1 addressed in Pillar 2: Connectivity and Infrastruture.
  - At this time, the first priority is improving road and sidewalk infrastructure seen in Pillar 2: Connectivity and Infrastruture Goal 1 Strategy 2. However, as mentioned in Goal 2, enhanced bike infrastructure is proposed on major roads such as Pierce and Camp to align with city wide bike infrastructure and meet the capacity needed to fund dedicated bike lane improvements.
- Comment from Question 9 Response 1 addressed in Pillar 2: Connectivity and Infrastruture Goal 1 Strategy 1.2.
- Comment from Question 15 addressed in Pillar 1: Housing + Neighborhoods Goal 3 which shows community gardens and green space at Mills School. It is also addressed in Pillar 6: Branding + Beautification Goal 2 Strategy 2.2 and Goal 5 Strategy 3.
- Comment from Question 16 Response 14 as it pertains to housing addressed in Pillar 1: Housing + Neighborhoods Goal 1 Strategies 1.1 and 1.2.
- Comment from Question 16 Response 14 as it pertains to trees addressed in Pillar 6: Branding + Beautification Goal 3 and Pillar 2: Connectivity and Infrastruture Goal 2.
- Comment from Question 16 Response 16 as a code enforcement question which is addressed in Pillar 6: Branding + Beautification Goal 1 Strategy 2, Goal 2 Strategy 3, and Goal 3 Strategy 1.
- Comment from Question 16 Response 17 as it pertains to infrastructure addressed in Pillar 2: Connectivity and Infrastruture Goal 1 which identifies road and infrastructure improvements as a first priority.
- Comment from Question 16 Response 17 as it pertains to housing addressed in Pillar 1: Housing + Neighborhoods Goal 1 Strategies 1.1. and 1.2 which focus on retaining affordable options for residents.
- Comment from Question 16 Response 17 as it pertains to Churchwell Park is addressed in Pillar 3: Parks and Open Spaces Goal 1. Churchwell Park will remain on Forest Drive and is undergoing an intensive redesign process. However, gateway and connectivity enhancements to better connect the park to areas such as Pierce Street are recommended in Pillars 2, 3, and 6.
- Comment from Question 16 Response 18 is addressed via the executive summary and 2 page summary diagram showing the top 8 prioritized recommendations for implementation in the South Side.

APPENDIX D
PRIOR PLAN SUMMARY

Leading up to and through the 2018 Bicentennial Celebration, the City of Sandusky undertook an extensive planning process. The 2018 Bicentennial Vision adopted in February of 2016, the 2021 Neighborhood Initiative completed in January of 2017 and the Public Art and Placemaking Plan completed in October of 2018.

In 2021, the city of Sandusky released a summary of the improvements completed since 2016, in line with the goals and visions of this planning process. The impressive list highlights important initiatives including parks improvements, public art, infrastructure, and homeowner assistance as well as extensive changes to the downtown. However, this map of improvements also highlights the concentration of these improvements in certain sections of the city. While referenced in earlier planning processes the lower number of improvements in the south of the city indicates the need for a South Side specific plan to focus investment and opportunity in this unique Sandusky neighborhood.

A number of recommendations included in the South Side plan build upon the ideas and values outlined in these earlier plans. These include improvements to infrastructure, streetscapes and parks, preservation and improvement of affordable housing, re-use and redevelopment of historic buildings and sites. Further alignment will be detailed throughout the sections of the South Side Plan.

Following are references from each plan that inspired the chapters of the South Side Neighborhood Plan.

HOUSING + NEIGHBORHOODS

BICENTENNIAL VISION:

- Increasing homeownership, affordable housing access, property values
- Enforcement of code to ensure property upkeep (possibly relevant to community comments on slumlords/absentee landlords)
- Stabilize existing housing stock
- Invest in diverse housing options
- Invest in housing programs

2017 CITY OF SANDUSKY NEIGHBORHOOD INITIATIVE:

- Infill housing around Churchwell Park

CONNECTIVITY + INFRASTRUCTURE

PUBLIC ART AND PLACEMAKING:

- pg. 27, recommendation to incorporate public art with infrastructure improvements. Railroad crossing leading into South Side indicated as opportunities.

BICENTENNIAL VISION:

- Improvements to Amtrack station
- Hayes and Perkins identified as a "gateway" point to Sandusky, key point for improvements, branding, etc.
- Improvements to streets and sidewalks including better lighting and safe routes to school
- Develop a hub system that begins and ends all current and future fixed bus route services out of Downtown Sandusky, creating a more consistent and easier to understand routing system for riders and connecting all routes to the growing list of amenities and employment in Downtown Sandusky

2017 CITY OF SANDUSKY NEIGHBORHOOD INITIATIVE:

- Streetscape improvements at Buchanan (safe route to school)

BRANDING + BEAUTIFICATION

PUBLIC ART AND PLACEMAKING:

- pg. 30-31 discusses recommendations for kinds of public art. In line with our recommendations for branding and beautification

BICENTENNIAL VISION:

- Community desire for programs to help landowners beautify property.
- Beautification of historic areas
- Heritage markers and city identity, in South Side offer an identity that residents can embody and elevate as their own investment in the neighborhood

2017 CITY OF SANDUSKY NEIGHBORHOOD INITIATIVE:

- Lighting and art for Camp/Hayes under passes

ECONOMIC PROSPERITY

BICENTENNIAL VISION:

- Lots near American Crayon factory/railroad identified as redevelopment focus area
- Support for startups and small businesses
- Revitalization and reuse of vacant buildings and land
- In South Side, expand mixed use development by repurposing older/vacant buildings

2017 CITY OF SANDUSKY NEIGHBORHOOD INITIATIVE:

- Small scale retail at Perkins Avenue

PARKS + RECREATIONS

BICENTENNIAL VISION:

- MacArthur Park identified as an important area for redevelopment. Community suggestions included calls for more programming, full size basketball court, splash pad, dog park, restrooms, community facilities, accessibility.
- Link (southside) to the waterfront, other neighborhoods, and commercial corridors through a trail network
- Neighborhood scale park master plans
- Park system, connecting local and regional

2017 CITY OF SANDUSKY NEIGHBORHOOD INITIATIVE:

- Major upgrades to Churchwell Park (signage, lighting, comfort station, playscape, and splash park)



SOUTH SIDE NEIGHBORHOOD PLAN

APPENDIX 2023

DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

April 27, 2023

At the April 26, 2023 Planning Commission meeting, the Planning Commission recommended the South Side Neighborhood Plan to the City Commission for adoption. The proposal is to adopt the South Side Plan to allow staff to begin work on implementing the plan recommendations.

The South Side Plan will be utilized to guide policy and direction to staff for the next several years in regards to programing and development projects based on the six pillars of the plan: housing + neighborhoods, connectivity + infrastructure, parks + open spaces, access + services, economic prosperity, and branding + beautification. The creation of a South Side Plan was directed by recommendations in the Bicentennial Comprehensive Plan and Sandusky Neighborhood Initiative.

Pete McGory
Planning Commission Chairman

ORDINANCE NO._____

AN ORDINANCE APPROVING AND ADOPTING THE SOUTH SIDE PLAN FOR THE CITY OF SANDUSKY; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, in 2016 the City's Bicentennial Vision / Comprehensive Plan and Strategic Plans were adopted in which recommendations were made for investments into the neighborhoods to make them more vibrant, livable, and connected and inspired the creation of the Sandusky Neighborhood Initiative; and

WHEREAS, the City Commission approved and adopted the Sandusky Neighborhood Initiative Plan by Ordinance No. 17-135, passed on July 10, 2017, which aimed at improving residential neighborhoods within the City, and focused on six (6) neighborhoods including the South Side neighborhood; and

WHEREAS, this City Commission approved an agreement for Professional Services with the SmithGroup Architects & Landscape Architects, PLLC (d.b.a. SmithGroup, PLLC) of Ann Arbor, Michigan, for the South Side Neighborhood Plan by Ordinance No. 22-017, passed on February 14, 2022; and

WHEREAS, this City Commission approved a Memorandum of Understanding (MOU) with the Erie County Board of Health for the reimbursement of costs for the design and revitalization of Churchwell Park as part of the South Side Plan by Ordinance No. 23-048, passed on February 27, 2023; and

WHEREAS, the South Side Plan includes three components: the Plan, an Executive Summary, and an Appendix and the Plan is built on six (6) pillars each with a set of policy, programmatic, and land use recommendations and are as follows: Housing & Neighborhoods, Connectivity & Infrastructure, Parks & Open Spaces, Access & Services, Economic Prosperity, and Branding & Beautification; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to proceed with the implementation of the projects and allow for the reimbursement of funds granted by the Erie County Health Department in a timely manner and in accordance with the MOU; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves and adopts the South Side Plan, a copy of which is marked Exhibit "A" and is attached to this Ordinance and is specifically incorporated as if fully rewritten herein.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

CITY OF SANDUSKY

SOUTH SIDE NEIGHBORHOOD PLAN

DRAFTED APRIL 2023



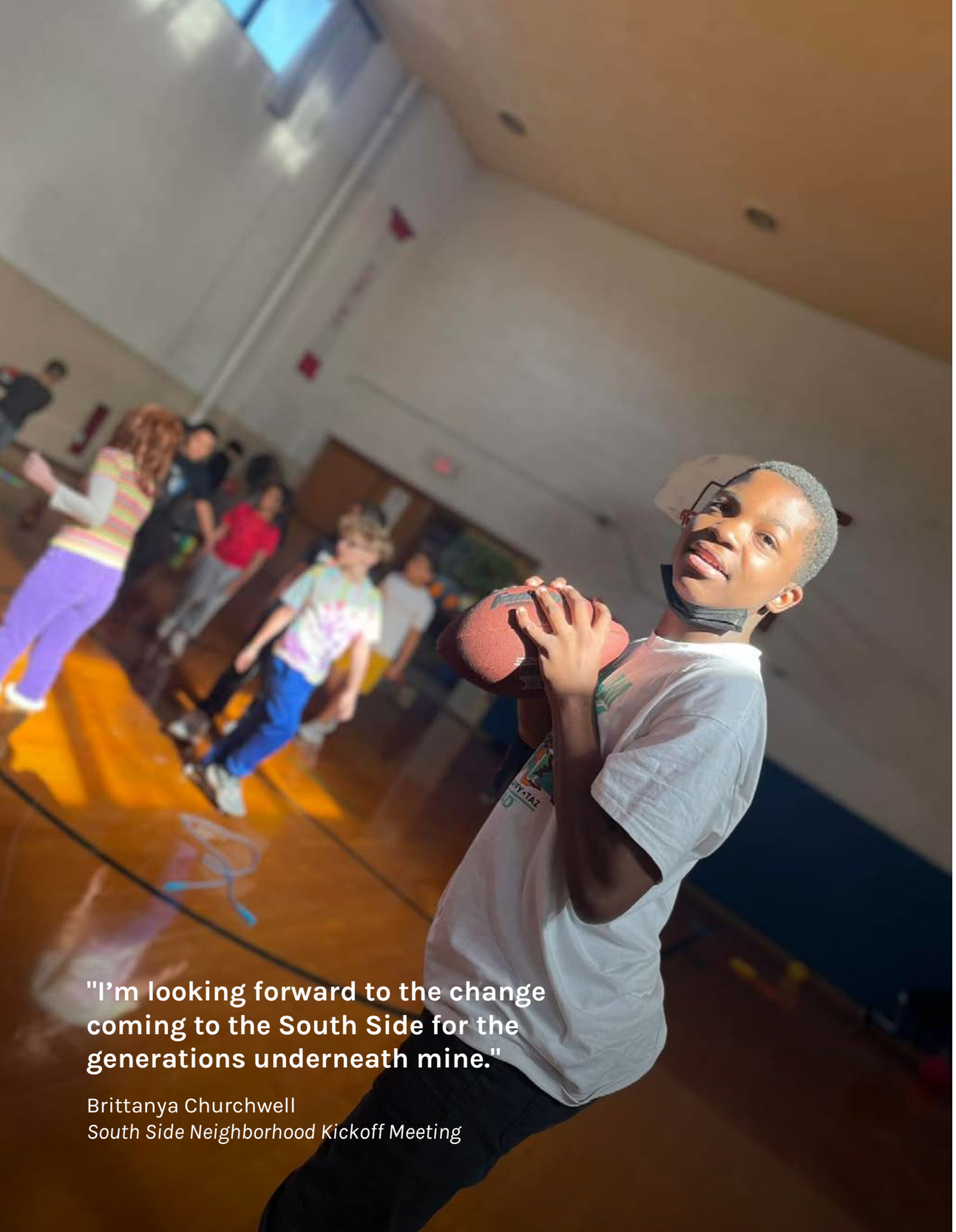


TABLE OF CONTENTS

EXECUTIVE SUMMARY

INTRODUCTION

12 WELCOME TO THE SOUTH SIDE
14 CONTEXT
17 PROCESS
18 RECENT PLANS
19 ENGAGEMENT
22 SIX PILLARS OF SOUTH SIDE
23 HOW TO NAVIGATE THE PLAN
24 TOP RECOMMENDATIONS

PILLAR 1 HOUSING + NEIGHBORHOODS

28 GOAL 1. EXPAND HOUSING ASSISTANCE FOR CURRENT RESIDENTS AND MAINTAIN OVERALL HOUSING AFFORDABILITY.
34 GOAL 2. ENHANCE EXISTING HOUSING CONDITIONS AND DIVERSIFY HOUSING OPTIONS IN THE SOUTH SIDE.
44 GOAL 3. RETAIN AND ADAPTIVELY REUSE THE FORMER MILLS SCHOOL BUILDING.
50 PRIORITIES

PILLAR 2 CONNECTIVITY + INFRASTRUCTURE

54 GOAL 1. UPGRADE NEIGHBORHOOD INFRASTRUCTURE INCLUDING WASTEWATER AND STORMWATER SYSTEMS.
56 GOAL 2. IMPROVE NEIGHBORHOOD CONNECTIVITY AND ENHANCE PEDESTRIAN AND BIKE INFRASTRUCTURE.
60 GOAL 3. IMPLEMENT TRAFFIC CALMING STRATEGIES, ENHANCED LIGHTING, AND IMPROVED PUBLIC SPACES TO ENHANCE COMMUNITY SAFETY.
62 PRIORITIES

PILLAR 3 PARKS + OPEN SPACES

66 GOAL 1. TRANSFORM CHURCHWELL PARK INTO A NEIGHBORHOOD SERVING PARK.
74 GOAL 2. ENHANCE SOUTH SIDE RECREATIONAL FACILITIES AND ACCESS.
80 GOAL 3. ENHANCE ALL PARKS AND RECREATIONAL PROGRAMS AND SERVICES.
86 PRIORITIES

PILLAR 4 ACCESSIBILITY + SERVICES

90 GOAL 1. BUILD TRUST AND IMPROVE THE RELATIONSHIP BETWEEN THE CITY AND SOUTH SIDE COMMUNITY.

92 GOAL 2. STRENGTHEN PARTNERSHIPS WITH LOCAL COMMUNITY ASSOCIATIONS, SOCIAL SERVICE ORGANIZATIONS, NON-PROFITS, AND FAITH BASED GROUPS.

94 GOAL 3. IMPROVE COMMUNITY HEALTH THROUGH INCREASED ACCESS TO MENTAL HEALTH SUPPORT, HEALTHY FOOD OPTIONS, AND QUALITY COMMUNITY SPACES.

96 GOAL 4. INCREASE RESIDENTS ACCESS TO EDUCATIONAL RESOURCES THAT SUPPORT LIFELONG LEARNING.

98 PRIORITIES

PILLAR 5 ECONOMIC PROSPERITY

102 GOAL 1. SUPPORT LOCAL EMPLOYMENT AND ENTREPRENEURSHIP ACROSS THE SOUTH SIDE.

104 GOAL 2. INCENTIVIZE DEVELOPMENT OPPORTUNITIES AND ALLOW FOR STRATEGICALLY LOCATED MIXED-USE.

110 GOAL 3. WORK WITH NEIGHBORING JURISDICTIONS TO INCREASE LOCAL JOB OPPORTUNITIES AND ATTRACT NEW BUSINESSES THAT OFFER LIVING WAGES.

112 PRIORITIES

PILLAR 6 BRANDING + BEAUTIFICATION

116 GOAL 1. IMPROVE STREETSCAPES AND ESTABLISH GATEWAYS TO ENHANCE SAFETY AND CREATE A SENSE OF ARRIVAL.

122 GOAL 2. ENHANCE, PROTECT, AND REVITALIZE EXISTING PROPERTIES (AS NEEDED) TO PRESERVE THE NEIGHBORHOOD CHARACTER.

125 GOAL 3. CREATE SHORT- AND LONG- TERM PLANS FOR PUBLICLY-OWNED VACANT LAND AND UNDERUTILIZED LAND.

130 GOAL 4. UTILIZE GREEN INFRASTRUCTURE IN KEY AREAS TO IMPROVE NEIGHBORHOOD RESILIENCY AND BEAUTIFY COMMUNITY LANDSCAPING.

132 GOAL 5. TELL THE SOUTH SIDE STORY.

138 PRIORITIES

CHAPTER 7 IMPLEMENTATION PLAN

142 ACTION PLAN

158 PLAN ALIGNMENT

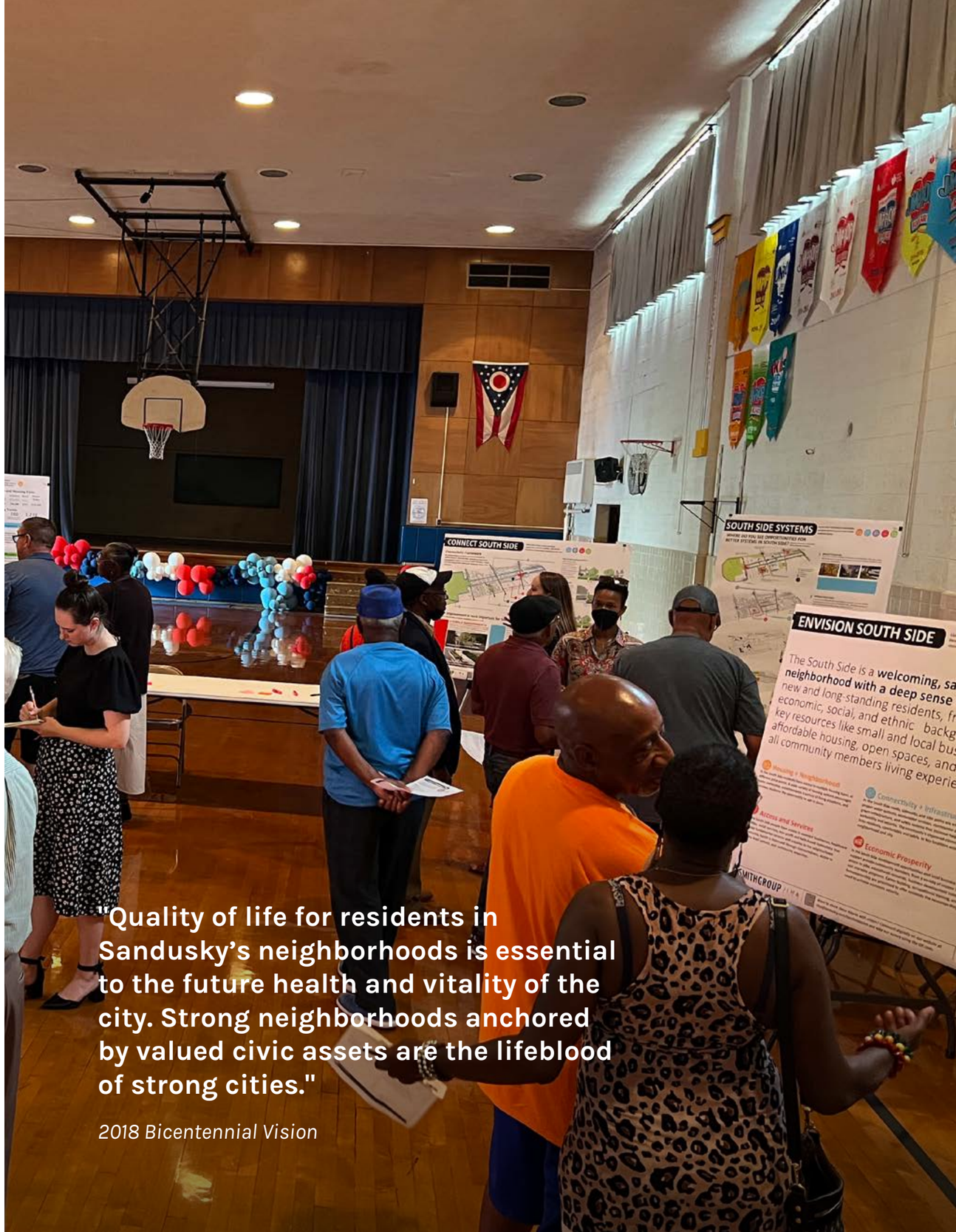
APPENDICES

162 APPENDIX A ENGAGEMENT SUMMARY

164 APPENDIX B PERCEPTION SURVEY RESULTS

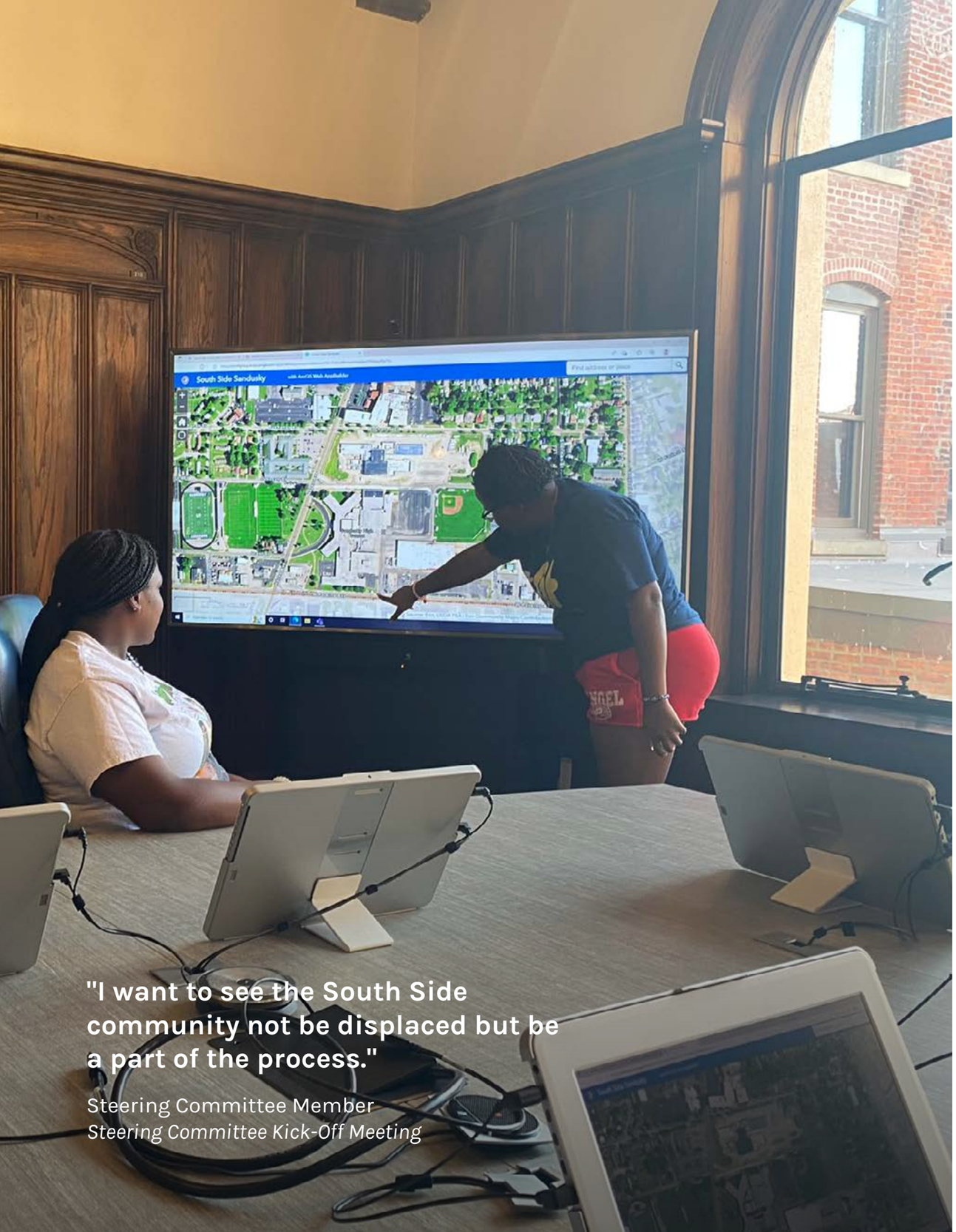
197 APPENDIX C DRAFT PLAN FEEDBACK SURVEY

215 APPENDIX D PRIOR PLAN SUMMARY



"Quality of life for residents in Sandusky's neighborhoods is essential to the future health and vitality of the city. Strong neighborhoods anchored by valued civic assets are the lifeblood of strong cities."

2018 Bicentennial Vision



"I want to see the South Side community not be displaced but be a part of the process."

Steering Committee Member
Steering Committee Kick-Off Meeting

ACKNOWLEDGMENTS

A special thanks to all the community members, elected officials, and others who contributed their time, energy, and enthusiasm. Their voices ensured this plan reflects who South Side was, is, and desires to be.

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Student Focus Group, *Sandusky City Schools*

SOUTH SIDE RESIDENTS

Thank you to the South Side residents who contributed their lived experience, time, and selves to the development of this plan.

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EXECUTIVE SUMMARY

The South Side Neighborhood Plan is a comprehensive approach to address the needs and aspirations of the South Side community. The South Side community is located at the southernmost edge of Sandusky City limits, adjacent to Perkins Township. The community serves as a gateway to the city and is home to Sandusky city schools, public facilities, and small retail and commercial areas. The South Side community has a rich history that is reflected in the care and commitment of its residents, who are racially, socially, and economically diverse. The community is multi-generational, with a significant senior population and several intergenerational households, and has a strong focus on family and community.

However, the South Side community has faced challenges in terms of outdated housing, inadequate infrastructure, lack of investment, and issues related to crime, employment, literacy, and mental health. To address these challenges and build a brighter future for the community, the South Side Plan was initiated, drawing on previous planning efforts such as the 2018 Bicentennial Plan for the city. The plan focuses on building a relationship between the city and its residents, expanding and deepening community engagement, enhancing street aesthetics, and upgrading community infrastructure.

Meaningful community engagement was a cornerstone of the planning process, with the planning team conducting numerous engagement sessions and providing various opportunities for input, including community dinners, canvassing, workshops, and visioning sessions with local Sandusky teens.

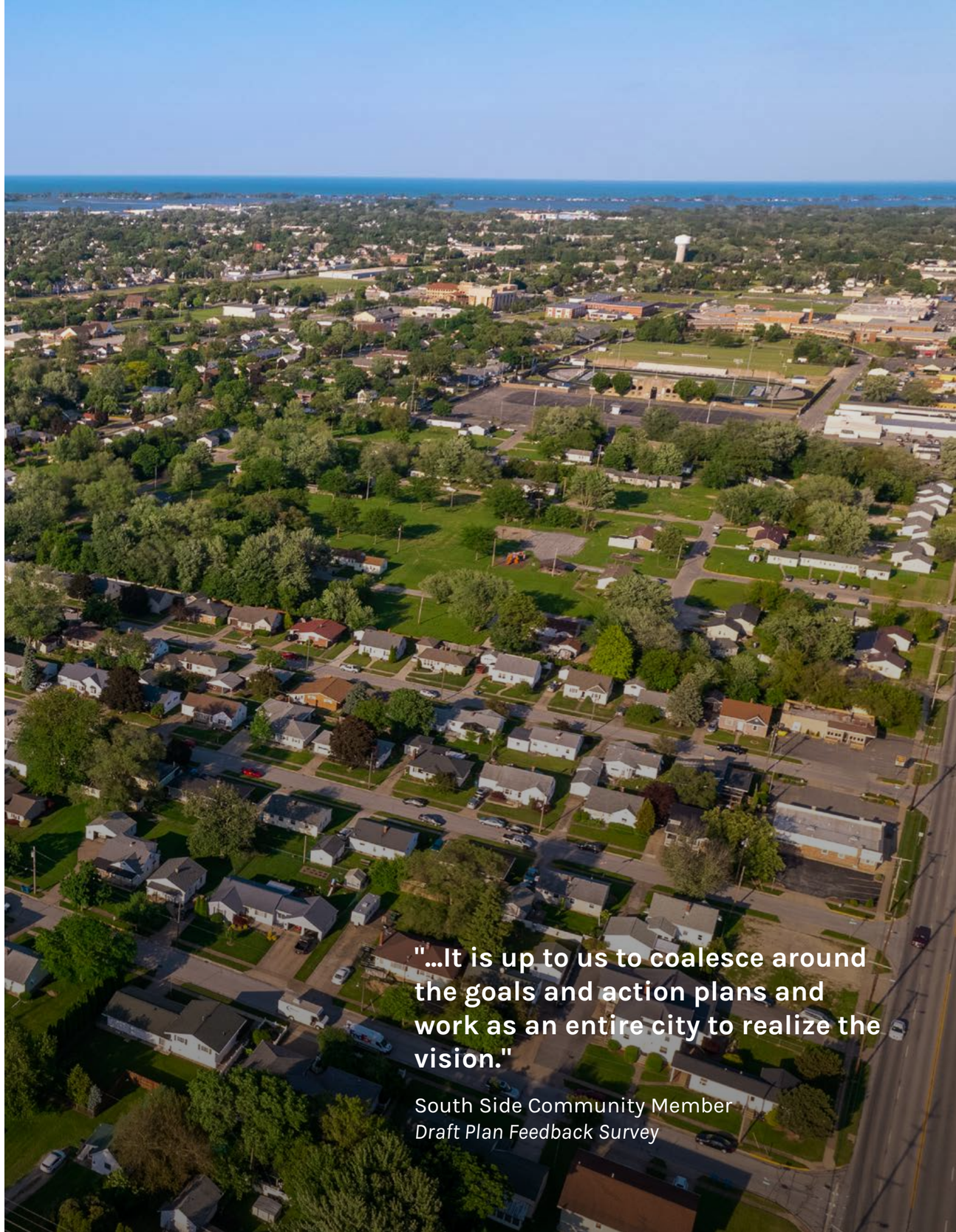
Through this engagement, six key focus areas, or pillars, were identified by the community:

- Housing and Neighborhoods,
- Connectivity and Infrastructure,
- Parks and Open Space,
- Accessibility and Services,
- Economic Prosperity,
- and Branding and Beautification.

Each pillar has its own chapter in the plan, outlining goals, strategies, actions, and supporting data. The South Side Plan aligns with ongoing city initiatives and identifies 5 priority areas for implementation, including:

- transforming Churchwell Park,
- strengthening the neighborhood,
- improving connectivity and transportation,
- addressing infrastructure challenges,
- and fostering growth and thriving of
- individuals through strategic partnerships
- and economic development.

The plan reflects the wants and needs of the South Side community and provides a realistic and implementable vision for the future, aiming to create a welcoming, safe, and family-focused neighborhood with access to key resources for all community members. The South Side Plan is a true reflection of the potential and aspirations of the South Side community and the city of Sandusky.





INTRODUCTION

OVER THE COURSE OF 2022, THE SOUTH SIDE COMMUNITY COLLABORATED TO CREATE ONE UNIFIED VISION FOR THE FUTURE OF THE NEIGHBORHOOD. THIS PLAN PROVIDES A PATH TO MAKING THAT VISION A REALITY.

The South Side is a welcoming, safe, and family-focused neighborhood with a deep sense of community pride; where new and long-standing residents, from a diversity of economic, social, and ethnic backgrounds, have access to key resources like small and local businesses, well-paying jobs, affordable housing, open spaces, and social services that enhance all community members' living experience.

WELCOME TO SOUTH SIDE!

The core of a strong city is strong neighborhoods. Located just south of the Amtrak line, South Side is more than just a place. It is a source of pride for residents with deep roots in the City of Sandusky. With federal housing projects such as MacArthur Park built following World War II, South Side was known as an affordable community for families to settle and grow. With many third and fourth generation residents remaining in the area, South Side grew over time to be a community rooted in service. It is now home to several churches, parks, the Sandusky City Schools campus, Firelands Regional Medical Center, and Firelands Family Health Services. While South Side can be interpreted to have many different borders, for the purposes of the South Side Neighborhood Plan, the neighborhood was defined as the area between the Amtrak line, Perkins Avenue, Sanford Street and Campbell Street.

475
ACRES

2,800+
RESIDENTS

ENDLESS
OPPORTUNITIES

This neighborhood plan is a long-term guide for the future of South Side and was created with extensive input from the community. It will guide city staff, community leaders, and residents as they make decisions about the following:

- How to address key concerns and priorities of the residents and property owners
- What types of development the community wants and where they want it
- How the city should allocate resources to help implement the vision of the plan

This plan achieves the following initiatives:



Documents existing conditions in the community



Amplifies community identified goals to foster growth and positive transformation in South Side



Contains strategies to achieve goals, including recommendations related to zoning, policies, and physical design



1. Mills Creek Golf Course
2. Mills Elementary School
3. Churchwell Park
4. MacArthur Park Development
5. Fairlawn Court Development
6. Sandusky Middle School
7. Sandusky High School
8. Sandusky Intermediate School
9. Firelands Regional Medical Center South Campus
10. American Crayon Site
11. Community Action Commission

CONTEXT

SOUTH SIDE HAS STRONG ROOTS

1890
American Crayon Company founded

1920
Ebenezer Baptist Church founded

1939
Berardi's Family Kitchen founded and remains a staple neighborhood restaurant to this day

1942
MacArthur Park constructed as part of the federal housing projects of WWII. It was home to primarily blue-collar white residents

1943
Fairlawn Court constructed as part of the federal housing projects of WWII. It was home to primarily blue-collar black residents

1951
Cliff's Grocery & Carry Out, the only neighborhood grocery store in the community, opened

1953
Mills School constructed. It remains a hub in the community to this day

1955
New Jerusalem Baptist Church founded

1957
Sandusky High School constructed

1900 1920 1940 1960 1980 2000 2020

1985
Firelands Community Hospital formed

2002
American Crayon Factory closed

2016
Sandusky Bicentennial Vision

OhGo Mobile Food Pantry founded with two regular locations at Churchwell Park and New Jerusalem

2017
Sandusky Neighborhood Initiative

American Crayon Company factory demolished

2018
Sandusky Public Art and Placemaking Plan

2019
YMCA closed, leaving 300 members to search for recreation facilities elsewhere

2020
Father's Heart Family Church moved to South Side

2021
Sandusky Rec at Mills School opened to the community

2022
South Side Neighborhood Plan

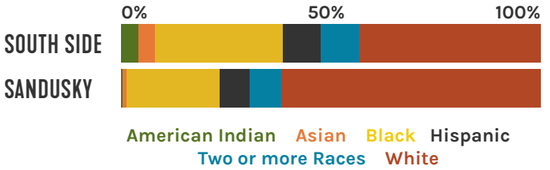
Image: 1898 Map of Sandusky by Alvord-Peters Company and Gulger Litho. Co.
Source: Library of Congress

SOUTH SIDE IS DIVERSE

With a community of over 2,800 residents, South Side is more racially diverse than most Sandusky neighborhoods and the city overall. In 2020, over 50% of South Siders were some race other than white compared to approximately 38% in the City of Sandusky.

POPULATION BY RACE

Source: U.S. Decennial Census 2020 Table P1



SOUTH SIDE IS MULTIGENERATIONAL

Established as an affordable neighborhood for the working class in the 1940s, South Side has been home to multiple generations of Sanduskians. 1 in every 2 South Side households has a person living there who is either over 65, under 18, or both.

POPULATION BY AGE

Source: American Community Survey 2021 Table DP02

440
Households with someone under 18 years old



445
Households with someone over 65 years old

SOUTH SIDE IS RESIDENT FOCUSED

South Side land is used primarily for either housing or public facilities. The majority of the activities and services in the South Side are oriented around resident needs.

"When we talk about South Side pride, there are lots of us that are 3rd and 4th generation South Side." *Steering Committee Member*

HOUSING IS AGING

Source: American Community Survey 2021 Table B25034

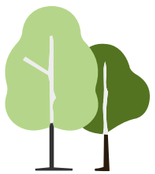
69% of homes were built before 1960. Residents need a clear process to make improvements to their property so structures remain secure, residents can age in place, and South Side has a stable housing stock.



VACANT LAND IS ABUNDANT

Source: U.S. Decennial Census 2020 Table H1

The City of Sandusky and Erie County Land Bank have been acquiring vacant property for the past five years as a direct result of recommendations from the Bicentennial Vision (see Chapter 1 for recommendations on how to best use vacant land).



228 of 718 (32%) homes on the South Side are vacant

AFFORDABILITY SHOULD BE DEFINED

Source: American Community Survey 2021 Table S2503

An affordable rent is up to 30% of your income, while an affordable mortgage is up to three times your income. Paying more than 30% on housing costs is considered to be a cost burden.



36% of South Side households pay over the recommended 30%

SOUTH SIDE IS OPEN TO BUSINESSES

South Side was historically home to several major industries and still sees a large segment of workforce employees entering the neighborhood daily. In 2019, South Side had over 650 people entering the neighborhood on a daily basis for work, most of whom work for the larger employers along Hayes Avenue.

WORKFORCE ANALYSIS

Source: U.S. Census Bureau On The Map Inflow Outflow Analysis 2019



723 people live in South Side, work elsewhere

665 people work in South Side, live elsewhere

11 people work + live in South Side

SOUTH SIDE IS COMMUNITY ORIENTED

South Side is a community built on the philosophy of serving others. The churches, neighborhood groups, and corner stores of the neighborhood have fostered this sense of care and pride for generations. Some of the most prominant services in Sandusky are housed on these blocks.

"The reason why I love the South Side is because of the community. It's always had a community aura about it...Growing up in Sandusky and going to Ebenezer Baptist Church you always felt the community."
Janice Warner, South Side Neighborhood Kickoff

COMMUNITY HEALTH IS A PRIORITY

Source: American Community Survey 2021 Table K201803

Firelands Family Health Services, various church groups, and government agencies focus on the physical and mental health of South Side residents. Physical adaptations and programming are vital to ensure all residents receive the care they need.



1 in 4 South Side households has a person with a disability living there.

EDUCATION IS AN ASSET

Source: Sandusky City Schools, 2021

South Side is home to a high school, two middle schools, and the local football stadium. While Mills Elementary School is no longer an operational school, the community has expressed a desire to have it remain as a community asset in some way.

94% Graduation Rate

Top 5 in Athletics

Top 1% Most Diverse School District in Ohio

SOUTH SIDE SERVES SANDUSKY

South Side is home to many services.

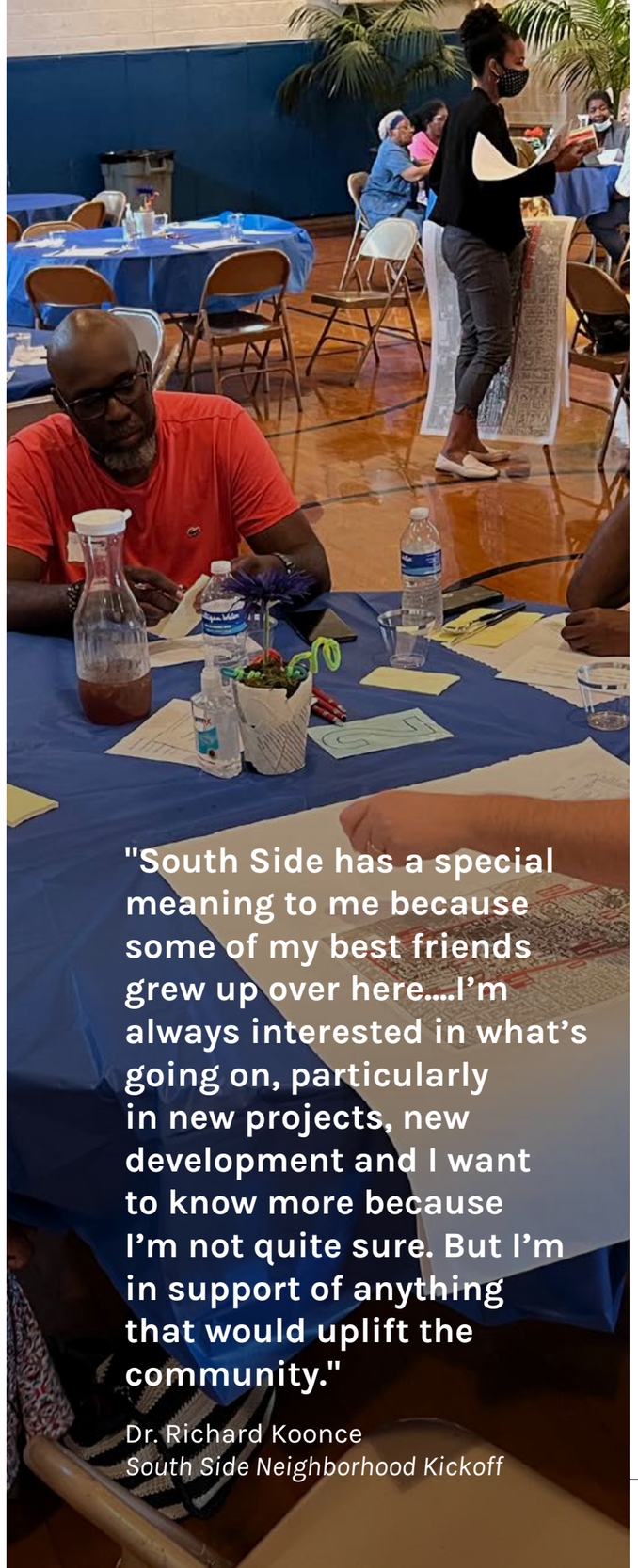
3 Firelands Health Facilities

3 Sandusky City Schools

3 Religious Institutions

3 Recreation Areas

3 Healthy Food Support Groups



PROCESS

BUILDING ON PRIOR WORK

This neighborhood plan was created in coordination with the many other projects happening across the City of Sandusky and Erie County. In particular, this plan is built on the work residents and the city have done through prior community-wide plans.

Leading up to and through the 2018 Bicentennial Celebration, the City of Sandusky undertook an extensive planning process; the 2018 Sandusky Bicentennial Vision adopted in February of 2016, the 2021 Sandusky Neighborhood Initiative completed in January of 2017 and the Sandusky Public Art and Placemaking Plan completed in October of 2018. In 2021, the City of Sandusky released a summary of the improvements completed since 2016, which are reflected in the goals and visions of this planning process. The impressive list highlights important initiatives including park improvements, public art, infrastructure, neighborhood beautification, blight removal, homeowner assistance, and downtown revitalization. The previous planning initiatives pointed to the list of specific needs of South Side (including infrastructure, recreation, housing, vacancy) and its cohesion as a neighborhood. These factors indicated the need for a South Side-specific plan to focus investment and opportunity in this unique Sandusky neighborhood.

A number of recommendations included in this neighborhood plan build upon the ideas and values outlined in these earlier plans. While a summary of these recommendations are provided below, a detailed list of how these plans were included in each chapter of the South Side Neighborhood Plan can be seen in the appendix.

RECENT PLANS



2016

2018 BICENTENNIAL VISION

The 2018 Bicentennial Vision created an overarching vision for the City of Sandusky by engaging rigorously with several Sandusky neighborhoods, including the South Side. This process showcased opportunities for improvements at Churchwell Park and on Hayes Avenue. It also emphasized the need for improvements to programs and services for housing, recreation, and community safety.



2017

SANDUSKY NEIGHBORHOOD INITIATIVE

This plan studied the South Side as one of six key Sandusky neighborhoods. While the plan touched many recommendations mentioned by residents, including enhancements to signage, public art, underpasses, vacant lots and Buchanan Street, the focus was on potential improvements to Churchwell Park as a community anchor (see how this concept was built upon for Churchwell Park using the latest input from South Side residents in the appendix).



2018

SANDUSKY PUBLIC ART AND PLACEMAKING PLAN

Public art and community beautification were top topics mentioned throughout the planning process. The 2018 Sandusky Public Art and Placemaking Plan provides a guide for both traditional installations (such as monuments and murals), as well as non-traditional programming including pop-up installations and interactive art. Some key projects mentioned in this plan that occur specifically within the South Side include art installations in railroad underpasses and a public plaza at the former American Crayon Company site.

ENGAGEMENT

The core of this process was the community. To create a comprehensive and resident-driven plan, community members were given a wide array of ways to participate from the onset. This neighborhood plan focused on the need to build trust, deepen relationships, and encourage an open dialogue between community members, city staff, and elected officials through an inclusive and diverse engagement process. The process followed five key steps:



STEP 1 FOUNDATIONS

At the onset of the South Side Neighborhood Plan, work was done to establish the planning process, the role of this plan, the importance of residents' voices, and to build trust.

STEP 2 VISIONING

This stage focused on building consensus on the vision and goals for the future of the South Side.

STEP 3 EXPLORATION

The community was given alternative ideas and solutions for the topics most mentioned in the visioning stage to decide on next steps for the city to take.

STEP 4 CHOICE

Feedback from the Exploration phase was used to prioritize key actions and set a future direction for South Side.

STEP 5 ACTION

The neighborhood plan was developed with key steps for the community to implement actions and achieve community goals.

Information shared through community conversations, working sessions, and surveys were all used to directly form this neighborhood plan.

Each strategy is related to something South Siders want to protect, enhance, and transform in the neighborhood.

PROTECT

Residents wanted to protect the assets they love and believe contribute to the neighborhood culture.



Protect our...
AFFORDABILITY

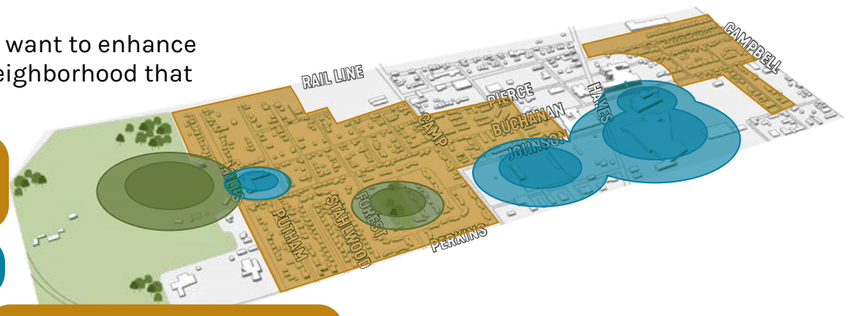
COMMUNITY RESOURCES

COMMUNITY PRIDE

LONGSTANDING RESIDENTS

ENHANCE

Community members want to enhance certain areas in the neighborhood that are in need of repair.



Enhance our...
HOUSING QUALITY

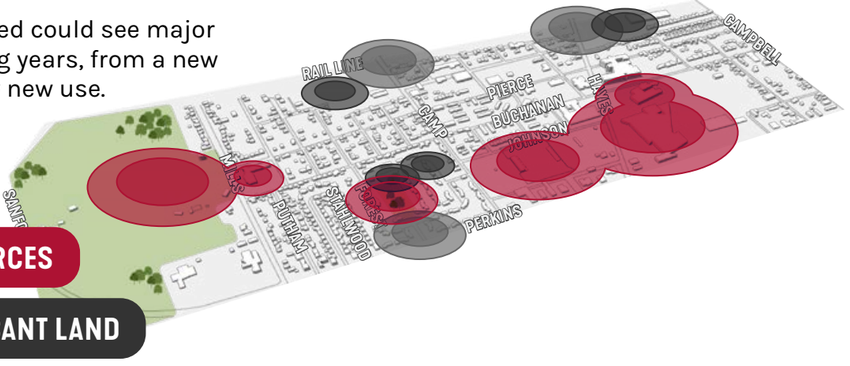
FAMILY FRIENDLY

GREEN SPACES

PROPERTY MAINTENANCE

TRANSFORM

Areas to be transformed could see major changes in the coming years, from a new building to an entirely new use.



Transform our...
UNUSED LAND

ACCESS TO RESOURCES

GATEWAYS

VACANT LAND

300+
FLYERS HANDED OUT

4 COMMUNITY STAKEHOLDER MEETINGS

6 STEERING COMMITTEE MEETINGS

3 ROUNDS OF INTERACTIVE POSTERS LOCATED AT SANDUSKY REC



38
COMMUNITY TOUCH POINTS



1 YOUTH WORKSHOP

3 ONLINE SURVEYS

1 VISIONING WORKSHOP

47
PERCEPTION SURVEY RESPONDENTS



20
LETTERS FROM SOUTH SIDE RESIDENTS



30+
PERSON STEERING COMMITTEE

1 COMMUNITY DINNER

120+
COMMUNITY EVENT ATTENDEES

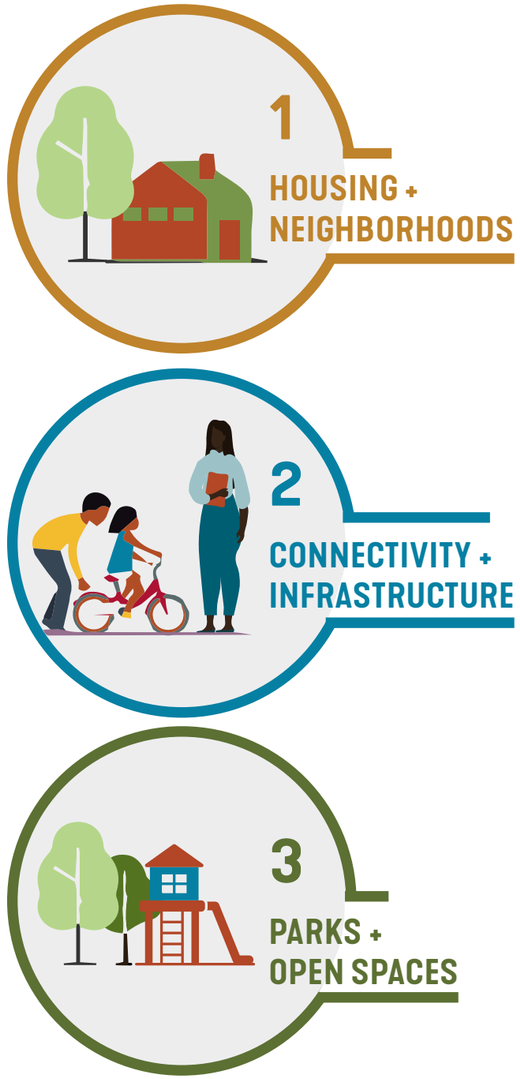
8 CITY STAFF MEETINGS

10+ SOCIAL MEDIA POSTS



SIX PILLARS OF SOUTH SIDE

Throughout the engagement process, six key pillars were repeatedly mentioned as core to the foundation of South Side. The neighborhood plan is organized by these six pillars.



HOW TO NAVIGATE THE PLAN

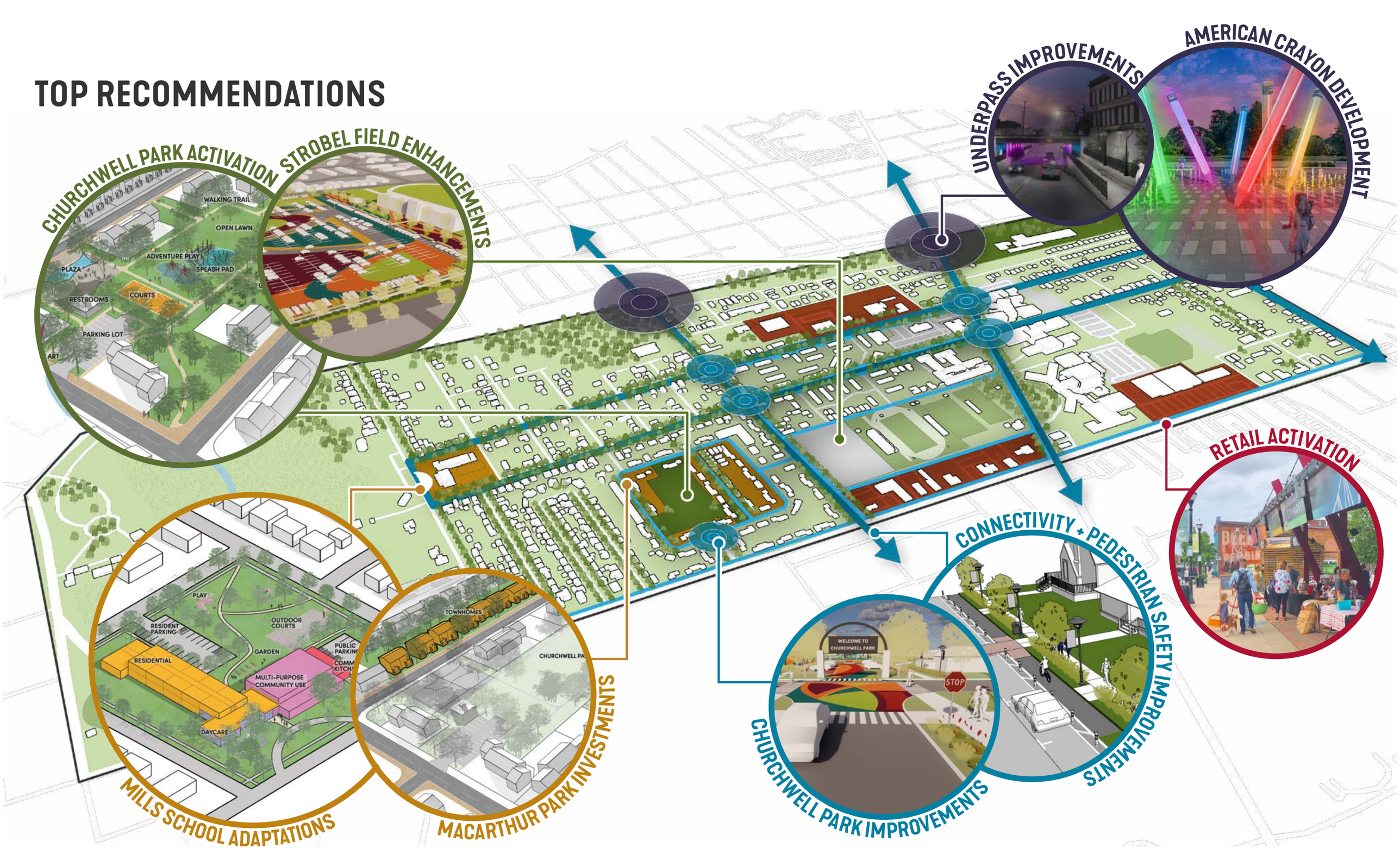
1 This document is a guide for the future of the South Side. It is organized by six community pillars.



2 Each pillar has its own chapter. In these chapters you will find...



TOP RECOMMENDATIONS



PILLAR 1

HOUSING + NEIGHBORHOODS

In the South Side, residents will have access to multiple housing types at different price points. A wide variety of housing options will encourage home ownership, accommodate a variety of living situations, and provide residents the opportunity to age in place.

A complete neighborhood contains a variety of homes, community amenities like parks, libraries, grocery stores, and is accessible to health care, schools, and jobs. The neighborhood should contribute to the health, safety, and wellbeing of its residents. South Side Sandusky is a thriving neighborhood, with many assets that people want to preserve.

In recent years, South Side has seen above average home demolitions to address blight, the closing of the Mills School and American Crayon Site. The YMCA has left the neighborhood and the MacArthur Park development has not seen new housing permits since its initial development.

South Side has the opportunity now to address these challenges by setting goals for new development, bringing new businesses to the neighborhood, expanding affordability for new residents, outlining policy recommendations to expand housing choice, fostering economic opportunity, and by offering multi-generational recreation opportunities.

KEY TERMS

ADAPTIVE REUSE | The redevelopment and change of use for a building that has not reached its lifespan. Adaptive reuse can revitalize communities and preserve significant structures for decades.

AFFORDABLE HOUSING | A home whose costs does not burden the household that lives there. Typically, housing costs (rent/mortgage and utilities) would be at or below 30% of a household's income.

COST BURDENED | A household is considered cost burdened when the resident(s) pay more than 30% of the household combined income on housing related costs.

INFILL HOUSING | Housing that is developed on currently vacant lots in established neighborhoods.

MIXED-USE | Buildings that contain more than one use. Uses may be separated by floor for convenience such as a three story structure with ground floor retail and two floors of housing above.

AREA MEDIAN INCOME (AMI) | Area median income is the average yearly gross income for an entire household as calculated by the U.S. Census.

GOAL 1

Expand housing assistance for current residents and maintain overall housing affordability.

WHY IT MATTERS

South Side is a neighborhood with longstanding residents who preserve the history of the area and carry great pride in the culture and beauty it holds. South Side is the home of Sandusky's only public high school, most of the land in the neighborhood is publicly-owned, and there are several long-standing businesses. South Side is a neighborhood where generations are raised and return to stay.

A rising number of residents are having difficulty aging in place. The cost of accessible retrofits, minor repairs, and taxes are raising housing costs for households.

The biggest priority for South Side residents is maintaining affordable housing in the neighborhood. Financial and physical assistance is needed for older adults who own their homes so they can age in place. People who leave South Side for education or employment want the opportunity to move back to South Side. However, there are limited opportunities to own homes that meet the needs of these households.

There is a lot of publicly-owned vacant land that needs to be returned to productive use. South Siders would like to see more quality affordable housing developed in the area and want to have a say in the guidelines that inform that development.



GOAL CHAMPION

- City of Sandusky Department of Community Development

POTENTIAL PARTNERS

- City Sandusky Divisions of Building and Code Compliance
- Sandusky Metropolitan Housing Authority
- Area Council on Aging
- Firelands Health
- Public Health Department
- Homeless resources
- Non-profits
- Local Financial Institutions
- Serving Our Seniors

SUPPORTING DATA

Nearly half of South Side residents cannot afford market rate housing.

$43,432
MEDIAN INCOME (SOUTH SIDE)



$130,000
MEDIAN HOME PRICE (COUNTY)

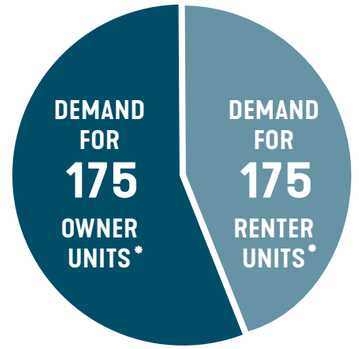


23%
COST BURDENED HOUSEHOLDS



Housing production and assistance have not kept up with the demand in Sandusky.

While Erie County and Sandusky have been hard at work to remove blight, and some inhabitable homes, those homes have not been replaced at the same rate. This contributes to the typical housing lost in a year. In addition to providing homes to meet population changes, there is a need to find attainable homes for those who are cost burdened. To meet the demands of the population change, housing solutions for 132 households would be needed through new construction, rehabilitation, or down payment assistance. To account for the 260 cost burdened households, additional housing solutions are needed for those households through new housing, rehabilitation programs, or supportive services. These services may be through the expansion or development of housing programs that serve South Side residents.



393 HOMES
FUTURE DEMAND*

55 HOMES
DEVELOPED SINCE 2019**

*Future demand for the South Side neighborhood is a combination of new housing needed (192) and tools needed to prevent or mitigate displacement due to cost burden, home repair, aging.. Source: Housing Analysis by SmithGroup.

**Homes developed across Sandusky

Data Sources: 2021 American Community Survey, City of Sandusky (homes developed)



WHAT WE HEARD

"South Side raised me and taught me about family and community."

South Side Resident
2022 Community Kick-Off Dinner

UNDERSTANDING COMMUNITY ASSETS

Three schools and a golf course take up a large amount of the land in South Side, with 46% of the land zoned for public and civic uses. However, the actual land use does not always correspond to the zoning, as South Side has seen an increase in residential demolitions and vacant land.



Source: OhGo Mobile Pantry, 2022



Map by SmithGroup
Source: City of Sandusky 2022, Erie County Open Data Portal 2022

EXISTING RESOURCES | HOUSING PROGRAMS



Beautification grant recipients before and after
Source: City of Sandusky

The City of Sandusky and Erie County receive funding from Federal and State sources to support homeownership and mitigate blight. People interested in transitioning into homeownership and staying in their homes can take advantage of these programs. This may include down payment assistance, homebuyer education classes, financial support, minor and major repair programs, and rehabilitation programs for owners of under four units.

COMMUNITY HOUSING IMPACT & PRESERVATION (CHIP) PROGRAM

The city partners with Great Lakes Community Action Partnership to provide a program for major and minor repairs including ADA modifications. This program has limited funding.

HOUSING DEVELOPMENT AND BEAUTIFICATION GRANTS

These first come first serve grants provide $5,000 redevelopment grants, assistance for exterior repairs, and home purchase assistance. There is no income restriction on the program, but the program is restricted to buildings with three units or less.

LAND BANK PROGRAM

The land bank program provides for the disposition of land owned by the city. There is no income limit on who may apply for the program or for prioritization of land bank disposition.

LEAD HAZARD & HEALTHY HOMES PROGRAM

This program is administered through Erie County to remediate the hazards lead can cause to homes with children. The program includes testing and abatement provided by a licensed contractor, as well as full abatement for low income households.

MOW TO OWN

The goal of this program is to transfer small vacant, abandoned, and tax delinquent land to adjacent property owners.

RESIDENTIAL TAX ABATEMENT

This program reduces the amount property owners pay on new construction, rehabilitation, and major improvements. Through this program, property owners/ developers can reduce their tax abatement at a rate of 75% for 10 years over the improved value of the home.

RENTAL REGISTRATION

The City of Sandusky administers a rental registration of all rental properties to ensure compliance with local regulations. Rentals, for the purposes of this program, are considered those available for more than 30 days.

STRATEGIES + ACTIONS

1.1 Expand housing assistance programs that prioritize low to moderate income households and people with disabilities.

a. Develop equity criteria to prioritize the distribution of public funds.
b. Expand current housing programs to include home purchase assistance and homebuyer education courses for those earning up to 120% AMI.
c. Develop policies to preserve affordability following the distribution of public funds.
d. Develop an online repository for housing services, resources, and affordable homes and assistance programs.
e. Encourage Erie County to expand housing choice voucher programs to include project-based vouchers.
f. Expand tenant rights resources and services including partnerships with fair housing and eviction prevention services.

1.2 Increase education and access to resources about housing and homeownership for low to moderate income households.

a. Expand the definition of homeownership beyond single-family detached housing to include single-family attached and condominiums.
b. Market housing assistance programs through multiple channels including special events, neighborhood associations, non-profit partners, and digital and print methods and social media.
c. Train neighborhood ambassadors and non-profits to communicate and distribute information about city programs and processes.
d. Develop funding for programs that provide workforce development, financial, and social services, and permanent supportive housing in the South Side.

1.3 Preserve and maintain naturally occurring affordable housing.

a. Develop a program to support redevelopment of small and medium sized apartments (up to 15 units) and maintain their affordability.
b. Identify bad actor landlords and education on property maintenance requirements, tenant rights, and fair housing laws.
c. Establish landlord resources, funding, and education programs to encourage good actors.
d. Require property owners who utilize public funding or incentives to maintain affordability for the life of the building.

1.4 Strengthen partnerships between city, county and non-profit agencies for a regional approach to affordable housing.

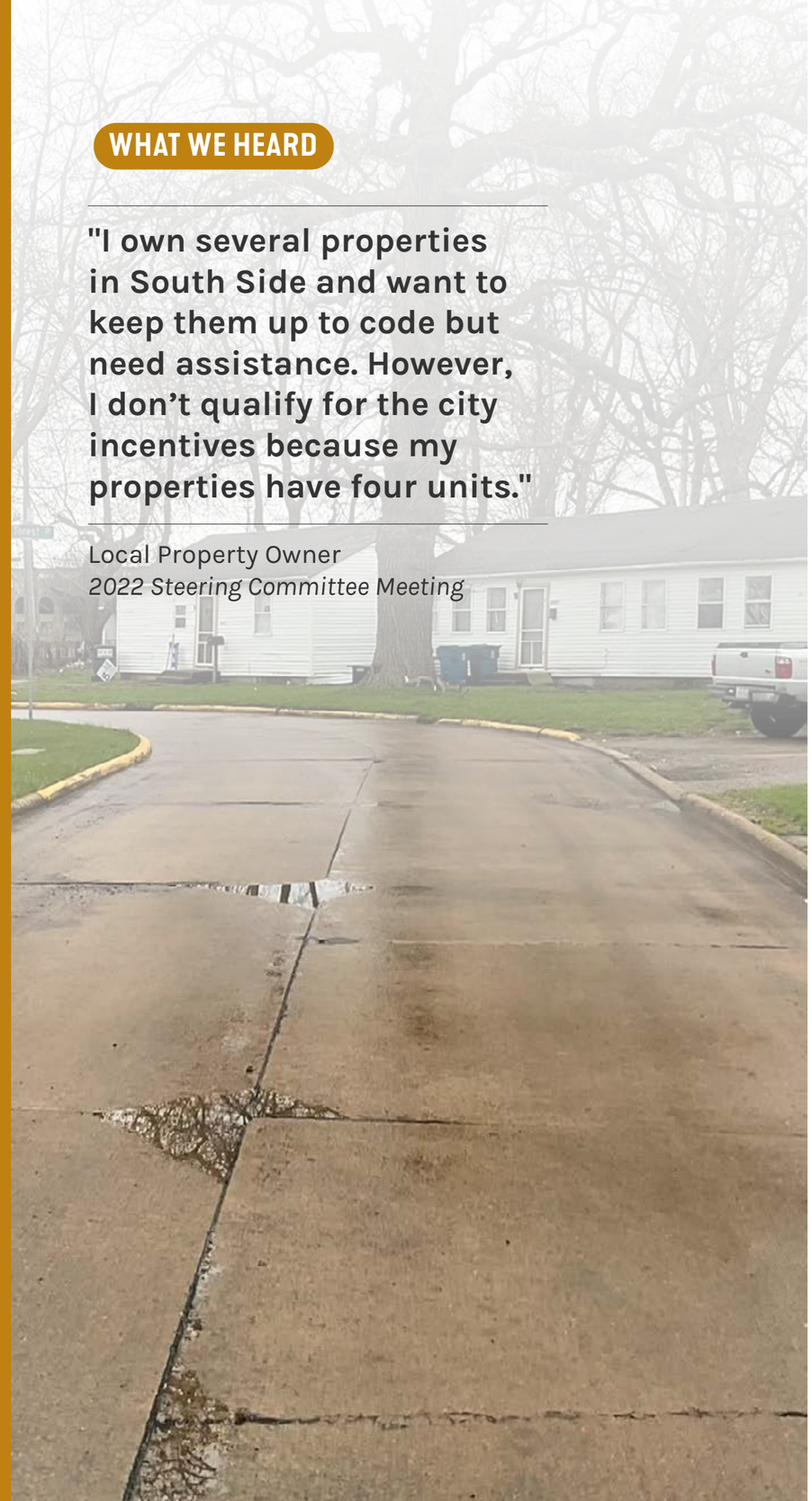
a. Explore gaps in services between what the city and county offers and partner on potential new programs and solutions.
b. Partner with the county, state, and non-profits to develop and implement a homebuyer program with an educational component.

GOAL 2

Enhance existing housing conditions and diversify housing options in the South Side.

WHY IT MATTERS

The vision for South Side is one that provides a healthy future for all residents by making appropriate transitions in land use from industrial to residential, retains the strong culture of the neighborhood, and is a place where all can live, play, and engage with their neighbors in a safe, healthy, and economically stable community.



WHAT WE HEARD

"I own several properties in South Side and want to keep them up to code but need assistance. However, I don't qualify for the city incentives because my properties have four units."

Local Property Owner
2022 Steering Committee Meeting

EXISTING CONDITIONS

South Side households are becoming younger and smaller.

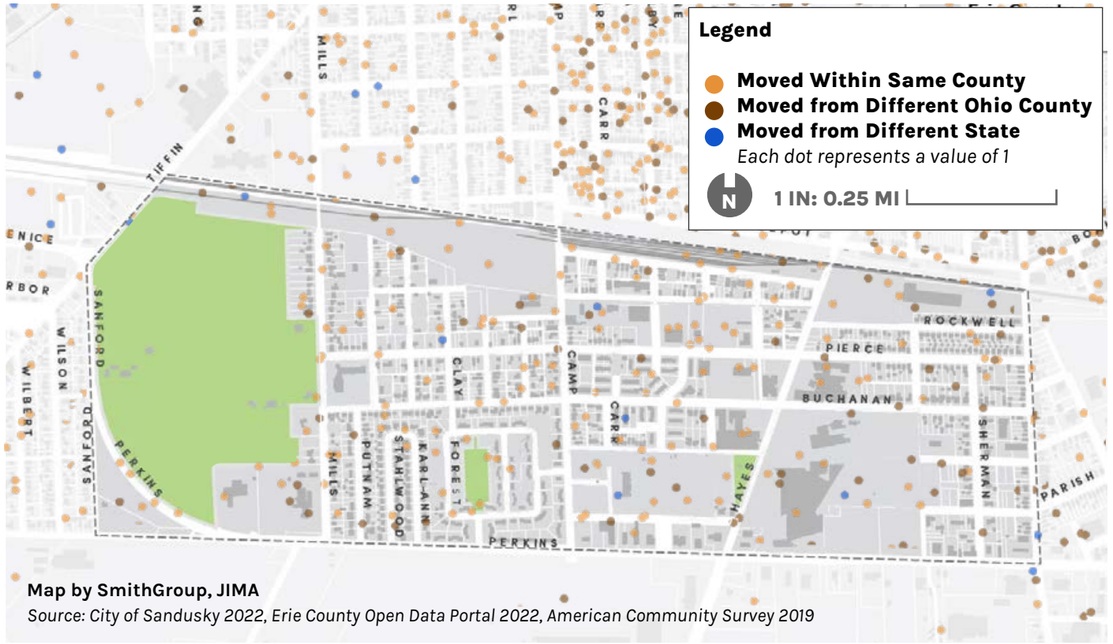
↓2%
CHANGE IN OLDER ADULT POPULATION SINCE 2010

2.3
AVG HOUSEHOLD SIZE

47%
FAMILIES

People are moving to the South Side.

South Side shows healthy migration patterns which impact the composition of households in the neighborhood. Young adults are returning to the South Side.

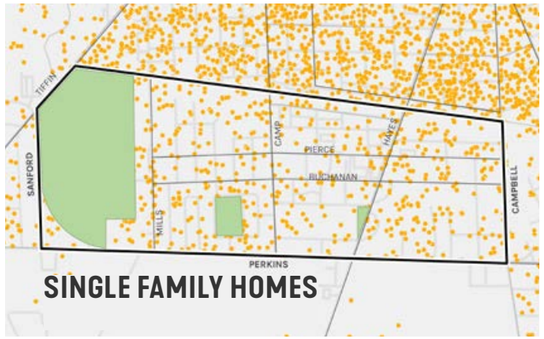


Map by SmithGroup, JIMA
Source: City of Sandusky 2022, Erie County Open Data Portal 2022, American Community Survey 2019

EXISTING CONDITIONS

South Side welcomes a variety of housing types.

South Side has 1,365 homes of diverse typologies including single-family detached, attached, duplexes to fourplexes, and multi-family homes. However, many of the duplexes and fourplexes were not constructed to be permanent. South Side is also home to some subsidized homes and group homes.



SINGLE FAMILY HOMES

Vacant land is common in the neighborhood.

228
VACANT STRUCTURES

77
ACRES OF UNDEVELOPED LAND

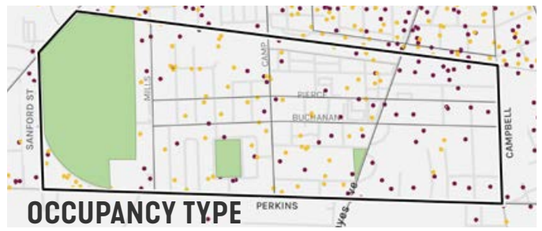


VACANT UNITS

South Side is balanced between owners and renters.

587
OWNER-OCCUPIED HOUSEHOLDS

550
RENTER HOUSEHOLDS

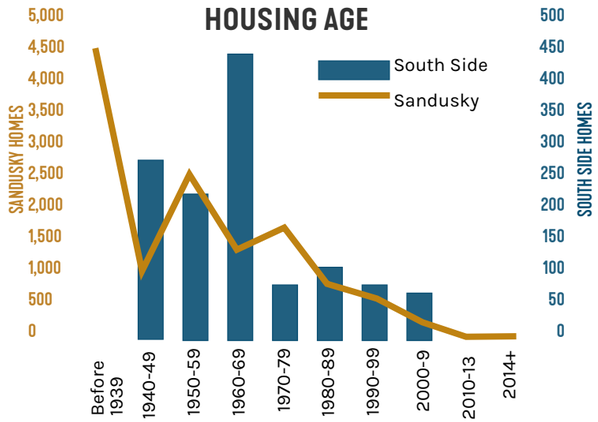


OCCUPANCY TYPE

The housing stock is aging.

South Side housing is overall an older housing stock, much of which is owned by landlords or homeowners who have not maintained their properties. More than 88% of the homes (single- and multi-family) in the neighborhood are over 50 years old.

Data Source: American Community Survey 2022, Social Explorer



BEST PRACTICES | UPDATING LAND USE

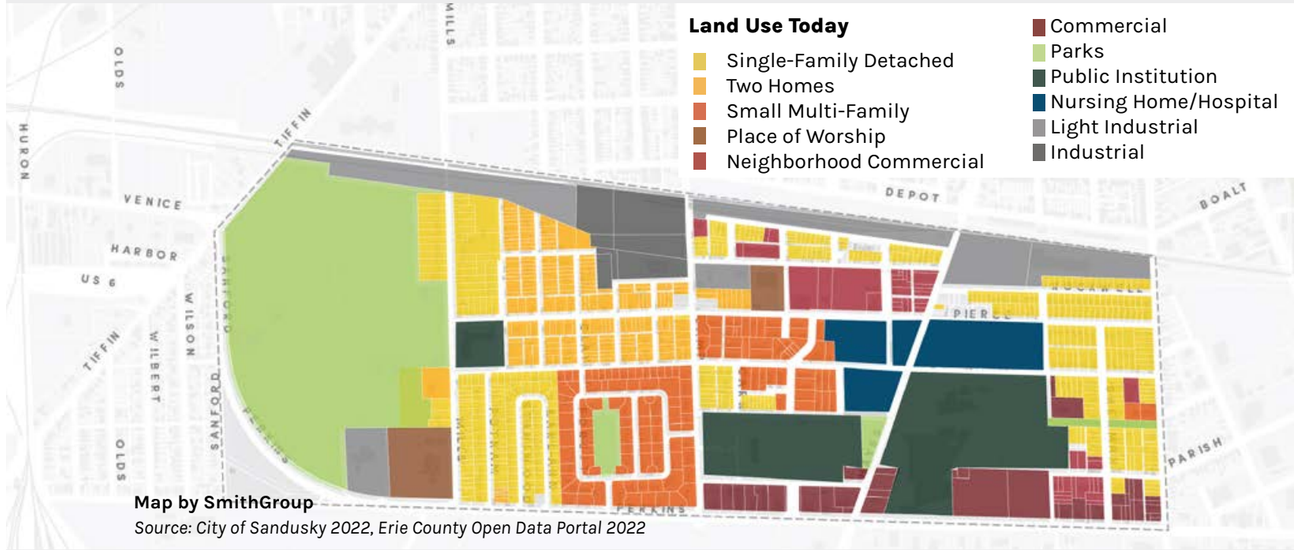
In the South Side, 32% of the actual built structures are single-family homes. Historically, single-family zoning has been a tool to discriminate against minority communities. Single-family housing has been out of reach for many due to lack of generational wealth, discriminatory lending and appraisal practices, and historically racist deed restrictions. With the community describing a feeling of two south sides, recommendations are to increase inclusivity of zoning to incorporate more housing types. Zoning is one tool, of many, that can address the need for diverse types of housing. The Sandusky Planning and Zoning code protects public health, safety, and welfare through the regulation of land development. This includes zoning districts, setback requirements, and parking requirements.

The bulk of the zoning code was adopted in 1980, with a moderate update in 2003 to select sections. This is after much of the housing was developed in the South Side. Since then, housing production in the neighborhood has stalled and federal and state laws, policies, and best practices for both development and open space have changed drastically. The current code contains many barriers to the development of a variety of housing types and options. Specifically, there is great demand for a range of housing options beyond what exists today, greater clarification and transparency in city policies and processes is needed. To ensure a diverse range of housing types can be built to meet the demands of the South Side residents, it is recommended that the city explore the following changes to the code:

Permitting accessory dwelling units (ADUS) in all residential districts.

Revisiting lot size and setback requirements: While there are multi-family districts in South Side, lot size restrictions and setback requirements limit the actual use of that land to single-family housing.

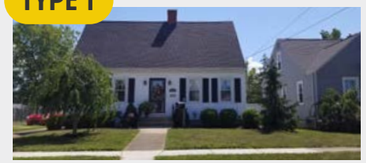
Allowing a mix of uses: Particularly along neighborhood commercial corridors, a mix of uses benefits residents and business owners, allowing smaller lots, a variety of housing types, and a mix of uses.



Map by SmithGroup
Source: City of Sandusky 2022, Erie County Open Data Portal 2022

SEVERAL TYPES OF HOUSING CURRENTLY MAKE UP THE HOUSING MARKET IN SOUTH SIDE.

TYPE 1



SINGLE-FAMILY
2 to 3 beds, 1-1.5 baths
650 to 1,000 square feet
1 to 1.5 stories

TYPE 2



SINGLE-FAMILY
3 to 4 beds, 1 to 2 baths
1,000 to 1,400 square feet
1 to 2 stories

TYPE 3



DUPLEX
3 to 4 beds, 2 to 4 baths
1,000 to 1,400 square feet
2 stories

TYPE 4



TRIPLEX
Each homes is
2 bed/1 bath
625 square feet
1 story

TYPE 5



FOURPLEX
Each homes is
2 bed/1 bath
925 square feet
1 story

TYPE 6



MULTI-FAMILY
2 bed/1 bath
925 square feet
2 story

CONSIDER ALLOWING THE TYPES OF THAT HOUSING ARE MISSING FROM SOUTH SIDE.

TYPE 7



ACCESSORY DWELLING UNITS
1 to 2 beds/1 to 2 bath
Up to 800 square feet
1 story

TYPE 8



TINY HOMES
1 bed
up to 1,000 square feet
1 story

Cottages on Vaughn

Source: MicroLife Institute

TYPE 9



TOWN HOMES
2 to 3 beds/1 to 2 bath
1,200 to 1,500 square feet
2+ stories

TYPE 10



MIXED USE
1 to 2 beds
1st floor commercial square feet varies
2+ stories

Great Scott Trio

Source: Guerilla Development

SUPPORTING DATA

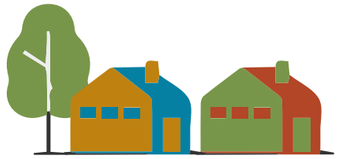
The existing zoning code's zoning districts limit smaller lots because of large lot area requirements.



Smaller home sizes, needed by smaller households, are not currently permitted in a variety of forms.

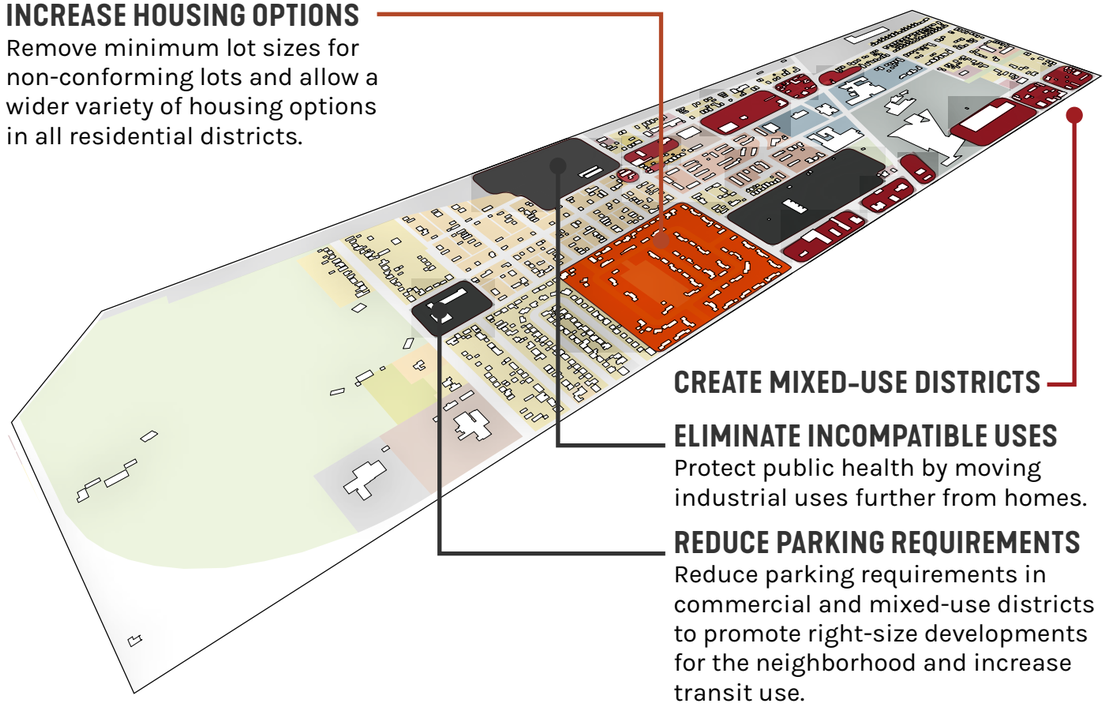


Overlays are useful to encourage density in desired areas.



Zoning revisions should accomplish four main goals.

INCREASE HOUSING OPTIONS
Remove minimum lot sizes for non-conforming lots and allow a wider variety of housing options in all residential districts.



CREATE MIXED-USE DISTRICTS

ELIMINATE INCOMPATIBLE USES
Protect public health by moving industrial uses further from homes.

REDUCE PARKING REQUIREMENTS
Reduce parking requirements in commercial and mixed-use districts to promote right-size developments for the neighborhood and increase transit use.

CONCEPT DESIGN | MACARTHUR PARK INFILL HOUSING

South Siders would like to see more housing built throughout the neighborhood, specifically around MacArthur Park, which was never fully developed. It was originally developed to meet a temporary housing need but became permanent. Significant infrastructure is located under private property that should be located within the public right-of-way and the previously mentioned zoning limitations has tied the hands of would be developers seeking to make the land productive and build housing.

MACARTHUR PARK

The traditional single-family detached house no longer meets the needs of South Side's changing demographic—smaller and younger households. The vision for MacArthur Park includes developing more attached housing, smaller homes, tiny homes, and apartments around the perimeter of Churchwell Park. This density fits with the desired housing types and supports a residential density that could support more businesses in the neighborhood.



Example of what infill housing could look like in MacArthur Park
Source: JIMA Studio

CASE STUDIES | HOUSING ASSISTANCE AND VACANT LOT PROGRAMS



Oak Grove Estates
Source: Lucas Metropolitan Housing Authority

LUCAS COUNTY HOUSING AUTHORITY

The City of Toledo and Lucas County offer a suite of programs aimed at assisting residents in a variety of life stages with funding from federal and state sources. These programs include emergency assistance programs like the Emergency Rental Assistance program and the Family Self-Sufficiency Program which provides job support and assistance in stabilizing incomes. Lucas Metropolitan Housing Authority (LMH) administers these programs in partnership with the City of Toledo with online and in-person services to meet people where they are. Annually, LMH produces reports on the people they serve providing accountability and transparency about the use of funds.

Services and Programs offered include the Family Self-Sufficiency Program, Housing Choice Voucher Program, Low-Income Public Housing Units, and landlord resources including funding and training events.



Chicago Large Lots Program
Source: American Planning Association, USDA Forest Service

CHICAGO VACANT LOT PROGRAM

Chicago offers below market and market rate programs for vacant lot disposition. Below market rate is offered to adjacent homeowners whose primary residence is near a vacant lot to help build community equity. The market rate program is offered to other entities and individuals interested in purchasing city owned parcels.



Habitat for Humanity Homes partially funded through fee waivers
Source: Habitat for Humanity of San Antonio

FEE WAIVERS, CITY OF SAN ANTONIO

San Antonio Neighborhood & Housing Services administers city fee waivers for eligible commercial and housing projects. The applications are first-come-first served. The FY2023 budget includes $1.6 million for affordable housing fee waivers which are set aside for owner-occupied and new affordable housing projects. Non-profits, like Habitat for Humanity, are major users of these affordable housing fee waivers, along with low-income homeowners. They also recently implemented equity criteria into the application and review process to ensure those most in need of fee waivers are given a fair chance to receive them.

WHAT WE HEARD



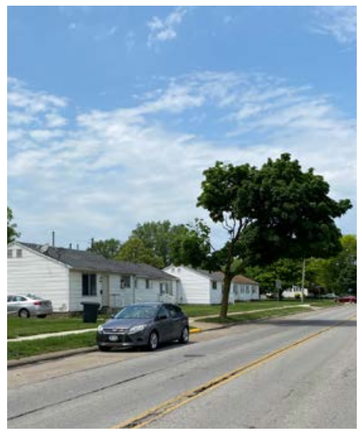
Many South Side homes are in disrepair.

In an effort to mitigate blight in South Side, the City of Sandusky begun a demolition program in partnership with Erie County Land Bank with funding from the Sandusky Neighborhood Initiatives program. However, programs still need to address the other side of the issue—low income homeowners need help repairing their properties.



Vacant land needs to be returned to productive use.

South Side has over 77 combined acres of vacant residential, commercial, and industrial land. Ownership of the land is a combination of public and private ownership. Many of the properties are newly vacant, acquired by Erie County Land Bank in partnership with the City of Sandusky as a result of demolitions to mitigate blight. However, the development of these lots will face barriers due to lot size and zoning restrictions. The average size of a vacant residential lot is just under 7,000 square feet and the zoning code prohibits the development of anything but single-family development on a lot of that size. In today's market, increasing costs of construction and supply and demand mismatches has pushed the construction of the typical single-family house out of reach for most without some type of public subsidy.



Most housing in South Side is single-family detached.

Of the 1,365 housing units in the neighborhood, 69% of them, 938 homes, are single-family detached units. However, single-family zoning is not the largest zoning district in the neighborhood. This means that some land is designated with a zone different from the use. An example of this is the MacArthur Park area, which is zoned residential multi-family, but built as a mix of multi-family and single-family. This discrepancy is because of zoning code limitations on the use of smaller lots.

STRATEGIES + ACTIONS

2.1 Streamline the development process for affordable housing.

a. Reduce off-site infrastructure improvement requirements for affordable developments.
b. Catalog and prioritize infrastructure needs near vacant publicly-owned property.

2.2 Support the expansion of Erie County Land Bank programming and acquisition of land for affordable housing.

a. Develop and deliver a set of policy and process recommendations to expand programming and funding for Erie County Land Bank.
b. Increase coordination between Erie County and City of Sandusky regarding disposition of public land within South Side.
c. Develop and codify process to sell land to private developers in a way that aligns with Sandusky plans.

2.3 Remove zoning barriers to affordable housing choice by allowing smaller lots, a variety of housing types, and a mix of uses.

a. Research ordinances that restrict the development of affordable housing by-right.
b. Review lot size and lot coverage limitations for single- and multi-family zoning districts.
c. Support the development of a Sandusky future land use plan and zoning code update.

2.4 Develop mixed-use districts within the South Side to expand housing options.

a. Strengthen short-term rental ordinance to restrict investment rentals and allow more flexibility for full-time residents to rent out a part or their entire home as supplemental income.
b. Research mixed-use best practices and applicability to the South Side.



GOAL CHAMPION

- City of Sandusky Department of Community Development

POTENTIAL PARTNERS

- Erie Metropolitan Housing Authority
- Sandusky Metropolitan Housing Authority
- Area Council on Aging

DID YOU KNOW?

Strategy 2.4 Aligns with the Sandusky Bicentennial Vision goal to create mixed-use districts across Sandusky.

GOAL 3

Retain and adaptively reuse the Former Mills School building.

WHY IT MATTERS

Mills Elementary School was constructed in 1953 and functioned as a community school for 58 years. In 2021, the school ceased operations and reopened as the temporary base of the City of Sandusky Division of Recreation.

Although functioning at a lower capacity, the building is in great condition and there are opportunities to redevelop it so that the school retains its use as a community serving asset.

In both the large forum engagement sessions and via online survey, residents have expressed an interest in seeing Mills School redeveloped as housing, a neighborhood services building (with programs such as a daycare or recreation), or for business uses such as meeting space, event space, co-working spaces, or commercial kitchen. Three scenarios were developed to highlight programmatic options with a preference to incorporate all these programs into the building.

The resulting proposal for Mills Elementary School is a community hub that offers mixed-income apartments, community and small business development spaces that maintain Mills School as a neighborhood hub. Mills School can host as many as 20 apartment units, while the community wing can serve as an asset to the neighborhood and an attractive amenity for building residents. Improved grounds including walking paths, garden space, playgrounds and outdoor athletic facilities provide opportunities for additional public programming.

STRATEGIES + ACTIONS

3.1 Refine concept design for the Mills School.

a. Perform financial feasibility study to determine approximate cost of redevelopment.
b. Perform general maintenance and upkeep for the property to mitigate hazardous conditions.

3.2 Identify and secure developers and anchor tenants for community resource programs.

a. Solicit developer interest through a Request for Information (RFI) process.
b. Research and identify federal and state funding opportunities to assist with the redevelopment of Mills School.

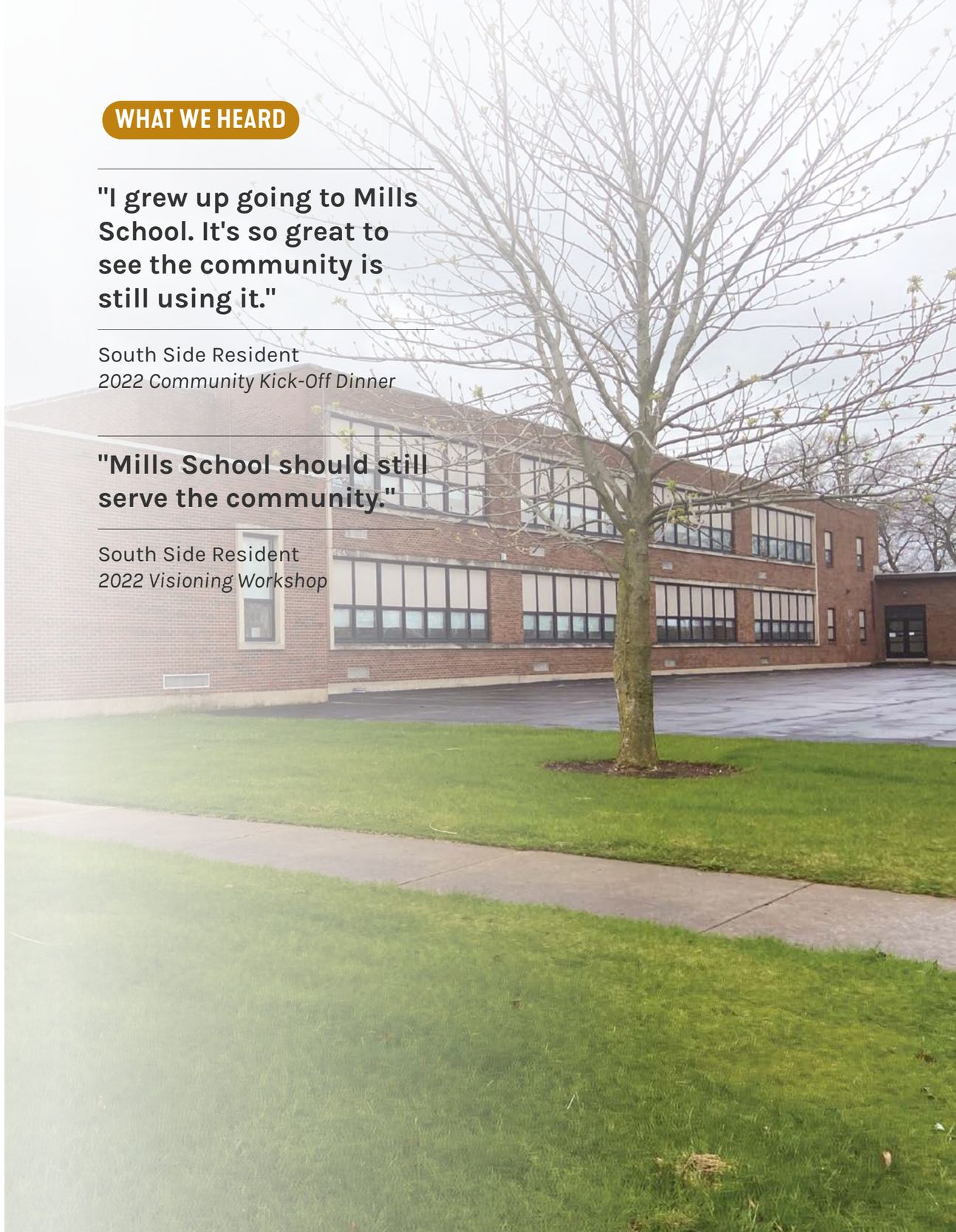
WHAT WE HEARD

"I grew up going to Mills School. It's so great to see the community is still using it."

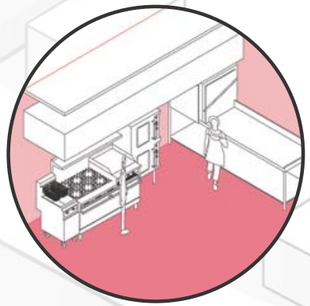
South Side Resident
2022 Community Kick-Off Dinner

"Mills School should still serve the community."

South Side Resident
2022 Visioning Workshop

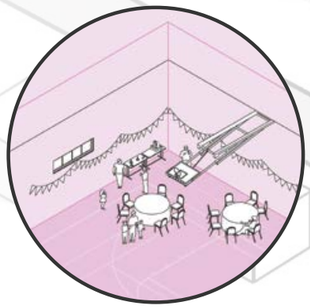


CONCEPT DESIGN | REPURPOSING MILLS SCHOOL



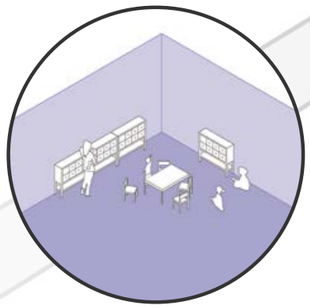
COMMERCIAL KITCHEN

The building's existing cafeteria can be renovated to serve as a commercial kitchen, a valuable business incubator space for caterers and food entrepreneurs. This space could be linked to existing small business assistance programs.



MULTI-PURPOSE COMMUNITY USE

The renovated gym would continue to serve as a recreation space, while improvements would also allow for it to transform into a large event space, or be subdivided for smaller gatherings.



DAYCARE

A small daycare facility would provide child care for South Side residents, providing both new jobs and an attractive amenity for families.



RESIDENTIAL

Homes would be fully accessible and accommodate a wide range of household types.

The proposal for the Mills School follows the guidance of many South Side residents who stressed the importance of reusing the site as a public community hub. Some residents also identified a need for housing diversity. Mills School can accommodate uses that balance public and private use.

Source: JIMA Studio

CASE STUDIES | ADAPTIVE REUSE OF SCHOOL BUILDINGS



The Pryde Senior Housing
Source: Boston Globe

The Mills School offers an exciting opportunity to address community needs and desire at a site with a proven record of community accessibility and use in the heart of the South Side.

Reuse of the building offers an affordable and sustainable option for increasing housing options and maintaining the site's success as a neighborhood recreation center.

As educational facility needs have shifted over the past several decades, communities across the country have adapted creative strategies to convert underutilized school buildings into valuable community assets. These projects have ranged from minor cosmetic changes to full building redesign.

The cases shown here offer real world examples of potential outcomes.

THE PRYDE SENIOR HOUSING | BOSTON, MA

The overhaul of a former Boston middle school created the first senior housing complex targeted towards LGTBQ elders. It includes 74 mixed-income units with indoor and outdoor community spaces. The project was a partnership with city and state government, a non-profit and a private developer.



Image: Ochoco School Crossing
Source: Pinnacle Architecture

OCHOCO SCHOOL CROSSING MIXED USE DEVELOPMENT | PRINEVILLE, OR

In Prineville, Oregon, a former elementary school was transformed into 29 units of affordable housing with a new early child care education facility. The project was financed with assistance from Oregon Housing and Community Services Department.

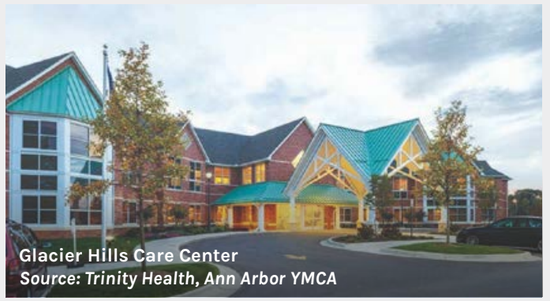
CASE STUDIES | HOUSING AND DAY CARE CENTERS



Senior housing & community housing
Source: Pinnacle Architecture



Senior housing & community housing
Source: Pinnacle Architecture



Glacier Hills Care Center
Source: Trinity Health, Ann Arbor YMCA



Glacier Hills Care Center
Source: Trinity Health, Ann Arbor YMCA

Housing for older adults can be a great fit for adaptive reuse and paired with other supportive services. Communities have been looking at intergenerational villages on college campuses, adaptive reuse, and a natural pairing of housing for older adults with child care facilities. Both services have been in decline, and the need for child care outside of the home has been skyrocketing since the beginning of the pandemic. Below are a few examples of how communities have met these needs.

SENIOR HOUSING & COMMUNITY CENTER | RICHLAND, OR

An abandoned elementary school was converted into ten affordable senior units allowing opportunities for residents of the community to age in place. The remainder of the building was transformed into a meeting hall and library.

GLACIER HILLS CARE, REHABILITATION CENTER & YMCA CHILD DEVELOPMENT CENTER | ANN ARBOR, MI

On a sprawling transit accessible campus, sits Glacier Hills Care Center. This campus boasts nursing beds, rehabilitation care, and a child development center. The campus has several walking trails, ponds, and community gardens, along with play equipment for the children. Prior to the pandemic, older adults would have dedicated activities to do with the children.

NEIGHBORHOOD + HOUSING STRATEGY SUMMARY

COORDINATE

South Side residents have many opportunities to expand and enhance neighborhood parks. To successfully achieve these three goals, the City of Sandusky and South Side residents will have to closely collaborate with the partners identified.

3 GOALS

10 STRATEGIES

14 PARTNERS

IMPLEMENT

Thirty actions are specified throughout this chapter to achieve the goals for South Side housing and neighborhood character (see Chapter 7 Implementation for the full list). These actions are categorized into near-, mid-, and long-term actions.

30 ACTIONS

9	18	3
NEAR-TERM ACTIONS	MID-TERM ACTIONS	LONG-TERM ACTIONS

PRIORITIZE

Out of the 30 total actions listed in this neighborhood plan, two key actions were identified as top priorities by the City of Sandusky and South Side residents.

GOAL

Expand housing assistance for current residents and maintain overall housing affordability.

STRATEGY

Expand housing assistance programs that prioritize low to moderate income households and people with disabilities.

ACTION

Develop an online repository for housing services, resources, and affordable homes and assistance programs.

COMPLEXITY

Low — High

CITY ROLE

Lead | **Partner** | Advocate

KEY PARTNERS

Residents | **Metro Housing Authority**

TIMEFRAME

Near | Mid | Long

GOAL

Enhance existing housing conditions and diversify housing options in the South Side.

STRATEGY

Streamline the development process for affordable housing.

ACTION

Catalog and prioritize infrastructure needs near vacant publicly-owned property.

COMPLEXITY

Low — High

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Sandusky Public Works

TIMEFRAME

Near | Mid | Long



PILLAR 2

CONNECTIVITY + INFRASTRUCTURE

In the South Side, roads, sidewalks, and shared use paths will be enhanced by proper water systems, wastewater services, storm water drainage, and safety systems that increase neighborhood walkability and security. The community's improved connectivity link residents, comfortably and safely, to key locations across the neighborhood and city.

Image Source: SmithGroup

Connectivity is a vital aspect of a thriving community. Residents should enjoy safe, accessible, and comfortable streets and roads that allow for multiple forms of transportation. Neighborhoods that are walkable and bikeable promote active living, foster social interaction, reduce crime, and create a strong sense of place. Access to public transit routes that allow residents to move efficiently around the community are critical to well connected communities. Quality roads, sidewalks, and supporting infrastructure are necessary to creating a safe and walkable community for all residents.

South Side's existing street and public transit network lends itself to strong pedestrian walkability and multimodal accessibility. Residential roads with primarily neighborhood traffic are calm and allow for residents to enjoy their community and access amenities on foot and by bike. While a myriad of infrastructure and safety improvement projects have been completed in the South Side in recent years, there is much work to be done. Communities within the South Side such as MacArthur Park are dominated with post-war infrastructure and housing that has lasted far beyond its originally intended lifespan. Water and wastewater infrastructure are inconveniently located under existing structures, limiting the city's ability to provide long-term fixes for persistent infrastructure challenges. Outdated infrastructure is limiting the communities capacity for growth and development.

The Connectivity and Infrastructure Pillar focuses on ways to promote walkability and encourage growth across the South Side by highlighting critical infrastructure improvements.

KEY TERMS

CONNECTIVITY | The quality, state, or capability of a series of networks to link people and places.

INFRASTRUCTURE | A series of interconnected systems that provide basic physical and organizational structure and facilities (ex. buildings, roads, power supplies) needed for the operation of a community. This includes green infrastructure, which is addressed in the Branding and Beautification section.

COMPLETE STREETS | A method of street design that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

RIGHT-OF-WAY | A legal right of passage that allows someone the right to travel across property owned by someone else.Land within the right-of-way is reserved for public use. This may be used for public streets, sidewalks, alleys, public and private utilities, etc. Right-of-way width varies by location.

GOAL 1

Upgrade neighborhood infrastructure including wastewater and stormwater systems.

WHY IT MATTERS

Much of the infrastructure across the South Side, particularly in the MacArthur Park area, is outdated and no longer meets the needs of the community. In MacArthur Park, water, wastewater, and utility lines are currently not located within the right-of-way (ROW). In MacArthur Park and other nearby residential areas, water and wastewater lines run underneath existing built structures and individual properties. This makes addressing system repairs difficult, and in many instances temporary. In addition to outdated infrastructure, road conditions along primary connectors. The community identified Pierce and Buchanan Street as high priority areas that need repaving. In order to support future growth and development, as well as an enhanced public realm within the South Side, major infrastructure overhauls are imperative.

STRATEGIES AND ACTIONS

1.1 Upgrade underground wastewater, utilities, and stormwater infrastructure systems to meet current standards, specifically within the MacArthur Park community.

a. Relocate all underground utility systems into the ROW within MacArthur Park.
b. Upgrade wastewater and stormwater infrastructure within the MacArthur Park community.

1.2 Improve road conditions along primary neighborhood connectors.

a. Prioritize repaving roads in the South Side. The community specifically mentioned Pierce and Buchanan.
b. Identify areas in need of greatest road and curb repairs.
c. Pursue infrastructure funding to upgrade roads and curbs throughout the South Side.



GOAL CHAMPION

- City of Sandusky Department of Public Works

POTENTIAL PARTNERS

- Ohio Department of Transportation
- Erie County Regional Planning Commission Metropolitan Planning Organization



WHAT WE HEARD

"Driving Pierce is like riding the penny pony at Meijer. Sidewalks are broken or heaved up. Storm sewers are collapsing into themselves and smell like sewage."

Perception Survey 2022

Image Source: SmithGroup

DID YOU KNOW?

Green infrastructure can add measurable stormwater quality improvements and support biodiversity in neighborhoods. See recommendations in the Branding + Beautification Chapter.

GOAL 2

Improve neighborhood connectivity and enhance pedestrian and bike infrastructure.

WHY IT MATTERS

South Side has a strong existing network of roads that connect residents throughout the community. Bus stops are within walking distance for most residents and are located along major corridors. With some slight enhancements South Side has great potential to be a more walkable and bikable community. Currently, majority of residents get around by car. Throughout the engagement process many residents expressed a desire to make the area more bike friendly for families, students, and residents of all ages. South Side can use a mix of bike amenities and enhanced sidewalk networks to provide safe multimodal routes for all. Implementing sidewalks, dedicated bike lanes, and shared use paths helps to enhance pedestrian safety, and can be used along specific corridors to elevate the cycling and walking experience. Additionally, train crossings and underpasses that link the South Side to key areas around the city are ill lit and dangerous. These undesirable conditions create physical barriers for residents walking or biking.

STRATEGIES AND ACTIONS

2.1 Enhance sidewalks by addressing critical gaps in the network.

a. Prioritize sidewalk implementation in communities like MacArthur Park and others with no existing sidewalks.
b. Combine infrastructure improvements with future development opportunities.
c. Research and pursue county wide funding for sidewalk and stormwater infrastructure improvements.

2.2 Develop a pedestrian and bike network that connects residents to schools and other public amenities.

a. Pilot bike infrastructure projects on local neighborhood connectors such as Pierce Street and Buchanan Street.
b. Implement short term bicycle infrastructure in coordination with ongoing streets improvements projects such as shared lane markings (also known as sharrows), painted bike lanes, and bollards.
c. Continue to promote bike safety and etiquette through educational campaigns and initiatives like Safety Town.
d. Implement city wide bike share program to promote cycling throughout the community.
e. Connect future bike lanes within the South Side to existing bike network.
f. Develop a bike and pedestrian connectivity plan to link South Side to Downtown.

2.3 Prioritize enhanced pedestrian and bike infrastructure along major roads.

a. Implement a complete streets program along major corridors.
b. Increase sidewalk widths along major corridors such as Hayes Avenue, Perkins Avenue, and Camp Street to provide enhanced pedestrian and bike infrastructure.
c. Pursue grant funding for infrastructure improvements.

WHAT WE FOUND

Throughout the South Side pedestrian infrastructure such as sidewalks, intersections, curbs, and road are in need of some significant upgrades, including public and private investment. In 2022, the city committed over 100,000 dollars to repairing and replacing roughly 10,000 square feet of sidewalk throughout the city. While some funding exists for sidewalk repairs, the responsibility of maintaining and repairing sidewalks ultimately falls to the abutting property owner. This can be a costly venture for many South Side residents, placing an increased demand on city funding to improve sidewalks. This has prompted a significant backlog of repair request and complaints for the city to address. Additionally, no citywide road repairs had been completed in the 25 years prior to 2014. Ultimately, deferring road maintenance all across the city. However, the city has begun strategically repaving roads and working to make improvements where they can. Perkins Avenue, one of the major thoroughfares within the South Side is scheduled to be resurfaced in 2023 as an example of implementation.

The photos highlight some of the areas where missing and cracked sidewalks, curbless roads, and poor road conditions are prevalent.



GOAL CHAMPION

- Ohio Department of Transportation
- Erie County Health Department
- Sandusky City Schools

POTENTIAL PARTNERS

- Private Property Owners
- City of Sandusky Department of Public Works
- Ohio Department of Natural Resources
- Erie County Regional Plannin Commission Metropolitan Planning Organization
- Developers/Builders

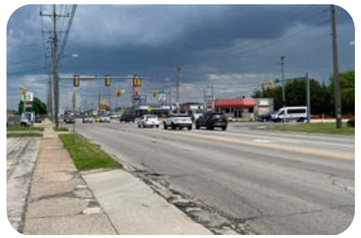












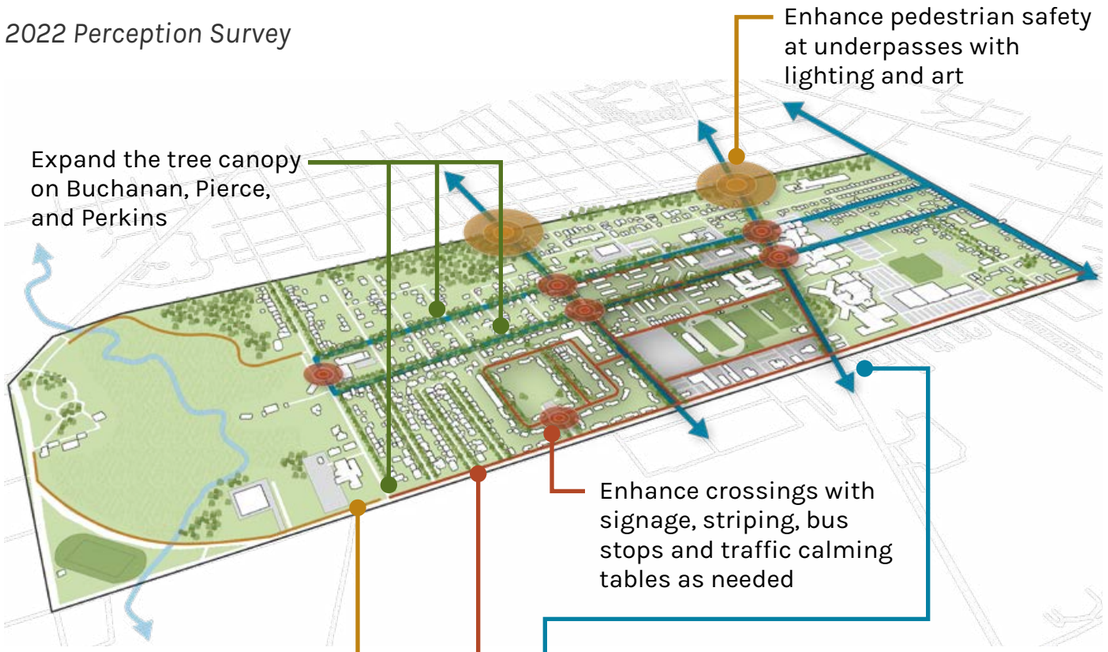


Image Source: SmithGroup

WHAT WE HEARD

"Multi- modal pathways going north south along main corridors and east west possibly parallel to the train tracks to connect the schools to the neighborhoods."

2022 Perception Survey

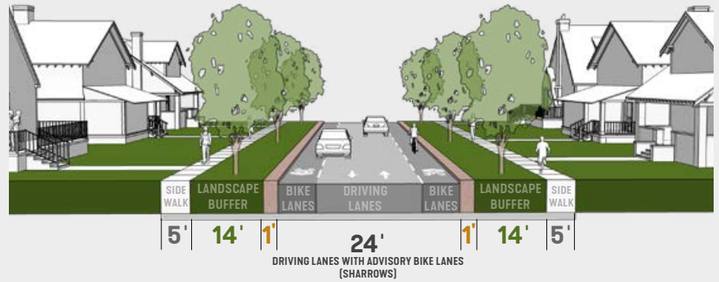


The above diagram illustrates connectivity and infrastructure improvements opportunities identified during the engagement process. Opportunities to enhance sidewalks and implement bike lanes along key corridors were highlighted as well as priority sites for upgraded water and wastewater infrastructure needs. The diagram also illustrates opportunities for increased tree canopy coverage in order to improve walking conditions and reduce stormwater runoff.

BEST PRACTICES | BIKE INFRASTRUCTURE AND COMPLETE STREETS

MILLS STREET

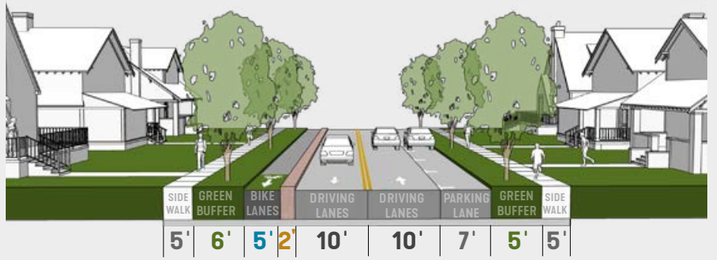
Building on the strong neighborhood feel of this street, advisory bike lanes and enhanced landscape areas should be considered here to connect people to future walking loops and shared use trails around the Mills Golf Course. Future public and private projects should strive to maintain the connected sidewalks and existing tree canopy within the community.



Example 45' R.O.W with advisory bike lanes and enhanced landscape buffers.

CAMP STREET

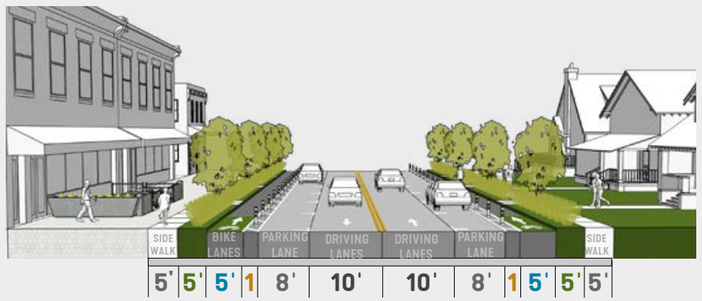
On neighborhood streets, such as Buchanan or Camp Street, biking infrastructure can be added on one side of the street or with sharrows to maintain on-street parking. The use of different materials or painted lanes for bicyclists enhances safety, add character, and tie together major routes throughout the South Side.



Example 55' R.O.W with dedicated bike lane, on street parking, and landscape buffers.

PIERCE STREET

Pierce provides a unique opportunity to expand neighborhood services by providing small scale neighborhood retail close to Hayes Avenue, creating a seamless transition from neighborhood homes to the busier traffic on Hayes.



Example 65' - 70' R.O.W with dedicated bike lanes, on street parking, and landscape buffers.

GOAL 3

Implement traffic calming strategies, enhanced lighting, and improved public spaces to enhance community safety.

WHY IT MATTERS

Traffic calming is a combination of physical road and street interventions that can reduce the negative impacts of motor vehicles and alter user behaviors to improve conditions for all. Major corridors such as Hayes Avenue, Perkins Avenue, and Camp Street have wide roads with larger shoulders and narrow sidewalks. There are broad distances between crossings that encourage speeding and impede pedestrians ability to safely cross. Enhanced cross walks, and additional pedestrian crossings have the potential to make streets safer for all users. Safety across the neighborhood was a major priority for South Side residents.

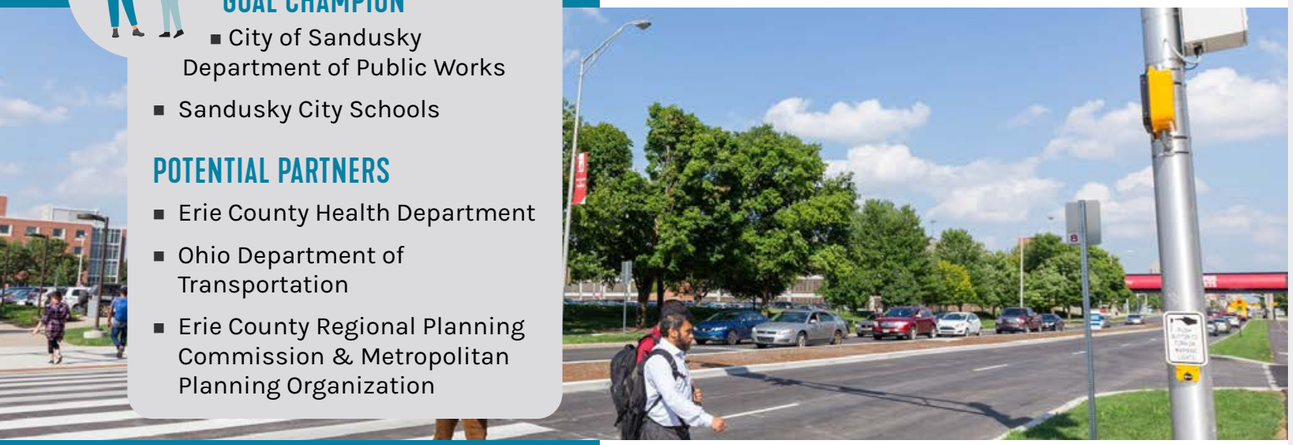


GOAL CHAMPION

- City of Sandusky Department of Public Works
- Sandusky City Schools

POTENTIAL PARTNERS

- Erie County Health Department
- Ohio Department of Transportation
- Erie County Regional Planning Commission & Metropolitan Planning Organization



STRATEGIES AND ACTIONS

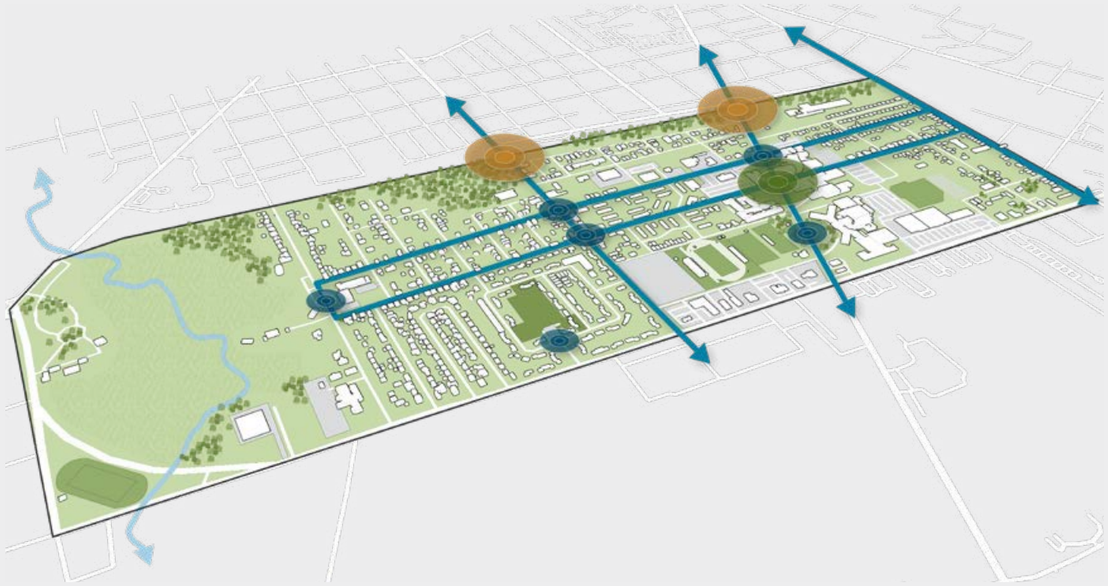
3.1 Focus traffic calming strategies such as speed tables, high intensity activated crosswalk (HAWK) signals, and enhanced crosswalks along major roads and at key intersections.

a. Implement HAWK signal and enhanced crosswalk along Hayes Avenue to provide a controlled school crossing.
b. Narrow drive lanes and widen sidewalks to reduce speeds along major roads in enhance pedestrian safety.
c. Enhance existing crosswalks with reflectors, lighting, and crosswalk art to increase visibility.
d. Implement speed tables at school crossings along Hayes Avenue and at major crossings along Camp Street.

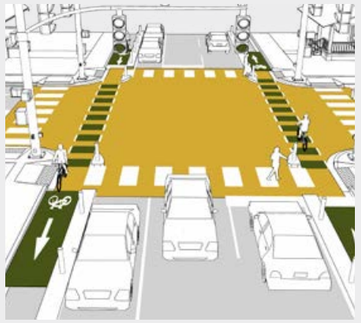
3.2 Enhance lighting along major corridors and in public open spaces to increase visibility.

a. Improve lighting in public spaces throughout the South Side.
b. Increase lighting in and around underpass areas and training crossings.

BEST PRACTICES | TRAFFIC CALMING FOR HEALTHY HAYES



1 | IMPLEMENT HAWK SIGNALS, RAISED TABLES, OR ALTERNATIVE MATERIALS AT KEY INTERSECTIONS



2 | USE SIGNAGE AND TACTICAL URBANISM AT PRIMARY CROSSINGS



3 | ENHANCE UNDERPASSES WITH LIGHTING AND ART



Source: 2017 Neighborhood Initiative

CONNECTIVITY + INFRASTRUCTURE STRATEGY SUMMARY

COORDINATE

South Side residents have many opportunities to expand and enhance neighborhood parks. To successfully achieve these 3 goals, the City of Sandusky and South Side residents will have to closely collaborate with the partners identified.

3 GOALS

7 STRATEGIES

14 PARTNERS

IMPLEMENT

23 actions are specified throughout this chapter to achieve the goals for South Side parks and open spaces. See Chapter 7. Implementation for the full list. These actions are categorized into near term, mid term, and far term actions.

23 ACTIONS

10 NEAR TERM ACTIONS

14 MID TERM ACTIONS

10 LONG TERM ACTIONS

PRIORITIZE

Out of the 23 total actions listed in this plan, 2 key actions were identified as top priorities by the City of Sandusky and South Side residents.

GOAL

Upgrade neighborhood infrastructure including wastewater and storm water systems, streets, sidewalks, lighting, and public spaces.

STRATEGY

Upgrade underground utilities, wastewater, and water infrastructure systems to meet current standards, specifically within the MacArthur Park community.

ACTION

Relocate all underground wastewater and water systems into the ROW within MacArthur Park.

FEASIBILITY

Actionable — Aspirational

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Sandusky Parks and Recreation | **Sandusky Public Works**

TIMEFRAME

Near | **Mid** | Long

STRATEGY

Improve road conditions along primary neighborhood connectors.

ACTION

Prioritize repaving roads in the South Side. Specifically, Pierce and Buchanan.

FEASIBILITY

Actionable — Aspirational

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Sandusky Public Works

TIMEFRAME

Near | Mid | Long



PILLAR 3

PARKS + OPEN SPACES

In South Side, accessible parks and open spaces serve as community hubs that provide increased opportunities for recreation and physical activity. These neighborhood destinations are walkable and offer a variety of activities for visitors of all ages.

Image Source: Sandusky Register

Parks and open spaces are vital to strong communities. They offer opportunities for residents to play, exercise, and engage with each other, while enhancing the overall beauty and character of a neighborhood.

Compared to other areas in Sandusky, South Side has several unique open spaces that make South Side an ideal location for families looking to live within immediate access to greenspaces.

One example is the Mills Creek Golf Course, which is one of the city's largest green spaces and is revered as a community resource where many residents spent their childhood summers learning to golf or caddy.

While South Side hosts a diverse array of open space types, the quality and distribution of amenities can be enhanced. Locations like Churchwell Park play a significant role in the everyday experience of South Side residents and thus, could be transformed to match the desired use and quality residents deserve.

There are also other opportunities to expand the city's trail system to better connect to Downtown and the waterfront, as well as improve the overall experience of parks and open spaces within South Side. This also includes the demand for new recreation opportunities.

The Parks and Open Spaces Pillar aims to identify key opportunities to expand equitable access to greenspaces for South Side residents, improve existing assets, and explore opportunities to meet the needs of South Side residents looking for quality open space and recreation amenities.

KEY TERMS

NEIGHBORHOOD PARK | Parks are created at different scales to accommodate different needs. Regional parks are larger and draw in visitors from further distances, whereas neighborhood parks are smaller and serve just the residents in the immediate area.

OPEN SPACE NETWORK | An open space network is the connection between various parks, green spaces, and recreation facilities.

GOAL 1

Transform Churchwell Park into a neighborhood serving park.

WHY IT MATTERS

Churchwell Park is named after the late Captain Floyd C. Churchwell, a longstanding community leader from the South Side neighborhood. Located on Forest Street, Churchwell Park encompasses approximately 3 acres of greenspace with open fields for baseball and softball, a basketball court, picnic shelters with public outdoor grills and two playground structures. Churchwell Park is uniquely positioned in the middle of the MacArthur Park development, completely surrounded by residences.

Today, Churchwell Park does not have much to offer residents. The existing playfields, playgrounds and picnic shelter are in disrepair, and there is limited city programming at the park to activate these spaces. Moreover, the location of housing enclosing the park deter community use and limit the sense of privacy. These conditions present a great opportunity for the transformation of Churchwell Park that considers a diversity of site programs to support current use and promote new residential engagement with the park. This investment will improve the overall quality of Churchwell Park, as well as the experience living, playing, and visiting South Side.

The Churchwell Park of tomorrow can offer beautiful landscapes, inspiring play spaces, and a variety of amenities that support everyday use and special events. The vision upgrades the park to provide South Side families with a high-quality experience, enhancing a key neighborhood anchor.

STRATEGIES + ACTIONS

1.1 Design and build a state-of-the-art park with new play equipment and amenities inclusive of resident ideas.

a. Confirm site design and proposed park features.
b. Secure funding for improvements.
c. Identify recreation partners for park programming.

1.2 Expand park footprint to accommodate future capacity.

a. Investigate the feasibility of a property swap program to exchange privately-owned land around the park for publicly-owned land to expand the footprint of Churchwell Park.

1.3 Identify a local champion to support park maintenance and programming.

a. Pair a Friend through Friends of Sandusky Parks with Churchwell Park to steward the site after redevelopment.



EXISTING CONDITIONS

Churchwell Park today is under-utilized and under-resourced. To contribute to a vital neighborhood, this park's transformation is key in establishing quality outdoor family-friendly spaces.

GOAL CHAMPION

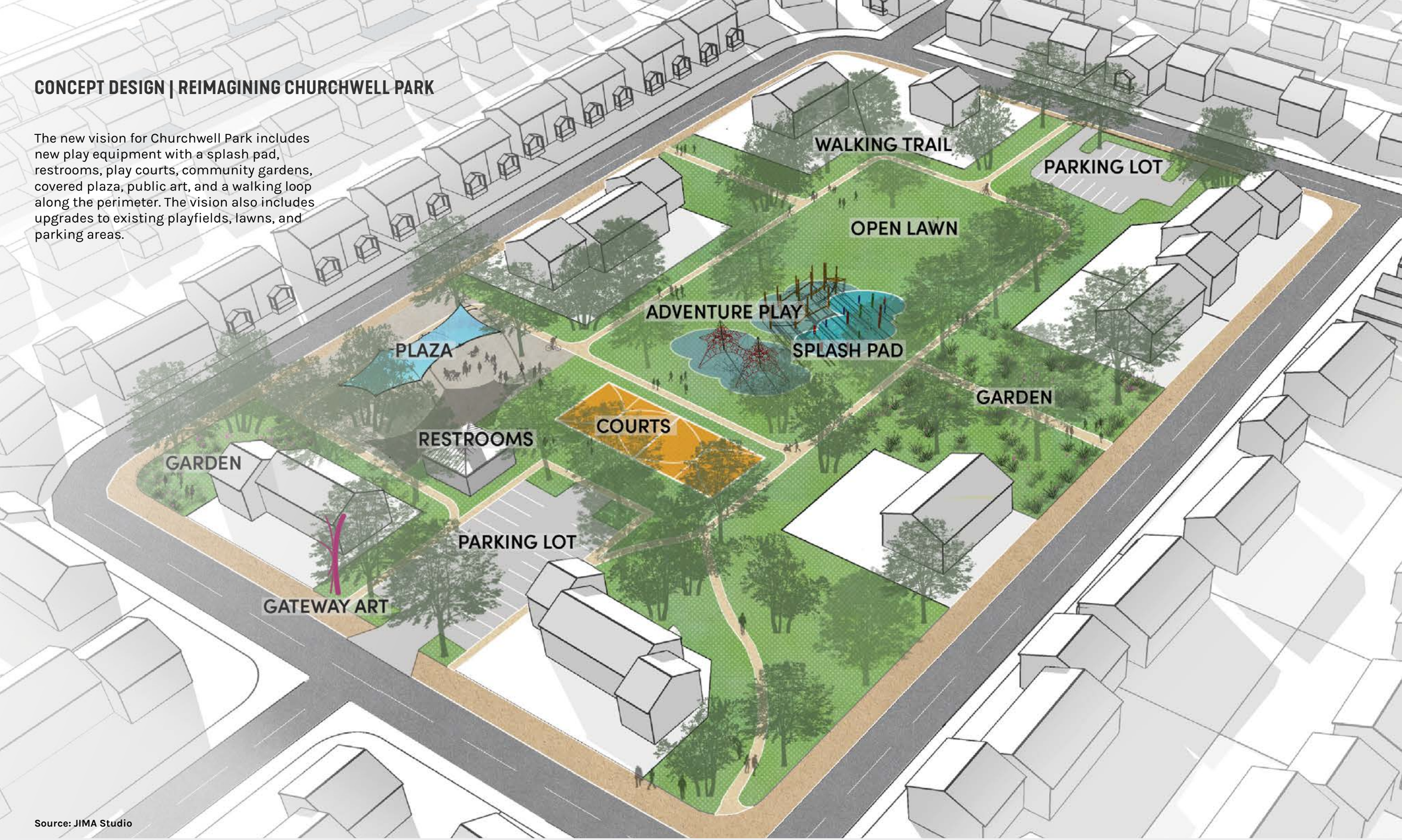
- City of Sandusky Divison of Planning
- City of Sandusky Division of Recreation

POTENTIAL PARTNERS

- City of Sandusky Public Works Department
- National Recreation and Park Association
- Erie County Metropolitan Parks
- Erie County Department of Health
- Friends of Sandusky Parks
- Ohio Department of Natural Resources
- Erie County Master Gardeners

CONCEPT DESIGN | REIMAGINING CHURCHWELL PARK

The new vision for Churchwell Park includes new play equipment with a splash pad, restrooms, play courts, community gardens, covered plaza, public art, and a walking loop along the perimeter. The vision also includes upgrades to existing playfields, lawns, and parking areas.



Source: JIMA Studio

CONCEPT DESIGN | REIMAGINING CHURCHWELL PARK



Climbing Timbers in Central Park NYC



Adventure Play in Lightwater Valley UK



Splash Pad in Phoenix, AZ

ADVENTURE PLAY AND SPLASH PAD

Churchwell Park can feature high-quality equipment that inspire adventure and problem solving for children with year-round landscapes. A splash pad provide family-friendly fun and cool relief during hot summer days.



PLAZA

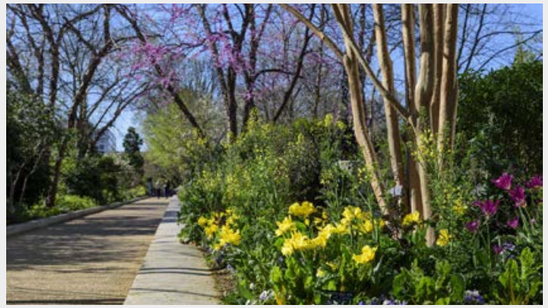
A plaza can upgrade the existing pavilion and barbecue grills with a dynamic canopy—a great way to engage a local artist.



COMFORT STATION

A new facility will bring restrooms to Churchwell Park, making it easier for families to enjoy the park for longer periods of time.





COMMUNITY GARDEN AND WALKING PATHS

A community garden can add another representation of “South Side 4 Life” pride. Walking paths can support passive recreation with beautiful low-impact loops around Churchwell Park.



OPEN LAWNS

Preserving open lawns are critical for free play or organized sports. This may invite local leagues to play—or families to enjoy an outdoor meal.



COURTS

Athletic courts offer organized team sports opportunities in Churchwell Park, providing a safe place to hang out, especially for South Side youth and teens.



STRATEGIES | 1.1 EXPAND CHURCHWELL PARK'S FOOTPRINT TO EXPAND FOR FUTURE CAPACITY

There are a number of publicly owned parcels surrounding Churchwell Park. This presents an opportunity for more public investment for that park that expands the existing footprint and capacity for more amenities and programs. The City of Sandusky can evaluate the feasibility of a property swap program, that exchanges privately-owned land along the park's perimeter for publicly-owned land within the MacArthur Park neighborhood or in other parts of the city. This can present an opportunity for more quality housing around Churchwell Park as described in the Housing + Neighborhoods chapter.



Map of Publicly Owned Land by JIMA Studio
Source: City of Sandusky 2022, Erie County Open Data Portal 2022

STRATEGIES | 1.2 IDENTIFY A LOCAL CHAMPION TO SUPPORT PARK MAINTENANCE AND PROGRAMMING

The City of Sandusky relies on volunteers and community groups to keep parks and playgrounds clean and safe. There is presently a need to expand the city's reach to keep all of the parks beautiful.



Volunteers with the parks
Source: Anne Arundel County, MD

GOAL 2

Enhance South Side recreational facilities and access.

WHY IT MATTERS

With new parks and green connections proposed for South Side, it is important to keep up with the facilities that are a mainstay in the South Side landscape. The Erie County Health Department Community Health Center identifies recreation as a clear need across the county, as a means to support both physical and mental health. This is an aligned goal for South Side.

There are some park equipment and amenities that are in different life cycles, and others that were installed more recently but could offer better placemaking. Improving the overall parks and recreation opportunities will keep South Side an attractive place to live for families. This type of maintenance can be developed through key partnerships that elevate residents as stewards for the open spaces throughout the neighborhood.

Presently, the retired Mills Elementary School is being used as a temporary recreational facility, hosting programs and camps for the neighborhood's youth. Its presence and avid use as a recreation center presents a clear opportunity to expand or establish a permanent center for residents of all ages to use.

With a focus on improving the quality and accessibility of South Side's parks and recreational facilities, residents can continue to enjoy and utilize the spaces that have already been serving South Side, with enhancements that keep them moving and healthy.

STRATEGIES + ACTIONS

2.1 Conduct a feasibility study to locate a new citywide recreation center.

a. Assess the feasibility of centrally accessible sites for a citywide recreation center, including the American Crayon Site.
b. Confirm partners to engage leagues, schools and groups across the city.
c. Identify funding for implementation.

2.2 Regularly assess park quality for safety compliance.

a. Hire a playground specialist to inspect all equipment annually.
b. Use high-quality weather resistant materials.
c. Regularly remove garbage and any vandalism.

2.3 Establish walking trails that connect to larger green spaces and other key destinations.

a. Investigate the feasibility of a linear park or trail along the Amtrak rail corridor to connect Mills Creek to Hayes Avenue.
b. Execute the proposed trail at Mills Creek Golf Course.
c. Establish a Safe Route to School between Sandusky High School and Mills Schools.
d. Provide design guidelines and small grants for local businesses looking to activate their sites for public use.

2.4 Support ongoing improvements at Mills Creek Golf Course, with specific emphasis on flooding response.

a. Expand Mills Creek conservation efforts to beautify and enhance the riparian zone.
b. Utilize planned projects, like the proposed walking trail, to examine topography and its effects on site drainage and flooding.
c. Engage with summer youth jobs to provide hands-on experience with green infrastructure.



GOAL CHAMPION

- City of Sandusky Department of Community Development
- City of Sandusky Planning Division
- City of Sandusky Recreation Division

POTENTIAL PARTNERS

- Erie County Health Department Community Health Center
- Erie County Metropolitan Parks
- Amtrak
- Sandusky City School District
- Ohio Temporary Assistance to Needy Families Program

SUPPORTING DATA

In the latest Community Health Assessment, Erie County Health reported low numbers for regular exercise among youth and adults. Access to more recreation can help South Side residents live healthier.

Objectives

Nearly three quarters (73%) of Erie County adolescents did not get the CDC recommended 60 minutes of physical activity every day, and 70% of adults did not get the recommended 30 minutes of exercise five days per week, according to the 2019 Erie County CHA. Erie County will use the following objectives to monitor progress in improving physical activity.

DESIRED OUTCOME	INDICATOR (SOURCE)	BASELINE (2019)	TARGET (2022)
Increase physical activity	Percent of youth, grades 6th-12th, physically active for at least 60 minutes per day on every day in past week. (Erie County Youth Health Assessment)	27%	32%
	Percent of Erie County adults who exercise for at least 30 minutes, five days per week. (Erie County Community Health Assessment)	30%	35%

Source: 2022 Erie County Community Health Assessment Report

STRATEGIES | 2.1 CONDUCT A FEASIBILITY STUDY TO LOCATE A NEW CITYWIDE RECREATION CENTER

There are a number of publicly-owned parcels that could support a new location for a citywide recreation center. This presents an opportunity for more public investment around recreation that can serve South Side and the City of Sandusky at large.



Vacant American Crayon Site on Hayes Street

STRATEGIES | 2.2 REGULARLY ASSESS PARK QUALITY FOR SAFETY COMPLIANCE

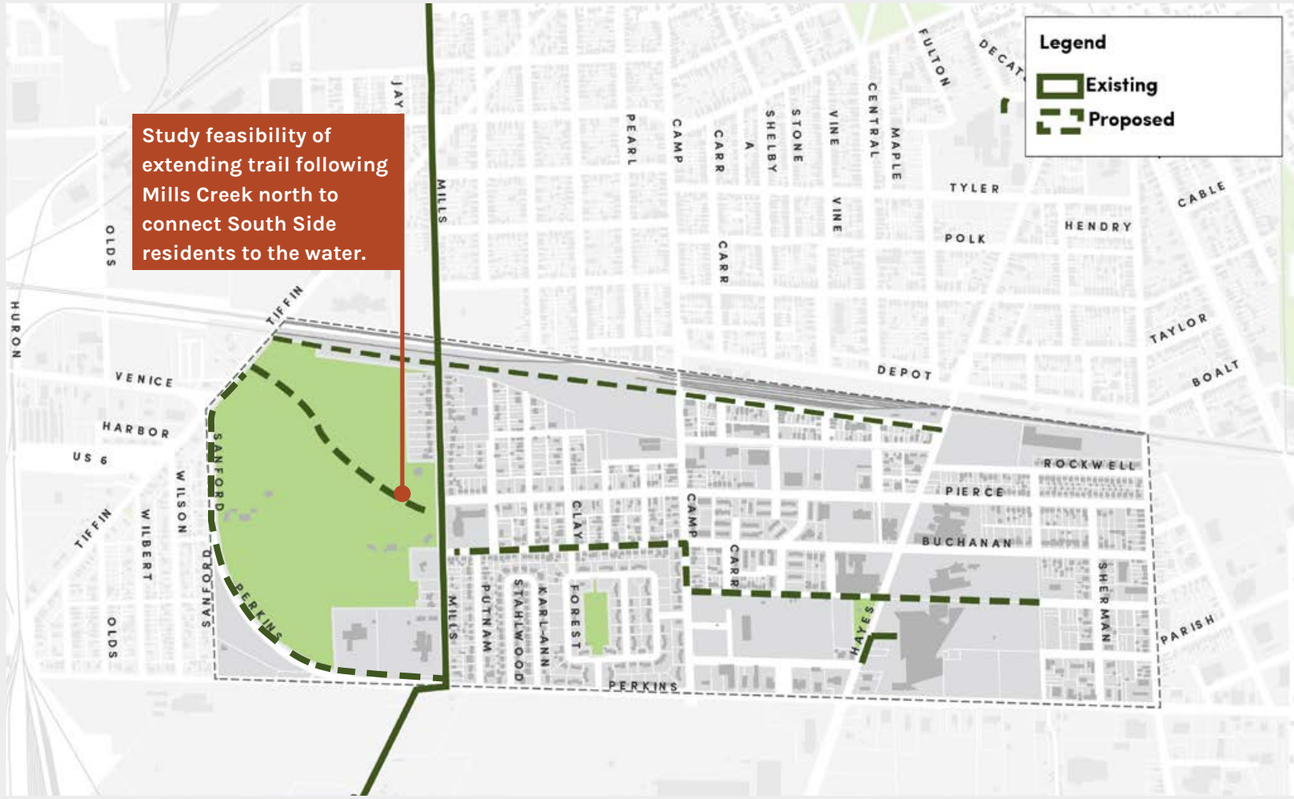
Parks with play or exercise equipment need consistent maintenance to avoid becoming harmful to users. Having a clear understanding of equipment lifelines can help the city prioritize which parks need funding and other types of support.



Existing Play Equipment at Churchwell Park

STRATEGIES | 2.3 ESTABLISH WALKING TRAILS THAT CONNECT TO LARGER GREEN SPACES AND OTHER KEY DESTINATIONS

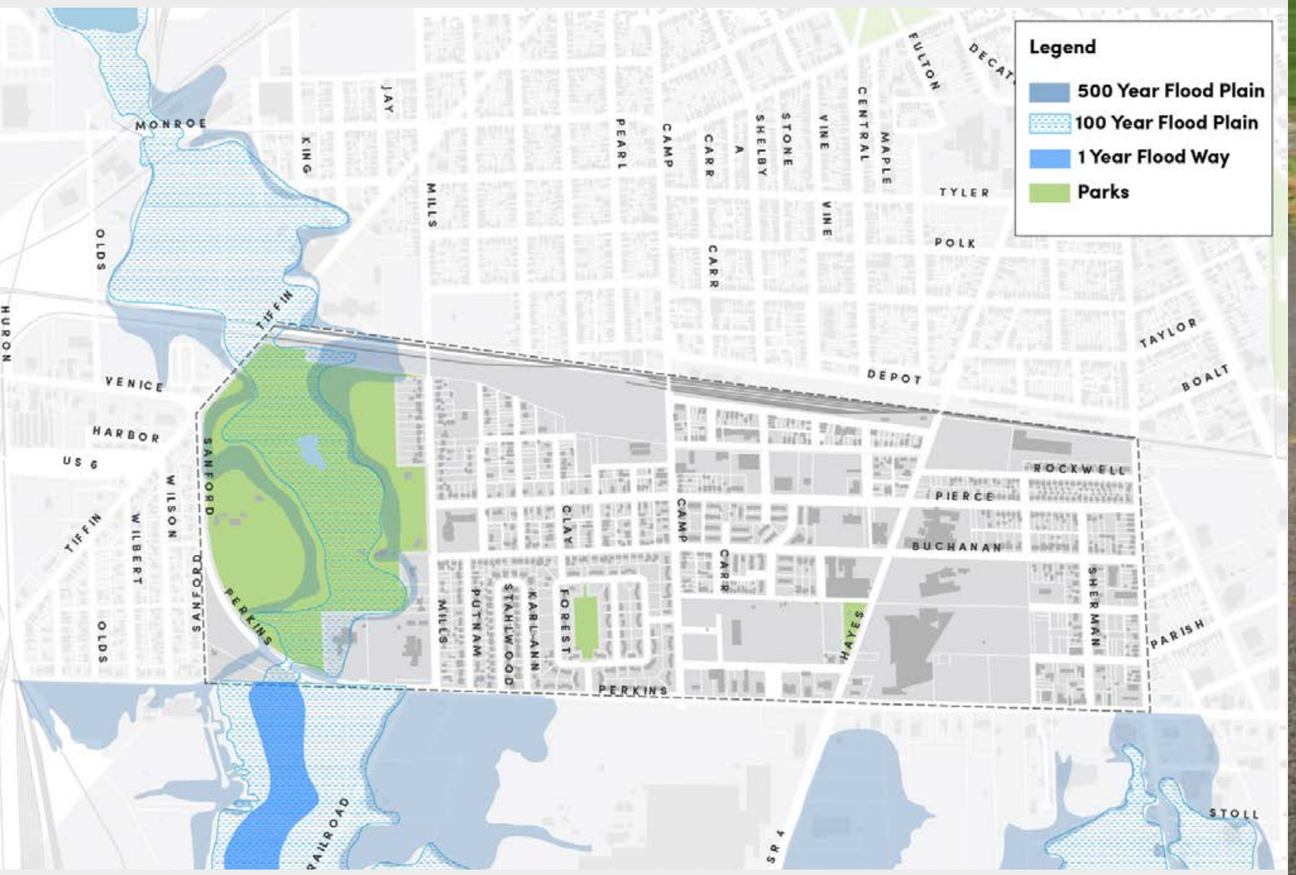
Direct links to green spaces and key destinations will enhance recreation and transportation in the South Side. This is an opportunity to build trails and greenways that establish clear routes and loops to neighborhood locations.



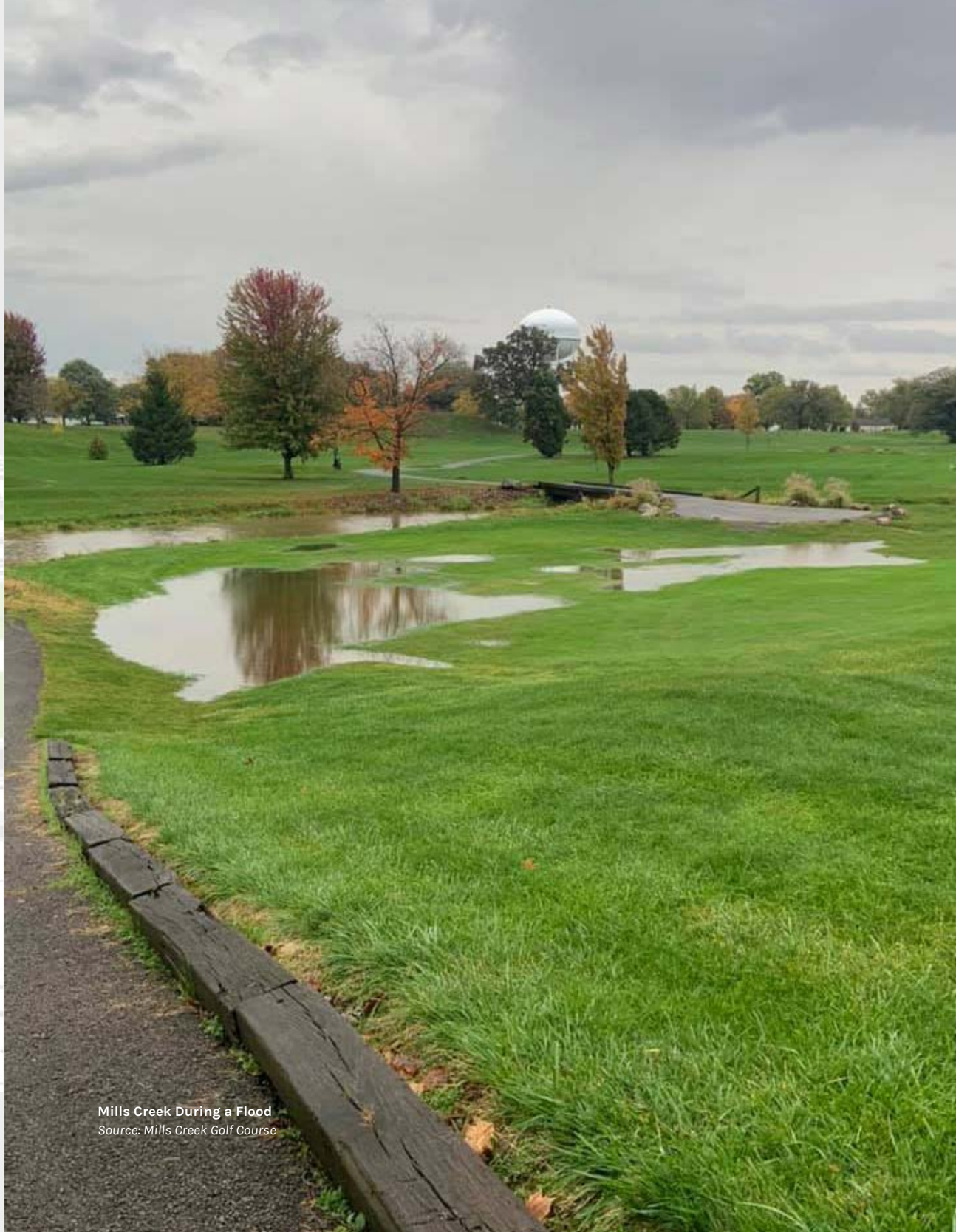
Map of Existing and Proposed Trail System in South Sides by JIMA Studio
Source: City of Sandusky 2022, Erie County Open Data Portal 2022

STRATEGIES | 2.4 SUPPORT ONGOING IMPROVEMENTS AT MILLS CREEK GOLF COURSE, WITH SPECIFIC EMPHASIS ON FLOODING RESPONSE

Mills Creek is a beautiful asset within the Mills Creek Golf Course, but it also floods during major storm events. In fact, most of the Golf Course is within a floodplain or floodway. Maintaining the site improvements that help mitigate site flooding will ensure that residents can enjoy the golf course as often as possible throughout the year.



Map of Flood Areas by JIMA Studio
Source: City of Sandusky 2022, Erie County Open Data Portal 2022



Mills Creek During a Flood
Source: Mills Creek Golf Course

GOAL 3

Enhance all parks and recreational programs and services.

WHY IT MATTERS

Parks and open spaces can contribute to healthy lifestyles by putting exercise and recreation at the center of community activity. Without adequate access, residents may have limited opportunities nearby to walk, bike or play sports. This may mean traveling to other neighborhoods or forgoing the activity altogether. Limited exercise can lead to health concerns and complications, like heart disease. Access to recreation is critical to providing residents with safe options for healthy living.

Local programs help to respond to these challenges. Group exercise and events can build community, while achieving health goals. Because of this, it is pertinent to support how residents get involved with South Side parks and recreational facilities.

Similarly, residents are encouraged to initiate programs and events that keep South Side parks clean, beautiful, safe and friendly. Volunteerism can be a great driver to expand programs beyond the city's offerings, as well as help with the maintenance of the key public areas. It also establishes a sense of pride as residents take care of the spaces they share together.



Healthy living means longer and fuller lives for all South Side residents

STRATEGIES + ACTIONS

3.1 Expand all in-park programming to engage residents.

a. Expand recreation staff to add programs for youth, teens, adults and seniors.
b. Establish a neighborhood-scale home base in South Side (Mills School).
c. Partner with Sandusky Public Schools to train teens for camp leadership roles.
d. Expand offerings by leveraging community partners and instructor volunteerism (i.e. yoga and movement classes, sewing programs, music programs etc.).

3.2 Utilize short-term activation strategies at Strobel Stadium parking lot during off-seasons.

a. Collaborate with local artists to develop murals or pavement graphics.
b. Program family-friendly events to encourage year-round use (i.e. food truck festival, carnival, music series, mini drive-in theatre).
c. Identify funding sources for implementation.

3.3 Partner with Erie County Health Department to expand the Healthy Hayes Initiative and promote healthy recreation.

a. Identify Erie County initiatives and funding opportunities for Sandusky.
b. Partner with Firelands Healthy Hayes Corridor Project to add recreation programming to South Side.

3.4 Expand Friends of Sandusky Parks programs to offset park and trails maintenance costs.

a. Pair a Friend through Friends of Sandusky Parks with newly established parks and open spaces.
b. Support volunteers with Community Development Block grant federal programs and maintenance equipment.

3.5 Support local groups in building and maintaining gardens on underutilized land.

a. Leverage Community Development Block grant federal programs to support community groups with garden establishment and maintenance.
b. Connect local organizations with available land bank parcels.



GOAL CHAMPION

- City of Sanduksy Department of Community Development
- City of Sandusky Planning Division
- City of Sandusky Recreation Division

POTENTIAL PARTNERS

- Erie County Health Department Community Health Center
- Sandusky City School District
- Firelands Health
- OHgo!
- OSU Extension
- Erie County Metropolitan Parks
- Friends of Sandusky Parks

STRATEGIES | 3.1 EXPAND ALL IN-PARK PROGRAMMING TO ENGAGE RESIDENTS

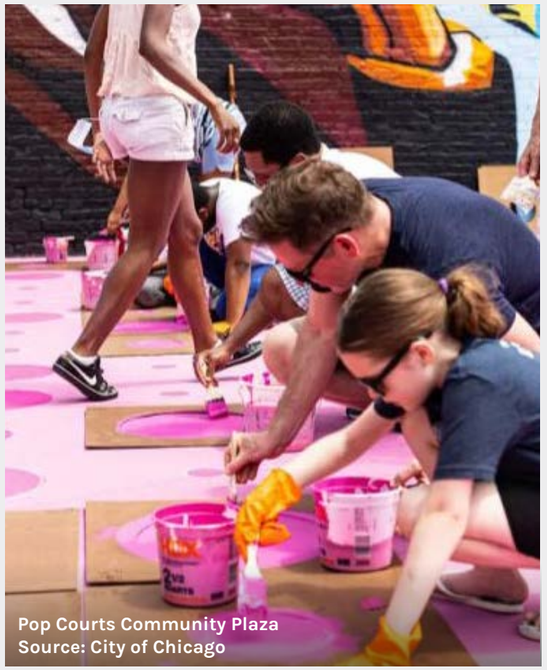
The Parks & Recreation Division is a big success in South Side. The youth programs are widely used by South Side residents and beyond, and is a source of pride for the neighborhood. It also provides residents opportunities to exercise, volunteer, and engage with parks and open spaces. Building on the momentum of this strong program will continue to serve South Side residents for years to come.



Sandusky Parks and Recreation Department Summer Camp
Source: Sandusky Register

STRATEGIES | 3.2 UTILIZE SHORT-TERM ACTIVATION STRATEGIES AT STROBEL STADIUM PARKING LOT DURING OFF-SEASONS

Pop up planning is a form of activating public spaces with temporary or semi-permanent interventions that test the viability of long-term investment. During the off-season, the stadium parking lot is largely underutilized and offers an opportunity to activate a large vacant space.



Pop Courts Community Plaza
Source: City of Chicago

STRATEGIES | 3.3 PARTNER WITH ERIE COUNTY HEALTH DEPARTMENT TO EXPAND THE HEALTHY HAYES INITIATIVE AND PROMOTE HEALTHY RECREATION

In the 2022 Erie County Community Health Improvement Plan, the Erie County Health Department identified strategies to support exercise amongst youth and adults. South Side may be able to benefit from this county-level agenda.



Senior Exercise Class
Source: Hayes Senior Health Center

STRATEGIES | 3.4 EXPAND FRIENDS OF SANDUSKY PARKS PROGRAMS TO OFFSET PARK AND TRAILS MAINTENANCE COSTS

The City of Sandusky relies on volunteers and community groups to keep parks and playground clean and safe. With newly introduced parks, trails and open spaces, there will need to be more volunteers, including agencies and community groups who take the lead as stewards, to support South Side's green space network.

Existing examples of this work in Sandusky includes stewardship, volunteerism, and financial support from groups such as Kiwanis Club of Sandusky, Lion's Club, Peace Through Understanding, Mylandar Foundation, Wightman-Wieber Foundation, Dorn Foundation.



Park Clean-up Volunteers
Source: Sandusky Register

STRATEGIES | 3.5 SUPPORT LOCAL GROUPS IN BUILDING AND MAINTAINING GARDENS ON UNDERUTILIZED LAND

Community and resident groups can help contribute to the overall greening of South Side. Adding gardens help to offset stormwater runoff while establishing a sense of place in areas that are locally important.



Victory Kitchen in Sandusky, OH
Source: Sandusky Register



Mills Creek Golfers
Source: Mills Creek Golf Course

PARKS + OPEN SPACE STRATEGY SUMMARY

COORDINATE

South Side residents have many opportunities to expand and enhance neighborhood parks. To successfully achieve these three goals, the City of Sandusky and South Side residents will have to closely collaborate with the partners identified.

3 GOALS

12 STRATEGIES

14 PARTNERS

IMPLEMENT

Over 40 actions are specified throughout this chapter to achieve the goals for South Side parks and open spaces (see Chapter 7. Implementation for the full list). These actions are categorized into near-, mid-, and long-term actions.

31 ACTIONS

15 NEAR-TERM ACTIONS

14 MID-TERM ACTIONS

3 LONG-TERM ACTIONS

PRIORITIZE

Out of the 40 total actions listed in this neighborhood plan, two key actions were identified as top priorities by the City of Sandusky and South Side residents.

GOAL

Transform Churchwell Park into a neighborhood serving park.

STRATEGY

Design and build a state-of-the-art park with new play equipment and amenities inclusive of resident ideas.

ACTION

Confirm site design and proposed park features.

FEASIBILITY

Actionable — Aspirational

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Residents | **Erie Co. Health Dept.**

TIMEFRAME

Near | Mid | Long

ACTION

Secure funding for park improvements

FEASIBILITY

Actionable — Aspirational

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

National Recreation & Parks Assc.

TIMEFRAME

Near | Mid | Long



PILLAR 4

ACCESSIBILITY + SERVICES

In the South Side, people will have access to essential businesses, healthcare facilities, social services, non-profits, and faith-based institutions that provide fundamental care and supplies to the neighborhood. Community health will improve through connectedness, access to healthy food options, and community amenities.

Image Source: SmithGroup

The ability for people to access key resources and services, such as quality healthcare, healthy food options, essential businesses, and social services, within their neighborhood is vital to creating complete communities and ensuring that ALL residents, no matter their age, income, education, or race, have equal access to quality goods and services. However, for many South Side residents, critical services and essential resources can feel inaccessible. Nevertheless, the South Side has a deep community-wide commitment to supporting each other and celebrating the people and multigenerational families that make the neighborhood special. This long standing commitment amongst residents to serving their neighborhood can be seen through its numerous faith-based organizations, local non-profits, and dedicated community champions. Residents often turn to these groups for support with vital resources.

The Accessibility + Services pillar identifies areas where the city can play a greater advocacy role in improving residents' access to information, facilitate stronger connections to existing resources, and actively build trust by strengthening networks of collaboration between the city, residents, and stakeholders.

KEY TERMS

ACCESSIBILITY | The practice of making information, activities, and/or environments sensible, meaningful and usable for as many people as possible.

COMPLETE COMMUNITIES | Seeks to locate as many services and amenities within walking distance of the center of a neighborhood to serve all residents daily needs.

MENTAL HEALTH | Encompasses emotional, psychological, and social well-being.

MULTIGENERATIONAL | Including two or more generations.

GOAL 1

Build trust and improve the relationship between the City and South Side community.

WHY IT MATTERS

Historically, the relationship between city government and South Side residents has been strained. South Side residents have expressed on several occasions, during this process, a deep distrust for local government. However, both the city and resident community groups have made significant strides during this and previous planning efforts to address systemic inequities and empower residents to effect change in their community. Throughout the engagement process there has been a significant focus on creating more equitable and inclusive engagement process in order to build community trust. The city and South Side community must work together to make progress towards a thriving South Side.

1.1 Increase transparency of city processes and accountability to the public.

a. Host community meet and greets with city staff and officials to establish a consistent rapport with the community.
b. Expand how information is shared using social media platforms, community canvasing, mailers, and local resident communication networks.
c. Develop a frequently asked questions web page for residents to get information on specific projects and city procedures.
d. Develop a neighborhood advisory committee.

1.2 Prioritize equitable community engagement in civic processes.

a. Track all community engagement efforts using several forms of data collection.
b. Use data from previous engagement efforts to identify gaps in outreach.
c. Target underrepresented populations through focused engagement efforts.
d. Establish community kiosk or message boards at local businesses or public facilities throughout the South Side to share information.
e. Report engagement findings and comments to the public following community events and meetings.

1.3 Identify and empower local community champions and advocacy groups.

a. Work with community partners to provide information sessions on community organizing and civic procedures.
b. Document and respond to community feedback through official public facing community message boards that are both digital and physical.
c. Work with local youth to develop a youth community ambassador program to share information and connect with younger generations of South Side residents.

WHAT WE HEARD

"This is the lowest hanging fruit to accomplish. It just requires the will from City Hall to want to connect."

Steering Committee Vision and Goals Review



GOAL CHAMPION

- City of Sandusky

POTENTIAL PARTNERS

- Community Advocates
- Faith-Based Organizations
- Neighborhood Leaders
- Local Businesses

GOAL 2

Strengthen partnerships with local community associations, social service organizations, non-profits, and faith based groups.

WHY IT MATTERS

Partnership with local organizations is critical to reestablishing relationships within the community and providing resources to residents. Several faith-based organization call South Side home and have for some time. They are essential fixtures in the community and serve the community in a much greater capacity than just worship services. Local non-profits and community groups work to increase food access, support residents in need of housing and financial aid, along with functioning as unofficial connectors between South Side residents, local government, and service-based organizations. Organizations such as OhGo (a local non-profit providing residents with access to affordable food), are essential to the community and have worked hard to establish trust with South Side residents. While these organizations do what they can to fill the gaps in resources and information it is important that the City of Sandusky leverage these groups and the relationships that they have established within the community to begin to build back trust with the city.

STRATEGIES + ACTIONS

2.1 Develop strategic partnerships with local organizations to increase residents access to critical resources for job training, child care, and funding support.

a. Work with local organizations working in the South Side to create alignment around specific neighborhood initiatives.

2.2 Identify and document effective programs that are currently being offered by the city or county.

a. Have the city support with existing community resource pages, such as Erie County Cares, to better document existing programs and organizations that provide educational services, training, and funding resources to residents.
b. Work with local non-profits, social services groups, county agencies, and faith-based organizations to establish a community calendar/ message board to connect residents to events and programs.



GOAL CHAMPION

- City of Sandusky

POTENTIAL PARTNERS

- Sandusky City ADA Advisory Board
- Community Advocates
- Faith-Based Organizations
- Neighborhood Leaders



2.3 Increase awareness of existing programs and offerings provided by the city and local non-government organizations using a variety of outreach strategies.

a. Continue to host community open house events to connect community members to city and county departments and social services.
b. Establish quarterly community pop-ups to showcase offerings in collaboration with local non-profits and faith-based organizations.
c. Collaborate with established community advocacy groups, including faith-based and non-profit organizations, to meet residents where they are.
d. Offer community office hours for residents to speak with city staff one-on-one about programs, processes, and resources.

2.4 Conduct targeted outreach to better connect with marginalized groups and those with greatest need.

a. Meet residents where they are by attending and supporting community hosted events.
b. Work collectively with residents to connect with local leaders and community organizers within marginalized communities.
c. Make information available through various platforms and mediums to spread information more broadly.
d. Purchase targeted social media ads to connect with the demographics most in need of resources.

GOAL 3

Improve community health through increased access to mental health support, healthy food options, and quality community spaces.

WHY IT MATTERS

While there are some locally owned and family-run businesses that are fixtures within the South Side, access to affordable healthy food options are limited. The nearest grocery store to the South Side is just over a mile away and is primarily accessible by car due to uncomfortable pedestrian conditions along Perkins Avenue. Multiple franchises and fast food chains along Perkins Avenue and Hayes Avenue do not currently provide healthy and convenient food options for South Side residents.

The ramifications of the pandemic are still impacting residents as challenges with accessing affordable food and mental health support persist. Local faith-based organizations and non-profits help to provide access to affordable quality food for residents. Additionally, South Side has experienced some severe community traumas that have had a deep effect on mental health community-wide. The South Side neighborhood has endured a lot over the years and yet maintains a resilient spirit.

STRATEGIES + ACTIONS

3.1 Work with local healthcare organizations and trauma support groups from around the city and county to connect residents to mental health services.

a. Host community listening sessions with mental health professionals.
b. Establish a mental health support line for residents to learn of the different options for mental health resources.
c. Offer a mental health support page on the city website to connect residents to existing programs offered by groups such as Erie County Cares and the health department.
d. Partner with local healthcare organizations to connect residents to resources.
e. Offer Sandusky Recreation programs that support positive mental health (e.g. yoga, meditation, art therapy, etc.).
f. Foster further partnership between Parks and Recreation and the health department to facilitate a local mental health campaign.



POTENTIAL PARTNERS

- Bayshore Counseling Services
- Firelands Regional Health Center
- Erie County Health Department
- Local Faith-Based Organizations
- OhioGuidestone
- Sandusky Parks and Recreation Division



3.2 Increase access to healthy food options in the South Side.

a. Partner with local organizations to host farmers markets at neighborhood serving facilities to provide healthy food options.
b. Work with local stores along Hayes and Perkins to establish healthy corner store initiative.
c. Connect with local health care organizations, health department, and non-profits to sponsor healthy food and health screening events at the school or local businesses along Hayes Avenue.
d. Prioritize healthy food options and grocery stores in new development projects across the South Side.
e. Work with the health department and Firelands Health to formalize the Healthy Hayes initiative.
f. Support and promote existing food pantries and soup kitchens.
g. Connect with local health care organizations, health department, and non-profits (e.g. Firelands Health and OhGo) to sponsor healthy food and health screening events at the school or local businesses along Hayes Avenue.
h. Host healthy eating and cooking sessions using commercial kitchens at public facilities like the Mills School
i. Implement community garden. program at Mills School or Churchwell Park with a specific focus on seniors and youth programming to encourage intergenerational knowledge exchange.

GOAL 4

Increase residents access to educational resources that support lifelong learning.

WHY IT MATTERS

The ability to access information and quality educational resources can enhance residents' ability to provide for themselves, reach goals, elevate their families, and positively contribute to their community. Helping to establish a greater sense of self-worth and pride. Education and learning can take place in several forms and in several venues, offering people a variety of ways to grow their minds and broaden their experiences. As society shifts into a more technologically driven world, information has in many ways become more accessible than ever. However, generational divides and access to affordable high-speed internet can create significant barriers for senior populations and others with physical and technological challenges. South Side is home to a substantial senior population and many residents do not have access to affordable internet or the technology to take advantage of new forms of digital communication. This digital divide limits residents earning potential, access to information and critical services, and can be a significant barrier to civic engagement. In order to encourage lifelong learning and enhance residents ability to elevate themselves and access critical information, it is important to work strategically with schools, city departments, and local organizations to connect residents to the resources they need to embrace lifelong learning and expand residents ability to access information.

STRATEGIES + ACTIONS

4.1 Enhance access to technology and technology training for residents.

a. Work with local internet providers to increase access to affordable internet.
b. Work with other city departments such as Parks and Recreation and Sandusky City School District to offer computer and technology education courses.
c. Provide WIFI hubs at public facilities to expand internet access.

4.2 Support and promote local job training, trade skills, and educational advancements programs for South Side residents.

a. Increase awareness of secondary education programs for residents.
b. Collaborate with Sandusky High School and local senior citizen organizations to encourage intergenerational learning.



GOAL CHAMPION

- City of Sandusky

POTENTIAL PARTNERS

- Sandusky City Schools
- Erie County Economic Development Corporation
- Faith-Based Organizations
- Local Businesses

WHAT WE HEARD

"There is so much constantly happening here. I just believe South Side is coming up."

Dora Grant
South Side Steering Committee Member

ACCESS + SERVICES STRATEGY SUMMARY

COORDINATE

South Side residents have many opportunities to expand and enhance neighborhood parks. To successfully achieve these four goals, the City of Sandusky and South Side residents will have to closely collaborate with the partners identified.

4 GOALS

11 STRATEGIES

7 PARTNERS

IMPLEMENT

Over 40 actions are specified throughout this chapter to achieve the goals for South Side parks and open spaces (see Chapter 7. Implementation for the full list). These actions are categorized into near-, mid-, and long-term actions.

44 ACTIONS

9 NEAR-TERM ACTIONS

20 MID-TERM ACTIONS

15 LONG-TERM ACTIONS

PRIORITIZE

Out of the 47 total actions listed in this neighborhood plan, two key actions were identified as top priorities by the City of Sandusky and South Side residents.

GOAL

Build trust and improve the relationship between the city and South Side community.

STRATEGY

Increase transparency of city processes and accountability to the public.

ACTION

Develop a frequently asked questions web page for residents to get information on specific projects and city procedures.

FEASIBILITY

Actionable — Aspirational

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Residents | **Non-Profits**

TIMEFRAME

Near | **Mid** | Long

GOAL

Increase residents access to educational resources that support lifelong learning.

STRATEGY

Support and promote local job training, trade skills, and educational advancements programs for South Side residents.

ACTION

Collaborate with Sandusky High School and local senior citizen organizations to encourage inter-generational learning.

FEASIBILITY

Actionable — Aspirational

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Area High Schools | **BGSU, EHOVE**

TIMEFRAME

Near | Mid | Long



PILLAR 5

ECONOMIC PROSPERITY

In the South Side, development opportunities and local business will support community members from all of income levels. There will be expanded access to jobs, educational resources, business development, training, and city-wide programs. Career building, occupational training, and homeownership will be prioritized to offer residents the resources they need to achieve economic security.

Image Source:Garver Feed Mill

South Side is home to many small beloved businesses and more regional ones like Firelands Health, public schools, and smaller national retailers. There is opportunity to expand support for longstanding businesses, while filling the gap in demand for services.

A prosperous South Side includes the development of a thriving commercial corridor where small businesses can grow. South Side businesses should be able to provide jobs for neighborhood residents at a livable wage, while supporting a thriving economy.

KEY TERMS

ECONOMIC SECURITY | The ability of a population to meet their financial needs consistently and stably. This often first requires a livable wage with increased disposable income outside of the basic bills (housing, food, utilities, transportation).

THIRD PLACES | Locations in a neighborhood that people can gather socially, co-work, or enjoy recreationally without financial costs required.

MIXED-USE | Buildings that contain more than one use, uses may be separated by floor for convenience such as a three story structure with ground floor retail and two floors of housing above.

GOAL 1

Support local employment and entrepreneurship across the South Side.

WHY IT MATTERS

South Side has a healthy workforce. Major employment in the area includes manufacturing, healthcare, food services, retail trades and educational services. The loss of a major employer in Perkins Township, just south of Sandusky, has left a noticeable void. South Side residents want to see the return of major employers to their neighborhood, in a sustainable way. In particular, the development of a commercial corridor and the growth of local jobs would be welcome in the neighborhood. In order to achieve this, Erie County and Perkins Township need to collaborate on approaches to attract large, diverse businesses.



GOAL CHAMPION

- City of Sandusky Community Development Department

POTENTIAL PARTNERS

- Greater Sandusky Partnership
- Minority Business Empowerment Team
- Erie County Economic Development Corporation
- City of Sandusky Diversity and Economic Opportunity Manager

STRATEGIES + ACTIONS

1.1 Increase access to career and business development programs for South Side residents

a. Identify viable business sectors suited for neighborhood serving commercial activation within South Side.
b. Identify job gaps in the region that could fit within the South Side neighborhood.

1.2 Develop strategic partnerships with existing workforce and business development programs.

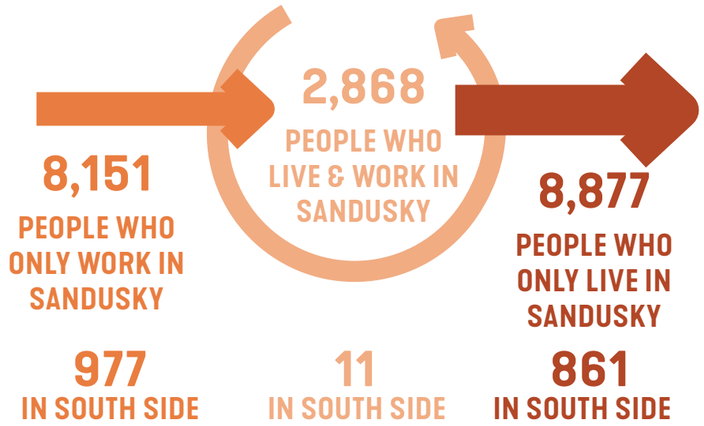
a. Catalog regional workforce development actors and programs.
b. Identify a neighborhood location to serve as a workforce resource center.
c. Advocate for employment of South Side residents in Neighborhood businesses.

1.3 Explore the creation of a resident and business neighborhood association to advocate for South Side-led development and access to funding

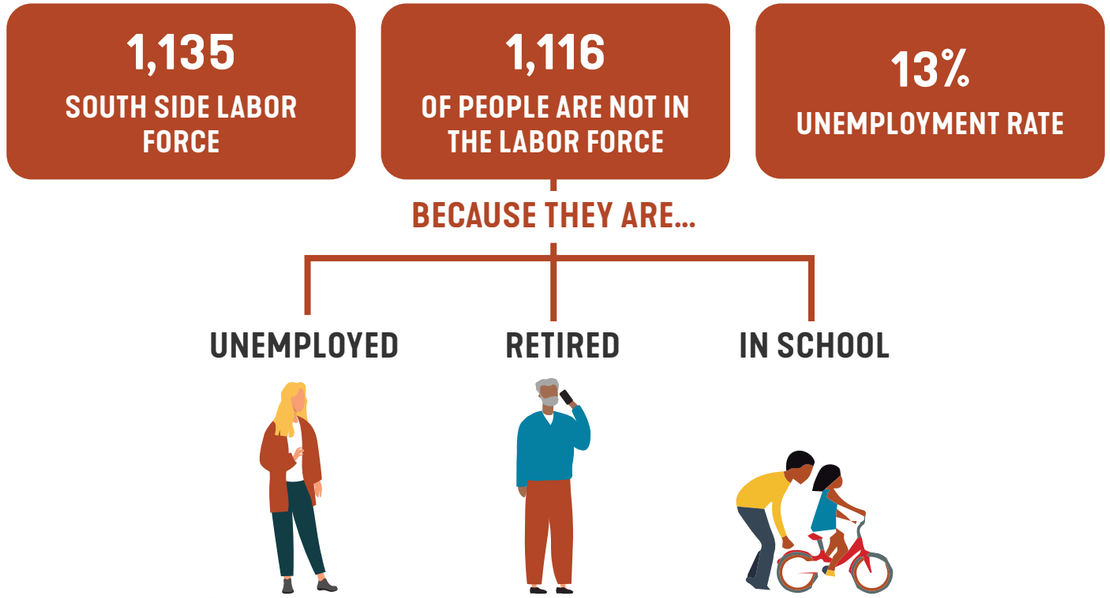
a. Create partnerships with the city to establish this neighborhood association and provide training on its operation.
b. Advocate for equal representation of property owners, business owners, renters among association leadership.

SUPPORTING DATA

Few Sandusky residents live and work in the city.



There are major employment sectors in the area that could activate the workforce.



Data Sources: Live/work Through put from 2019 On the Map (US Census); 2021 Employment Status, American Community Survey Table B23025 for Census tracts 410.2 and 413.1

GOAL 2

Incentivize development opportunities and allow for strategically located mixed-use.



GOAL CHAMPION

- City of Sandusky Economic Development Department

POTENTIAL PARTNERS

- Greater Sandusky Partnership

STRATEGIES + ACTIONS

2.1 Support the development of mixed-use districts at Pierce and Buchanan and Camp and Hayes corridors.

a. Work with the residents of South Side to determine desired building form and uses.
b. Create design guidelines for mixed-use development.
c. Research best practices that support a wide range of neighborhood commercial, office, light industrial, and residential uses.
d. Determine how New Market Tax Credits could be leveraged to promote mixed-use in South Side.
e. Determine if there are any barriers in the current code to the development of pop-up markets, food trucks, or other non-traditional business structures within the South Side.

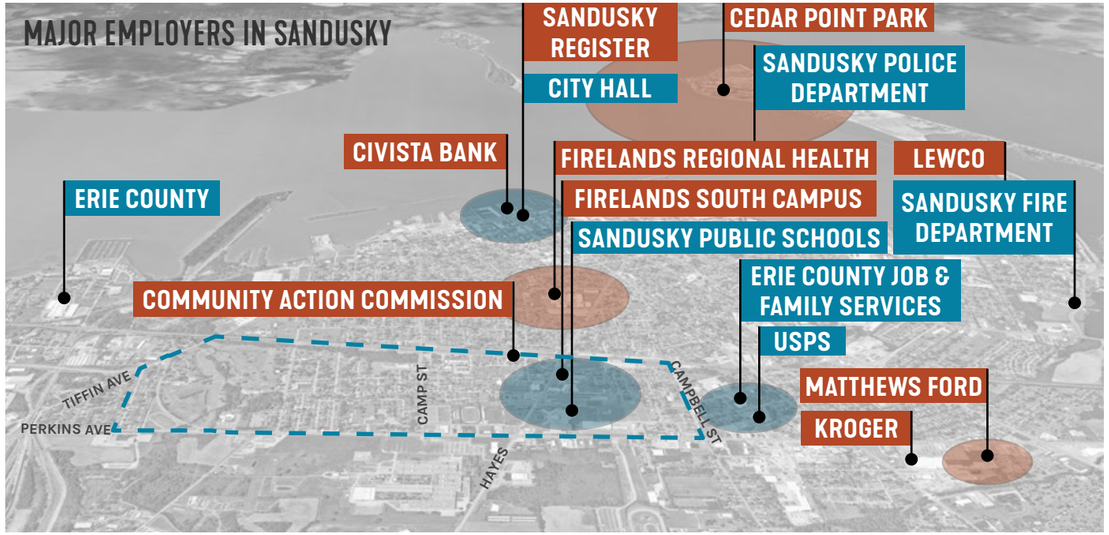
DID YOU KNOW?

Strategy 2.1 Aligns with the Sandusky Bicentennial Vision goal to create mixed-use districts across Sandusky and with Housing Goal 2.

WHAT WE HEARD

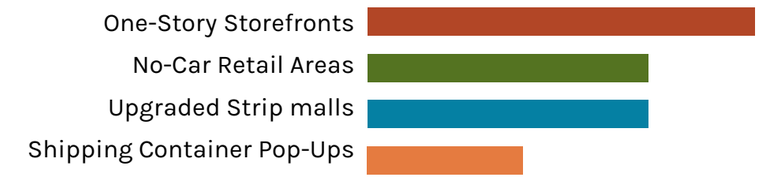
South Side lacks enough businesses to support the demand.

South Side commercial consists of fast food establishments and retail businesses. Some automotive and convenience stores are available, but the current zoning and small parcel sizes within the neighborhood limits potential new establishments from coming to the neighborhood.



South Siders have expressed the desire for more restaurants, day care centers, offices, coffee shops, and a grocery store.

MOST IN DEMAND COMMERCIAL DEVELOPMENT



Data Source: 2022 Community Perception Survey





Source: Historic C-Street

HISTORIC C-STREET

Commercial Street in Springfield, Missouri underwent a rebranding as a neighborhood serving commercial district. The district is six blocks long in an area outside of the main downtown. A formerly disinvested neighborhood has now become a gem for the community and a community services hub for the most vulnerable in the city. This area is home to several supportive services, creative ventures, upscale dining, and outdoor recreation.

Most buildings within Historic C-Street are ground floor commercial with lofts for rent or ownership above. Lofts range in size to fit a variety of life stages and needs and some are fully accessible. The district also offers transitional housing for the formerly unhoused, which is administered by a non-profit who works closely with the city and business district.



Source: VisitTuscon.org

MSA ANNEX

This mixed-use development in Tucson, Arizona features local businesses, and stores with smaller footprints to serve up and coming local businesses. The development is served by bus and light rail, is bikeable and walkable, and offers a host of shopping destinations for neighborhood residents and city-wide alike. Shops are adapted from smaller size shipping containers, and offer outdoor seating and entertainment.

ECONOMIC DEVELOPMENT FUND PROGRAM

The City of Sandusky provides financial assistance for new or expanding businesses or property owners that will positively impact the economy and employment situation in the city. This assistance can be for new construction, renovation, equipment, or design services.

SANDUSKY ENTERPRISE ZONE TAX ABATEMENT

This tax incentive provides real estate tax relief on the accumulated tax liability that occurs over time on a new acquisition. This abatement, or relief is distributed over a number of years (according to the agreement made) and can be helpful to bring new businesses, support the expansion of a business into an underserved area, or create new jobs. In Ohio, these can be made for non-retail businesses establishing or expanding in an area and can include personal property.

ERIE COUNTY ECONOMIC DEVELOPMENT CORPORATION (ECEDC)

ECEDC supports all businesses in Erie County with financial assistance, technical assistance, and other services to boost the economy and help businesses thrive. This includes finding new storefronts, storefront repairs, and hiring.

LORAIN COUNTY COMMUNITY COLLEGE SMALL BUSINESS DEVELOPMENT CENTER (SBDC)

The SBDC provides access to capital, business counseling, and other services to facilitate growth, job creation and education.

MINORITY BUSINESS EMPOWERMENT TEAM (MBET)

This group of business owners champion and support other minority businesses by collaborating with RISE and providing technical assistance and education.

OHIO MEANS JOBS (OMJ)

This organization provides recruitment and training programs for employers and connects job seekers with resources for finding jobs including short-term experiences, resume writing, and training.

REGIONAL INCUBATOR FOR SUSTAINABILITY AND ENTREPRENEURSHIP (RISE)

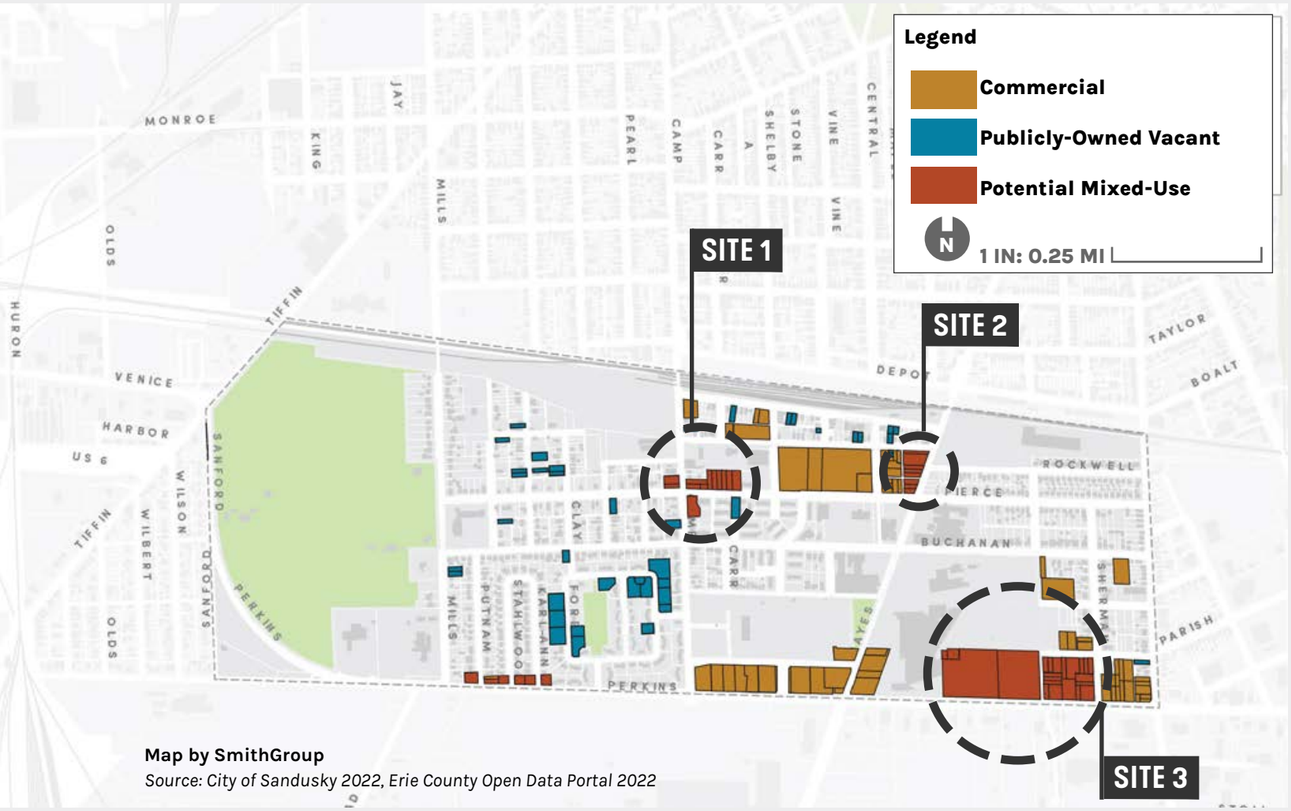
RISE provides free support to smaller businesses in their efforts to scale up or sell their business.

URBAN LEAGUE OF LORAIN, MINORITY BUSINESS ASSISTANCE CENTER (MBAC)

This center provides assistance for small, minority-owned and disadvantaged businesses in Ohio. This support includes accounting, business management counseling, seeking capital support, contract procurement, and developing marketing plans.

BEST PRACTICES | MIXED-USE AND NEIGHBORHOOD SERVING COMMERCIAL

A mixed-use area simply allows for more diversity in the types of uses allowed in a building. A mixed-use development often combines live, work, and play opportunities. These places provide more walkable areas and when combined with residential, can create more safety for local businesses. Mixed-use developments can take many different forms and will often be denser developments because they require less parking. Parking is often shared among users, offices taking peak daytime parking, residents using parking during the off-peak hours and shoppers coming and going throughout business hours.



Map by SmithGroup

Source: City of Sandusky 2022, Erie County Open Data Portal 2022

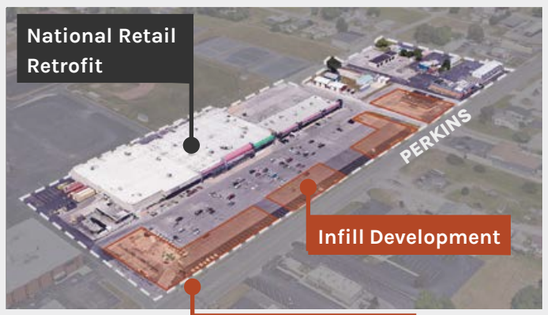
SITE 1



SITE 2



SITE 3



SITE 1 | NEIGHBORHOOD MIXED-USE

This corner of commercial land contains residential, multi-family and two lots of recently vacated commercial property. On a moderate sized intersection in a part of the neighborhood that is more dense, this area is prime to be redeveloped as mixed-use.

- Visible
- Walkable
- Existing mixed-use and vacant land

SITE 2 | WALKABLE CORRIDOR

This section of land along Hayes and Pierce is between the new middle school and the American Crayon site is already zoned commercial. Surrounded by offices, commercial, and residential, and along a major school route, this section is more appropriate for smaller scale mixed-use with ground floor retail/office and second story residential.

- Used by youth and older adults alike
- Existing businesses like Cliff's Grocery & Carry Out and Firelands South Administrative Offices
- Mixed-use could include retail, offices, restaurants, pop-up shops

SITE 3 | NATIONAL RETAILER ANCHOR

The businesses along West Perkins Avenue are mostly strip mall developments built at a time when parking needs were over accommodated. There is also an assemblage of a large amount of commercial lots that are too small to developed without combining into larger parcels. Today, this area has seas of underutilized parking lots with commercial buildings that are not at capacity. The vision for this area is one where infill development on the existing parking, providing right-sized development along Perkins.

- Existing convenience, drive thru and office buildings
- Opportunity to redevelop with infill where abundant parking is located
- Opportunity for up to three story buildings
- Best Uses: national retailers, grocery store, restaurant with outdoor plaza/play area

GOAL 3

Work with neighboring jurisdictions to increase local job opportunities and attract new businesses that offer living wages.

WHY IT MATTERS

Employment solutions are best served by a regional approach. Partnering with other jurisdictions, learning where regional gaps, hubs, priorities and future plans will go a long way to serve the South Side neighborhood. Sandusky should continue to work with the Greater Sandusky Partnership to identify and pursue partnerships that would best fit the neighborhood and continue to be involved in the planning process to ensure the South Side voice is heard.



GOAL CHAMPION

- City of Sandusky Community Development Department

POTENTIAL PARTNERS

- City of Sandusky Diversity & Economic Opportunity Manager
- Greater Sandusky Partnership
- Sandusky City Schools

STRATEGIES + ACTIONS

3.1 Expand business financial support through local funding and education mechanisms.

a. Establish a Community Development Corporation for the City of Sandusky.
b. Set aside some public land for the development of local small businesses.
c. Incorporate funding for small businesses that are mission-driven, prioritize local employment, and have minority owners.



"Our greatest export is the younger generation. How do we show them opportunities *here* so they *stay here*."

Steering Committee Member

ECONOMIC PROSPERITY STRATEGY SUMMARY

COORDINATE

South Side residents have many opportunities to expand and enhance neighborhood parks. To successfully achieve these three goals, the City of Sandusky and South Side residents will have to closely collaborate with the partners identified.

3 GOALS

5 STRATEGIES

14 PARTNERS

IMPLEMENT

175 actions are specified throughout this chapter to achieve the goals for South Side parks and open spaces (see Chapter 7. Implementation for the full list). These actions are categorized into near-, mid-, and long-term actions.

15 ACTIONS

10 NEAR-TERM ACTIONS

21 MID-TERM ACTIONS

9 LONG-TERM ACTIONS

PRIORITIZE

Out of the 15 total actions listed in this neighborhood plan, two key actions were identified as top priorities by the City of Sandusky and South Side residents.

GOAL

Incentivize development opportunities and allow for strategically located mixed-use.

STRATEGY

Support the development of Mixed-Use Districts at Pierce and Buchanan and Camp and Hayes corridors.

ACTION

Determine if there are any barriers in the current code to the development of pop-up markets, food trucks, or other non traditional business structures within the South Side.

COMPLEXITY

Low — High

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Chamber of Commerce | **EDD**

TIMEFRAME

Near | Mid | Long

GOAL

Work with neighboring jurisdictions to increase local job opportunities and attract new businesses that offer living wages.

STRATEGY

Expand business financial support through local funding and education mechanisms.

ACTION

Establish a Community Development Corporation for the City of Sandusky.

COMPLEXITY

Low — High

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

EDD

TIMEFRAME

Near | **Mid** | Long



PILLAR 6

BRANDING + BEAUTIFICATION

In the South Side, community pride will be evident through cohesive branding that celebrates the neighborhood's history and established multi-generational lineage. Tree lined streets, well-kept properties, and public art will make South Side a unique and vibrant part of Sandusky's city fabric.

Image Source: 2018 Public Art and Placemaking Plan

If South Siders could be known for one thing, it is their South Side pride. A comment heard repeatedly throughout this process was that this is a neighborhood of 3rd and 4th generation residents. People grew up here, stayed here, left and returned here. It is a neighborhood rich in history, culture, and talented individuals. South Side should look to promote this pride through clearly defined branding and a variety of beautification strategies.

KEY TERMS

BEAUTIFICATION | The enhancement and investment in the physical environment to contribute to enhanced safety and well-being for community members. This could include grant funding to help homeowners maintain their lawns, additional street trees, public art, and more.

BRANDING | Cohesive imagery and terminology use to refer to the South Side.

GREEN INFRASTRUCTURE | Green infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle.

PERCEIVED SAFETY | A personal view on a situation which is up to the individual judgment of a person.

REAL SAFETY | The actual risk taken by a person.

VACANT PROPERTY | Land on which there is no building or land which is currently not being used for residential, commercial, or other purposes.

WAYFINDING | A system of signage used to help distinguish directions, as well as enhance the experience and uses of spaces.

GOAL 1

Improve streetscapes and establish gateways to enhance safety and create a sense of arrival.

WHY IT MATTERS

Streetscapes are the entrance to a city and set the tone for a community. As such, South Side streets should receive enhancements that enhance aesthetics and quality of life.

South Side can have a clear sense of arrival through transportation, landscaping, and placemaking improvements at several key intersections:

- Mills School on Mills Street
- Camp Street Underpass
- Hayes Avenue Underpass
- Pierce Street and Forest Drive
- Pierce Street and Hayes Avenue
- Buchanan Street and Hayes Avenue

STRATEGIES + ACTIONS

1.1 Improve the coherence of streetscape elements to indicate entrance to the South Side.

a. Distribute cohesively branded banners and signage at regular intervals to establish a sense of identity
b. Create and enforce design standards for street furniture along major corridors or near transit stops, including benches and shelters
c. Create and enforce design standards for street infrastructure including waste receptacles, lighting fixtures, bike racks, and other street features throughout the neighborhood to maintain consistency
d. Create neighborhood street lighting standards to provide adequate sight while promoting safety based on the context of the corridor

1.2 Create and reinforce landscaping standards along key corridors in the public right-of-way to enhance appearance, shade, and community health.

a. Document a tree planting plan and timeline to expand tree canopy coverage on well-traversed blocks and enhance shade coverage and perceived safety.
b. Pursue funding opportunities to employ green stormwater design on major thoroughfares which will address residential flooding issues while enhancing overall streetscape design
c. Use native plantings to decrease water and general maintenance costs
d. Utilize the Community Development Block grant federal program to fund tree plantings on designated corridors
e. Assist resident establishment of South Side garden or beautification committee

1.3 Enhance the underpasses at Hayes, Camp, Mills and Campbell as northern gateways to the neighborhood.

a. Add lighting to enhance a sense of safety, especially during darkened hours
b. Use art installations including mural or interactive displays to establish a sense of place
c. Ensure design parallels any overall wayfinding and branding strategies for South Side and the City of Sandusky
d. Promote traffic slowing via road improvements (see Chapter 2 Connectivity + Infrastructure for more details about the methods of traffic slowing and which roads are in most need of improvements)

1.4 Establish a gateway at the intersection of Hayes and Buchanan to enhance student safety at Sandusky Public Schools and for patients of Firelands Regional Medical Center.

a. Implement traffic calming measures (including speed bumps and alternative materials) for road crossings to enhance student safety
b. Identify opportunities for storytelling and showcasing stories of the innovation and work of Sandusky students and residents through public art installations and placemaking elements
c. Use planters and light pole banners in the public right-of-way to visually enhance Hayes Avenue

1.5 Establish gateways to Churchwell Park off of Forest Drive and Clay Street.

a. Use right-of-way landscaping, lighting fixtures, and sidewalks consistent with features to be constructed in Churchwell Park on Forest Drive and Clay Street to create a uniform and inviting community space



GOAL CHAMPION

- City of Sandusky Planning Division

POTENTIAL PARTNERS

- Department of Community Development
- Department of Public Works
- Public Arts & Culture Commission
- Ohio Department of Jobs and Family Services
- Ohio Department of Transportation

WHAT WE HEARD

"South Side is not an unsafe area. It just has major deterioration and needs to bring out the rich history and beauty back."

2022 Perception Survey

DID YOU KNOW?

Since 2014, the City of Sandusky Public Works Department studies the condition of all roads and pavement in the city on a continual basis to identify segments in the worst condition and prioritize them in the annual street pavement program.





Source: 2017 Neighborhood Initiative

1 | ENHANCED CROSSINGS

Alternative materials, accessible signage and bump outs enhance pedestrian safety and slow traffic



2 | LANDSCAPING

Street trees, planters, and landscape beds should be used on both residential and commercial streets



3 | LIGHTING

Use warm lighting and traditional fixtures to reduce light spillage and create a welcoming environment



Source: Lauren Potter, 2019

4 | SIGNAGE

Pole banners, road signs, murals, and brick inlays are all different forms of signage that can enhance wayfinding



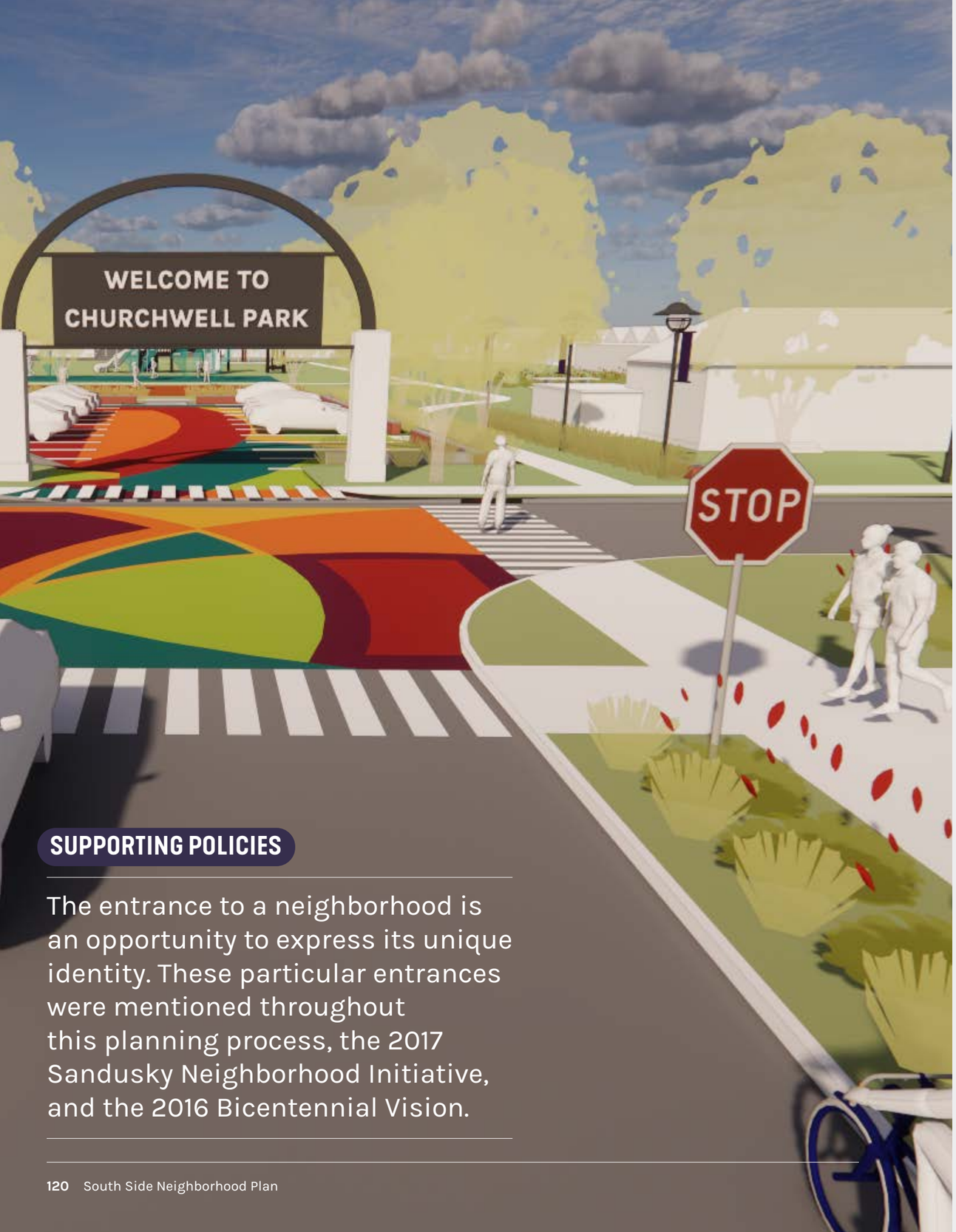
5 | SEATING

Fixed seating should be consistent throughout South Side. Movable seating should just be at activity centers



6 | FIXTURES

Other street elements such as bike racks and waste receptacles can be branded and should match the context



SUPPORTING POLICIES

The entrance to a neighborhood is an opportunity to express its unique identity. These particular entrances were mentioned throughout this planning process, the 2017 Sandusky Neighborhood Initiative, and the 2016 Bicentennial Vision.

RECOMMENDATIONS | POTENTIAL GATEWAY LOCATIONS



Source: JIMA Studios

1 | MILLS SCHOOL

See Chapter 1 Housing + Neighborhoods to learn more


Source: 2017 Neighborhood Initiative

2 | CAMP STREET UNDERPASS

Use landscaping to screen industrial uses


Source: 2017 Neighborhood Initiative

3 | HAYES AVENUE UNDERPASS

Enhance lighting and sight lines for students crossing



4 | PERKINS AND FOREST

Create a welcoming entrance to MacArthur Park


Source: 2017 Neighborhood Initiative

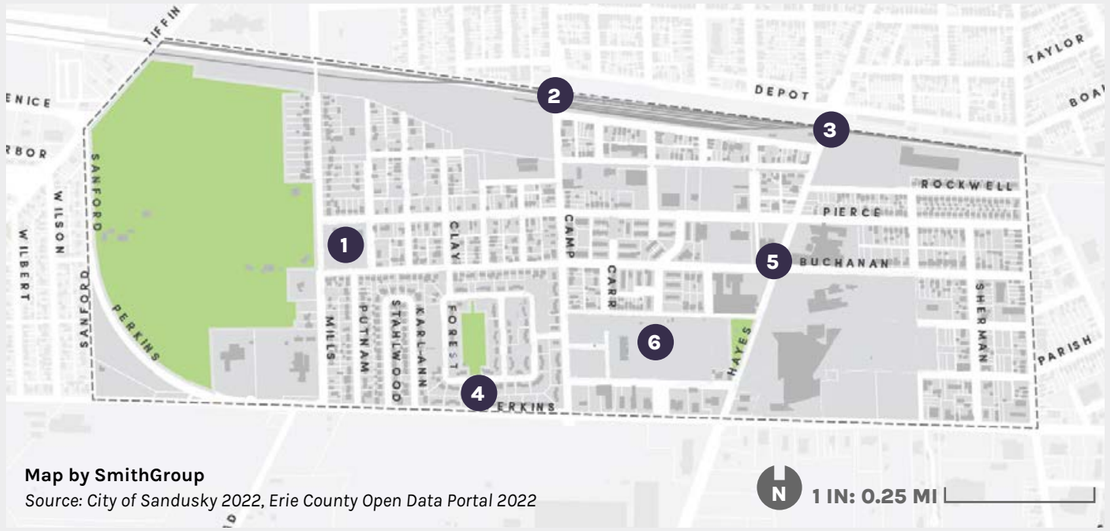
5 | BUCHANAN AND HAYES

Enhance crossings for students and medical staff



6 | STROBEL FIELD

Showcase the history and of Sandusky City Schools



Map by SmithGroup

Source: City of Sandusky 2022, Erie County Open Data Portal 2022

GOAL 2

Enhance, protect, and revitalize existing properties (as needed) to preserve the neighborhood character.

WHY IT MATTERS

In neighborhoods, character refers to the physical design of buildings and public spaces. Character was mentioned often throughout the planning process. Residents expressed a need for both resources to improve existing residences and enforcement when neighboring properties are not meeting neighborhood standards.



GOAL CHAMPION

- City of Sandusky Department of Community Development

POTENTIAL PARTNERS

- City of Sandusky Division of Code Compliance
- Erie County Land Bank
- Ohio Department of Job and Family Services

STRATEGIES + ACTIONS

2.1 Create, sponsor, or support beautification centered community events.

a. Identify neighborhood associations, business associations, or non-profit community champions that can lead local beautification and street clean-up efforts on an annual or semi-annual basis
b. Support an annual community event for students, church members, residents, and interested parties to clean, replace, or install new plantings to assist with maintenance
c. Support a tri-annual neighborhood art event where the city and related community groups assist with funding permanent installations such as murals or monuments, as well as some tactical art installations at community hubs (e.g. Sandusky City School District sidewalk art competition)

2.2 Promote funding sources beyond Community Development Block Grants which can be used for building maintenance and improvements (see Chapter 1. Housing and Neighborhoods for more information).

a. Lead semi-annual training sessions at community centers (e.g. the Sandusky Rec Center) informing residents of available funding opportunities for property improvements and methods of applying
b. Create a dedicated web page on the city website showing the variety of funding opportunities available to support building maintenance and improvements
c. Enhance marketing for the Façade Improvement Program which is dedicated to small businesses that could benefit from a face-lift

2.3 Bolster zoning and approvals process to have character standards, which will ensure new buildings match the existing physical character of the neighborhood.

a. Create materials standards to maintain a high quality housing stock in the neighborhood

WHAT WE HEARD

We need more than just these community development [block] grants to make necessary improvements.

2022 Community Kick-Off

CASE STUDIES | COMMUNITY BEAUTIFICATION PROGRAMS



Source: Paint the Town Cincinnati, 2020

PAINT THE TOWN | CINCINNATI, OHIO

Sponsored by a local non-profit organization, this annual event collects over 750 volunteers annually to help paint 40 homes in one day at no cost to the home owner. Several neighborhoods are selected for the event on a rotational basis and residents send an application with details such as the size of the home and exterior materials. In 18 years this program has improved almost 550 homes and the program is now expanding to help applicants paint interior rooms as well.



Source: City of Detroit

NEIGHBORHOOD BEAUTIFICATION PROGRAM | DETROIT, MICHIGAN

The Neighborhood Beautification Program is funded by the Neighborhood Improvement Fund and American Rescue Plan Act (ARPA/ NIF) for $2.25 Million. It provides small grants to Detroit neighborhood block clubs, non-profits, small businesses and residents to provide new recreational opportunities, home repairs for seniors and the disabled, educational and apprenticeship opportunities, and to finance affordable housing developments.



Source: Johns Hopkins University

LOVE YOUR BLOCK | LANSING, MICHIGAN

The City of Lansing awarded 19 mini grants to community groups to transform vacant lots, install public art, and more. A city-wide service plan was also implemented to directly connect these community groups with city officials for support.

"Once you have created access to power for neighborhood leaders, you can't undo it... Lansing is proof of that."

–Andi Crawford, Director of Neighborhoods + Citizen Engagement in Lansing, Michigan



GOAL 3

Create short- and long-term plans for publicly-owned vacant land and underutilized land.

WHY IT MATTERS

Vacant properties can pose safety hazards, erode the health of surrounding housing markets, decrease property values, and reduce local tax revenues. The City of Sandusky and the Erie County Land Bank have been purchasing vacant land as a result of recommendations from the 2018 Bicentennial Vision and the 2017 Sandusky Neighborhood Initiative with the purpose of clearing and maintaining land to reduce public safety hazards. The community would like a clear vision for how the land can and will be utilized in the future.

Underutilized land, unlike vacant land, is currently being used for a purpose but is not serving the optimal and best use for the community. Underutilized land could include large surface parking or open fields and should also have a vision for future use.

GOAL CHAMPION

- City of Sandusky Department of Planning

POTENTIAL PARTNERS

- City of Sandusky Division of Code Compliance
- Erie County Land Bank
- Erie Metropolitan Housing Authority
- American Green Bank Consortium Growth Opps



STRATEGIES + ACTIONS

3.1 Use vacant land for housing, mixed-use buildings, open space or green infrastructure based on the best use of the land and the surrounding context.

a. Learn more about how to use vacant lots for housing in Chapter 1. Housing + Neighborhoods
b. Learn more about how to use vacant lots for mixed-use buildings in Chapter 5. Access + Services
c. Learn more about how to use vacant lots for open space in Chapter 3. Parks + Open Space
d. Learn more about how to use vacant lots for green infrastructure in Goal 4 of Chapter 6. Branding + Beautification.

3.2 Screen and activate large surface parking lots when possible to reduce gaps of activity in the residential neighborhood fabric.

a. Create a plan for the transitional use and short-term activation of the Strobel Stadium parking lot during the off season
b. Create and implement landscaping design standards for large surface parking lots

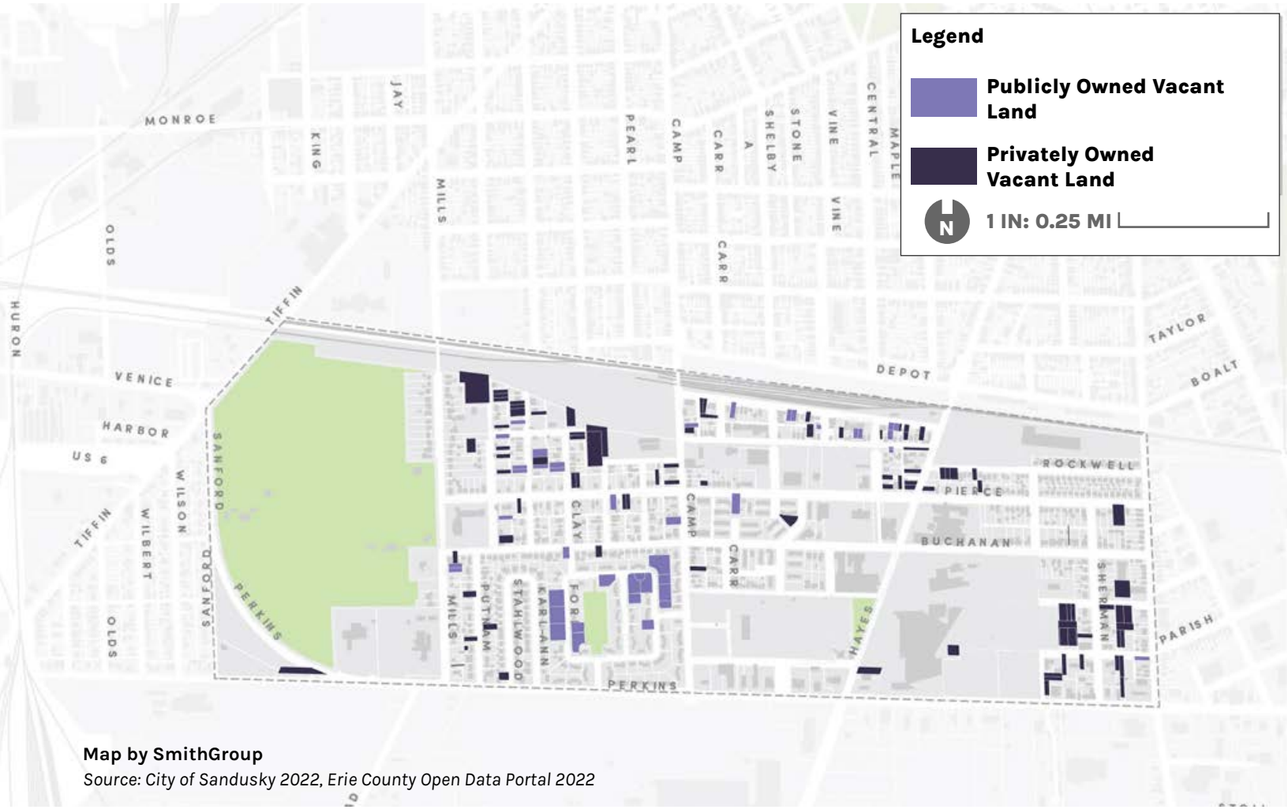
SUPPORTING DATA

Beautification and activation reduces stress, enhances perceived safety, and boosts social determinants of health. Vacant properties are key opportunity areas for community beautification.

228
VACANT STRUCTURES

42
CITY AND COUNTY OWNED VACANT LOTS

7,000 SQ FT
AVERAGE VACANT LOT SIZE

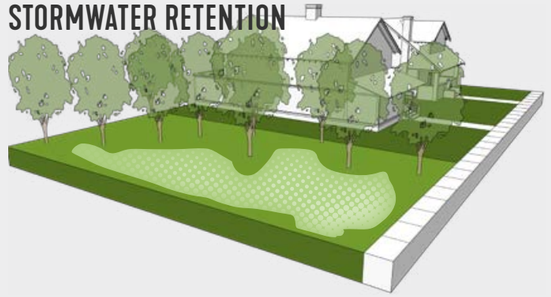


Map by SmithGroup
Source: City of Sandusky 2022, Erie County Open Data Portal 2022

BEST PRACTICES | ACTIVATING VACANT LOTS

Vacant lots can be temporarily and permanently activated for a variety of uses that benefit a community. The best use of the space depends on the surrounding area and the desires of residents. Several other methods for using spaces include:

STORMWATER RETENTION



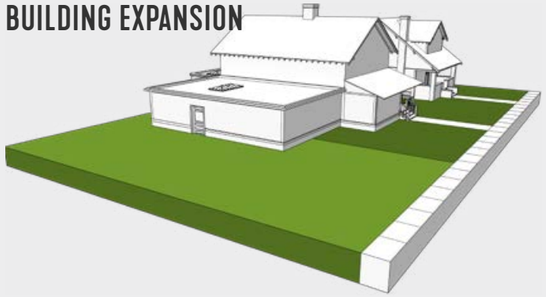
NEW HOUSING OR BUSINESS



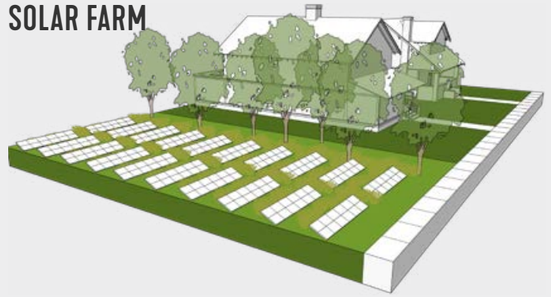
NEIGHBORHOOD FARM



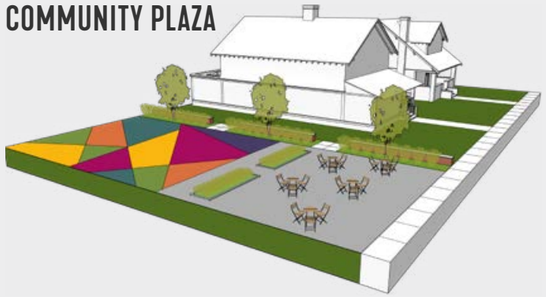
BUILDING EXPANSION



SOLAR FARM



COMMUNITY PLAZA



COMMUNITY HEALTH PARK







Source: Cate Flanagan



SCREENING

Screening, or hiding, parking lots from the view of motorists and pedestrians enhances the site itself and the homes across the street. Minimize the view of parked cars in lots by:

- Utilizing a landscape buffer of trees, shrubs, and plants from the sidewalk
- Constructing a low wall from materials compatible with the site like brick and stone or use wrought iron fencing
- If a wall already exists but is made from lower quality materials, consider covering it with community art

ACTIVATING

When parking lots are not in use, they become large empty gaps that can disrupt the close-knit neighborhood fabric of South Side. To activate lots:

- Utilize distinctive surface materials and other techniques to accommodate multiple uses such as public gatherings, recreation, and parking
- Allow public gatherings in appropriate locations such as the Strobel Stadium lot
- Encourage temporary art installations such as chalk art from Sandusky City School District students in these lots

ENHANCING

Lots themselves can be enhanced to decrease surface water runoff and enhance safety.

- Define pedestrian walkways in the parking lot
- Use trees and planting islands to maintain character while also considering maintenance impacts
- Utilize traffic-calming measures within surface parking areas

PERKINS AND FOREST GATEWAY

- Screen parking with vegetation and kneewalls
- Regularly place street lights with banners showing the history of Churchwell Park
- Regularly plant street trees for shade
- Use crosswalk art and landscaping to create a sense of arrival

Image Source: Pavement Art by Eric Waters



STROBEL FIELD

- Screen parking with vegetation and kneewalls to screen parking and match the other side of the street
- Regularly plant street trees for shade
- Temporarily activate the parking lot with tents, chalk art, and food trucks when not in use for games

Image Sources: Amazon Prime South by Southwest Activation Event by Event Marketers and Seniors Paint Parking Spaces at Akron School by Eric Poston



GOAL 4

Utilize green infrastructure in key areas to improve neighborhood resiliency and beautify community landscaping.

WHY IT MATTERS

Green infrastructure is a planned network of natural, semi-natural, and engineered systems that are designed to manage stormwater runoff. These types of systems provide multiple benefits beyond the management of water. Green infrastructure can support improved air and water quality, local wildlife and ecology, and enhance a community's curb appeal. It can be applied at different scales, from the house or building level, to the broader landscape level. Green infrastructure includes rain gardens, permeable pavements, green roofs, infiltration planters, trees, and rainwater harvesting systems. In many cases, it can be a more cost effective approach to managing environmental systems.

STRATEGIES + ACTIONS

4.1 Enhance existing tree canopy along major roads and corridors.

a. Implement Complete Street Initiatives across the South Side
b. Expand the right-of-way and tree-pits along major corridors like Hayes Avenue and Camp Street to allow for larger street trees
c. Utilize stormwater best management practices in streetscaping and at public facilities
d. Partner with Perkins Township to conduct a Complete Streets Study for Hayes and Perkins Avenue

4.2 Collocate green infrastructure systems and best management practices within existing parks and open spaces in the South Side.

a. Encourage the use of permeable paving in public parking areas and along trails
b. Implement best management practices and green infrastructure throughout Mills Creek Golf Course, MacArthur Park, and Mills School
c. Incentivize green infrastructure in future developments within the South Side

4.3 Implement a community native planting and stormwater program that can provide residents with opportunities to implement rain gardens and best management practices that will elevate the landscape of their property and reduce runoff and stormwater community-wide.

a. Research and pursue environmental grants to support green infrastructure implementation across the South Side
b. Create informational brochures around the benefits of green infrastructure
c. Enhance green infrastructure standards city-wide.
d. Research and pursue environmental grants to support green infrastructure implementation across the South Side
e. Explore ability to host programs and grow native plants in the Sandusky Greenhouse
f.

BEST PRACTICES | MANAGING GREEN INFRASTRUCTURE

Best Management Practices is another way of referencing green infrastructure. They are structural and vegetative practices used to treat and reduce water pollution. There are multiple types of best management practices that can be incorporated through streetscapes, open spaces, and private properties that can enhance neighborhood beauty and stormwater quality.


Source: SmithGroup

1 | STREET TREES

Trees are one of the most effective forms of green infrastructure that help to slow down and reduce runoff. Street trees support walkability by providing shade during the summer


Source: Earthwatch

2 | BIO-RETENTION BASINS

Bio-retention systems capture and store stormwater runoff and pass it through a filter bed of engineered soil media composed of sand, soil, and organic matter


Source: NC State University

3 | RAIN GARDENS

Rain Gardens are a type of bio-retention that captures water from surrounding hardscape into a vegetative area. These systems can be scaled to serve residential homes


Source: BuildingGreen

4 | GREEN ROOFS

Green roofs replace traditional roofing with a vegetated roof system. Green roofs are designed so that rain is absorbed by the plants and other growing media


Source: County Materials Corporation

5 | PERMEABLE PAVING

Permeable pavement, or pervious pavers, allows water to seep around and through paved surfaces and soak naturally into a self-draining system in the ground


Source: HGTV

6 | RAIN BARRELS AND CISTERNS

Rain barrels and cisterns are watertight receptacles designed to catch and store stormwater

GOAL 5

Tell the South Side story.

WHY IT MATTERS

South Side is a community steeped in local history and a unique living history as multiple generations stay in the area. South Side art, landmarks, and branding should reflect the impact this neighborhood and its residents have had on the City.

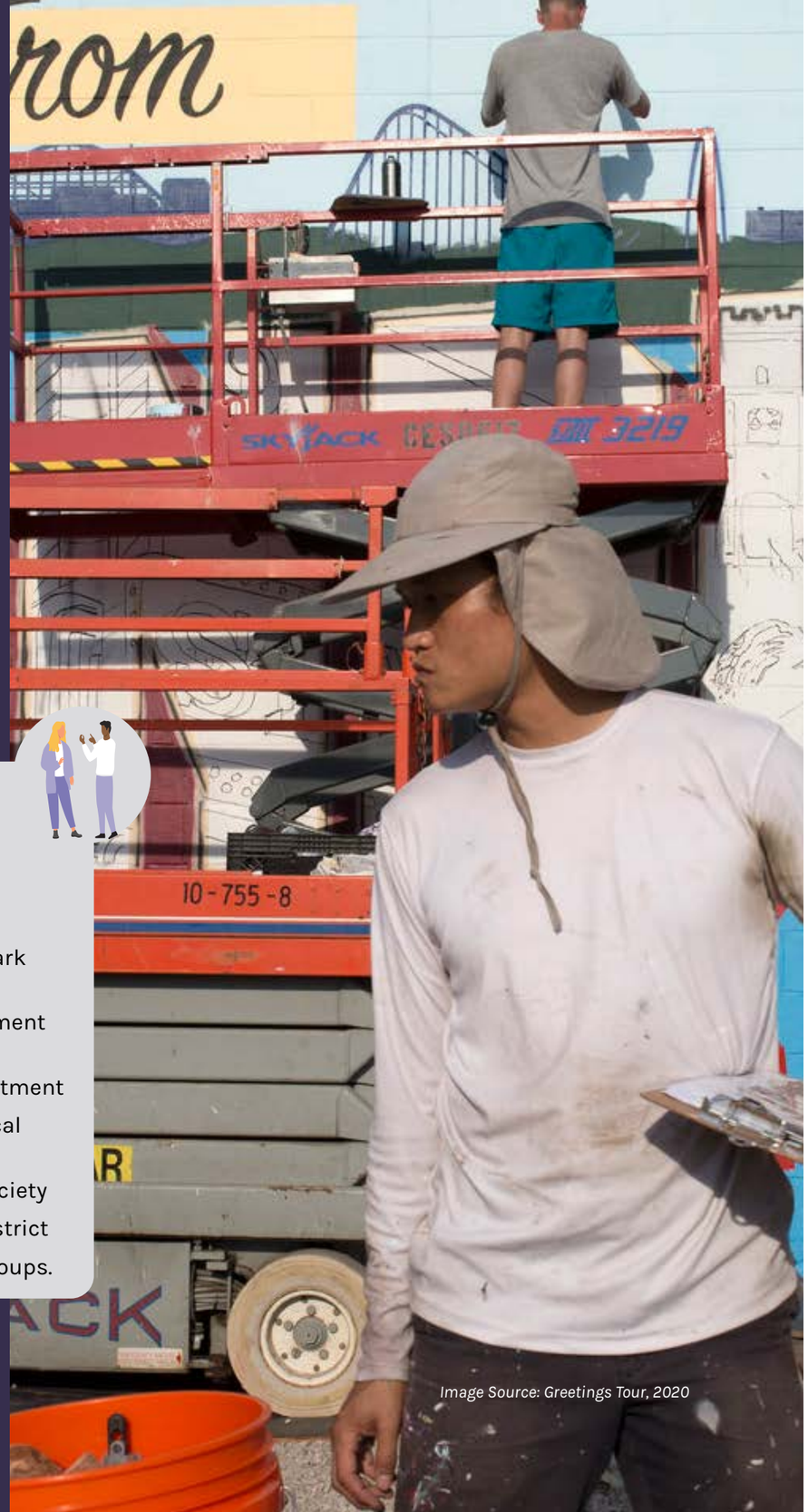


Image Source: Greetings Tour, 2020

GOAL CHAMPION

- Public Arts & Culture Commission

POTENTIAL PARTNERS

- City of Sandusky Landmark Commission
- City of Sandusky Department of Public Works
- Erie County Health Department
- Firelands Regional Medical Center
- Erie County Historical Society
- Sandusky City School District
- Various neighborhood groups.

STRATEGIES + ACTIONS

5.1 Prioritize contracting local South Side artists and designers for creative installations and events in the neighborhood.

a. Create and maintain a database of opportunity spaces and property owners interested in hosting artistic installations on their property when interest and funding arises
b. Create a publicly available roster of South Side and minority Sandusky artists to be hired for community events, branding, etc. This can be built on existing resources such as the call to artists from the Sandusky ArtBox project of 2022

5.2 Create landmarks celebrating places with local historic significance.

a. Coordinate a neighborhood-wide mural project that creatively illustrates the story, history, and values of the South Side
b. Create landmark markers for the American Crayon site, Mills School, Churchwell Park, and the historic Firelands facility

5.3 Celebrate and promote the multi-generational experience and history of South Side residents.

a. Pursue funds and partnerships to collect the oral history of residents and display via social media
b. Create signage markers for properties in the South Side which have transitioned over time to show how the neighborhood has evolved.
c. Partner with Sandusky City School District to create yard signage designs for residents to share the story of how they came to live in the South Side

5.4 Expand on the brand standards established in the 2017 Neighborhood Initiative.

a. Create a wayfinding plan building off the brand standards established in the 2017 Sandusky Neighborhood Initiative with a variety of signage typologies to match various contexts, including road signs, brick inlays, murals, and other alternative methods to conventional signs
b. Earmark funds for new signage

5.5 Engage local artists, residents and students to use their work in South Side wayfinding, signage, and landmark development.

a. Host a competition for a public art installation to be included as part of the renovations to Churchwell Park facilities

SUPPORTING DATA

There are currently no formally historically designated properties in the South Side. However, this is a neighborhood with deep roots in Sandusky and the stories of its residents should be shared and celebrated.

1. Mills School
2. Churchwell Park
3. MacArthur Park
4. Fairlawn Court
5. Strobel Stadium
6. Cliff's Grocery & Carry Out
7. American Crayon
8. Berardi's Family Kitchen

100+
HISTORIC SITES IN CITY OF SANDUSKY

0
HISTORIC SITES IN THE SOUTH SIDE

8
PROPOSED SITES FOR ART CELEBRATING SOUTH SIDE HISTORY



Map by SmithGroup
Source: City of Sandusky 2022, Erie County Open Data Portal 2022

CASE STUDIES | COMMUNITY ART PROGRAMS



Source: Renaissance Covington 2017

LOOK HERE | COVINGTON, KENTUCKY

The Historic Preservation Department of Covington, Kentucky wanted to show the abundant amount of buildings preserved in the city and created a signage campaign placing historic photos in front of the sites where they were taken. Other cities have done this to show just how much change has taken in their neighborhoods. This could be a way for South Side residents to celebrate places with local significance from the Cool Spot to Cliff's Grocery & Carry Out.


Source: Painted Utility Box in Medford, MA by Sophy Tuttle

ARTBOX PROGRAM | SANDUSKY, OHIO

The Public Arts & Culture Commission announced the ArtBox program in their 2022 annual work plan, with increased funding in 2023 to pay artists $500 for each completed project. There are four available project locations in the South Side. The commission developed this program to enhance local storytelling in Sandusky neighborhoods with projects done by local artists. Sandusky also has an artist led grant application program that could be used to secure funding for arts projects in the South Side. These processes used to implement public art in the city can be now applied in the South Side.



Source: Muse, Phoenix

ROOSEVELT ROW | PHOENIX, ARIZONA

Roosevelt Row is a prominent arts district in the City of Phoenix, known for its many murals created by local artists across the valley. These murals were all created with the intent to either be interactive, be inspired by local art traditions, or to reflect the history of the city.

WHAT WE HEARD

"There is signage but the small size doesn't match the massive amount of pride in this community."

Steering Committee Member

DID YOU KNOW?

The City of Sandusky created neighborhood street markers as a result of recommendations from the Sandusky Neighborhood Initiative. However, there are ways to tell community stories asides from signs like these.

BEST PRACTICES | WAYFINDING AND STORYTELLING

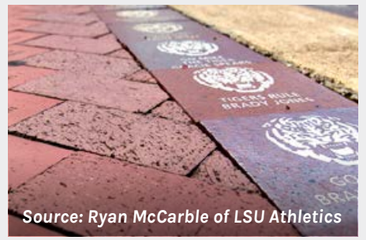
Wayfinding is a system of signage to help distinguish directions, as well as enhance the experience and uses of spaces. Wayfinding works best when there is a variety of signs at different scales to better serves pedestrians, motorists, and cyclists. It is just as important to help students get to school as it is for family members visiting for the holidays. Examples of wayfinding include:



Source: Destination by Design

1 | POLE BANNERS

Pole banners are great wayfinding for motorists and should be used on commercial corridors such as Hayes Avenue


Source: Ryan McCarble of LSU Athletics

2 | BRICK INLAYS

Brick inlays work well at historic sites since they typically fit the existing character. Use in places such as Mills School



Source: McComm Group

3 | STREET KIOSKS

Street kiosks help pedestrians and cyclists. Use these at community centers and gateways



Source: Wilkinson Sejour of Miami New Times

4 | STREET SIGNS

The existing South Side markers can be better differentiated by using different colors or fonts



Source: West Windsor Bicycle and Pedestrian Alliance

5 | ROAD MARKINGS

Similar to the waterfront trail downtown, use visual cues on roads to help with navigation at key intersections


Source: 2018 Public Art and Placemaking Plan

6 | STORYTELLING

Use markers at sites with local significance to preserve history in the South Side



Great Wall of Legends Rendering
Source: 2017 Neighborhood Initiative


American Crayon Plaza Rendering
Source: 2018 Public Art and Placemaking Plan

7 | LANDMARKS

Landmarks can create distinct visual points of interest to connect South Side. Prior plans proposed landmarks at sites including Strobel Stadium and the American Crayon site

BRANDING + BEAUTIFICATION STRATEGY SUMMARY

COORDINATE

South Side residents have many opportunities to expand and enhance neighborhood parks. To successfully achieve these four goals, the City of Sandusky and South Side residents will have to closely collaborate with the partners identified.

7 GOALS

18 STRATEGIES

14 PARTNERS

IMPLEMENT

Over 40 actions are specified throughout this chapter to achieve the goals for South Side parks and open spaces (see Chapter 7. Implementation for the full list). These actions are categorized into near-, mid-, and long-term actions.

50 ACTIONS

12 NEAR-TERM ACTIONS

29 MID-TERM ACTIONS

9 LONG-TERM ACTIONS

PRIORITIZE

Out of the 50 total actions listed in this neighborhood plan, two key actions were identified as top priorities by the City of Sandusky and South Side residents.

GOAL
Improve streetscapes and establish gateways to enhance safety and create a sense of arrival.

STRATEGY
Create and reinforce landscaping standards along key corridors.

ACTION
Document a tree planting plan and timeline to expand tree canopy coverage on well-traversed blocks.

FEASIBILITY

Actionable — Aspirational

CITY ROLE

Lead | Partner | Advocate

KEY PARTNERS

Residents | **Sandusky Parks & Rec**

TIMEFRAME

Near | Mid | Long

GOAL
Tell the South Side story.

STRATEGY
Create landmarks celebrating places with local historic significance.

ACTION
Create public art installations or gateway features for the American Crayon site, Mills School, Churchwell Park, underpasses, and the historic Firelands facility

FEASIBILITY

Actionable — Aspirational

CITY ROLE

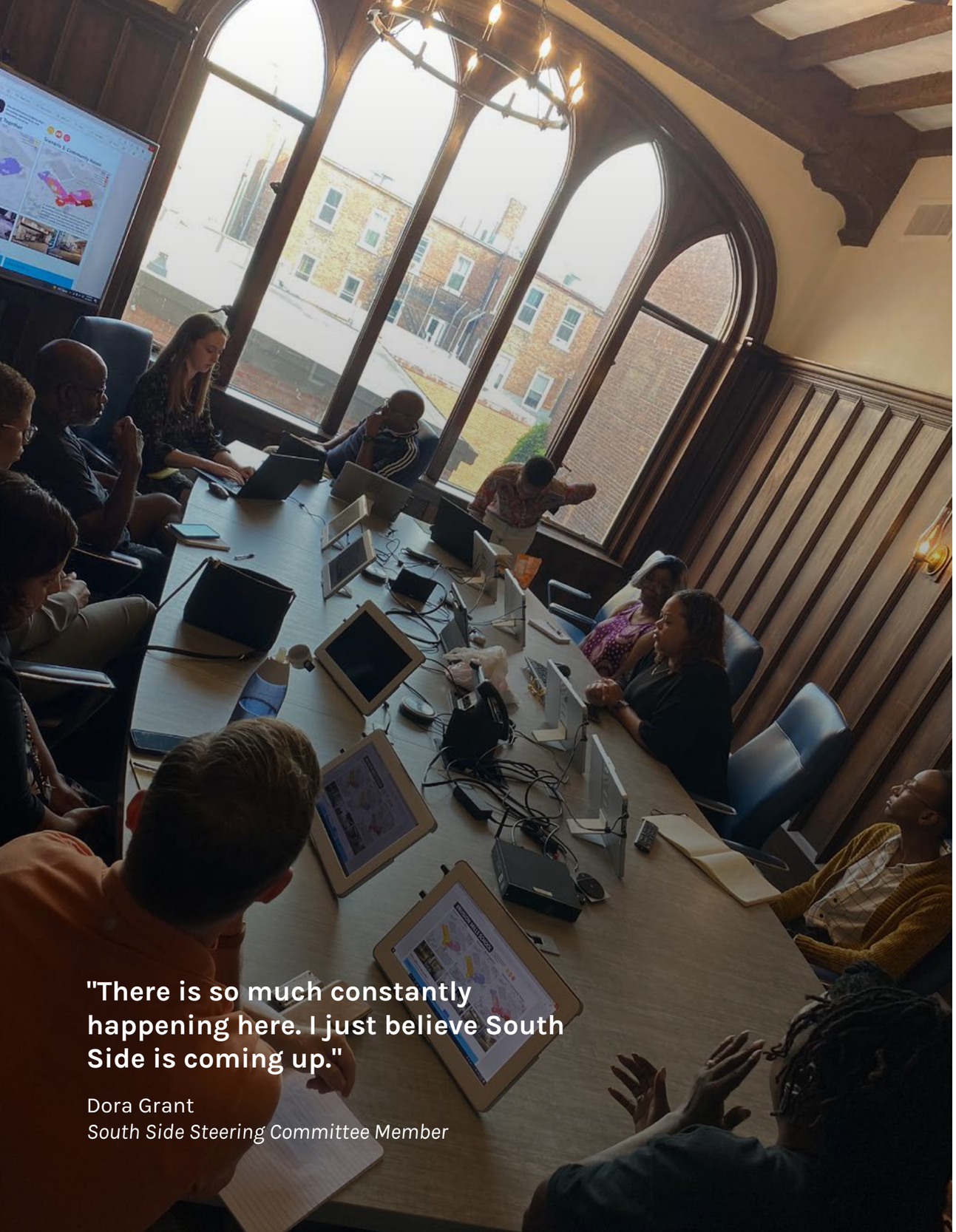
Lead | Partner | Advocate

KEY PARTNERS

Sandusky Parks & Rec

TIMEFRAME

Near | Mid | Long



IMPLEMENTATION PLAN

DOING THE WORK TOGETHER

These ambitious goals will require the collaboration of many individuals and groups across South Side, Sandusky, and the region. Immediate steps will be to develop a process for implementation across partners, research funding opportunities and explore reporting options to share progress with the public.



TIMEFRAME

Each action is assigned a timeframe based on how it was prioritized. Higher priority actions or more achievable actions are slated to happen earlier than others.

NEAR	1 to 3 years
MID	4 to 7 years
LONG	7 to 10 years and/or ongoing

RESPONSIBLE PARTY

While partnership is necessary, these groups will champion actions which align with their organization or division. Acronyms for the following agencies or departments are seen throughout the action plan.

ACRONYM	AGENCY/DEPARTMENT
ARTS	Public Arts & Culture Commission
BD	Sandusky Division of Buildings
CDD	Sandusky Community Development Department
CC	Sandusky Division of Code Compliance
CDFI	Community Development Financial Institutions/Local Financial Institutions
CM	Sandusky City Manager's Office
DEI	Sandusky Diversity & Economic Opportunity Manager and Diversity, Equity, and Inclusion Action Team
EC	Erie County
EDU	Educational Providers (*i.e. City and private k-12 schools, vocational educators, higher-education providers*)
ECEDC	Erie County Economic Development Corporation
ECHD	Erie County Health Department
ECLB	Erie County Land Bank
ERPC	Erie Regional Planning Commission & Metropolitan Planning Organization
HA	Metro and Erie County Housing Authorities
LC	Sandusky Landmark Commission
NBR	Neighborhood Block clubs, groups, and associations
NP	Local Non-Profits
ODJFS	Ohio Department of Jobs and Family Services
PRV	Private Sector (*i.e. local businesses, employers, developers*)
PW	Sandusky Public Works
PZ	Sandusky Planning & Zoning Division
REC	Sandusky Recreation Division
SCS	Sandusky City Schools

ACTION PLAN

GOAL 1: EXPAND HOUSING ASSISTANCE FOR CURRENT RESIDENTS AND MAINTAIN OVERALL HOUSING AFFORDABILITY.

STRATEGIES	ACTIONS	TIME-LINE	ACTION LEAD
Expand Housing assistance programs that prioritize low to moderate income households and people with disabilities.	☐ Develop equity criteria to facilitate the distribution of public funds.	Near	HA
	☐ Expand current housing programs to include down payment assistance and homebuyer education courses for those earning up to 120% AMI.	Mid	CDD
	☐ Develop policies to preserve affordability following the distribution of public funds.	Long	CDD, CM
	☐ Develop an online repository for housing services, resources, and affordable homes and assistance programs.	Mid	CDD
	☐ Encourage Erie County to expand housing choice voucher programs to include project-based vouchers.	Near	HA
	☐ Expand tenant rights resources and services including partnerships with fair housing and eviction prevention services.	Near	CDD, HA
Increase education and access to resources about housing and homeownership for low to moderate income households.	☐ Expand the definition of homeownership beyond single-family detached housing to include single-family attached and condominiums.	Mid	CDD, HA
	☐ Market housing assistance programs through multiple channels including special events, neighborhood associations, non-profit partners, and digital and print methods and social media.	Near	CDD, HA
	☐ Train neighborhood ambassadors and non-profits to communicate and distribute information about city programs and processes.	Near	CDD, CM
	☐ Develop funding for programs that provide workforce development, financial, social services, and permanent supportive housing in the South Side.	Mid	HA, ECEDC
Preserve and maintain naturally occurring affordable housing.	☐ Develop a program to support redevelopment of small and medium sized apartments (up to 15 units) and maintain their affordability.	Mid	CDD, NP, HA
	☐ Identify bad actor landlords and education on property maintenance requirements, tenant rights, and fair housing laws.	Near	CC
	☐ Establish landlord resources, funding, and education programs to encourage good actors.	Mid	CDD, ECEDC
	☐ Require property owners who utilize public funding or incentives to maintain affordability for the life of the building	Mid	CDD, CM
Strengthen partnerships between city, county and non-profit agencies for a regional approach to affordable housing.	☐ Explore gaps in services between what the city and county offers and partner on potential new programs and solutions.	Mid	EC, CDD
	☐ Partner with the county, state, and non-profits to develop and implement a homebuyer program with an educational component.	Mid	EC, NP, CDD

GOAL 2: ENHANCE EXISTING HOUSING CONDITIONS AND DIVERSIFY HOUSING OPTIONS IN THE SOUTH SIDE.

STRATEGIES	ACTIONS	TIME-LINE	ACTION LEAD
Streamline the development process for affordable housing.	☐ Reduce off-site infrastructure improvement requirements for affordable developments.	Long	PW
	☐ Catalog and prioritize infrastructure needs near vacant publicly-owned property.	Near	PW, CDD
Support the expansion of Erie County Land Bank programming and acquisition of land for affordable housing.	☐ Develop and deliver a set of policy and process recommendations to expand programming and funding for Erie County Land Bank.	Mid	HA, NP
	☐ Increase coordination between Erie County and City of Sandusky regarding disposition of public land within South Side.	Near	CDD, ECLB
	☐ Develop and codify process to sell land to private developers in way that aligns with Sandusky plans.	Mid	CDD
Remove zoning barriers to affordable housing choice by allowing smaller lots, a variety of housing types, and a mix of uses.	☐ Research ordinances that restrict the development of affordable housing by-right.	Mid	CDD
	☐ Review lot size and lot coverage limitations for single- and multi-family zoning districts.	Near	BD, PZ
	☐ Support the development of a Sandusky master plan and zoning code update.	Mid	CM, PZ
Develop mixed-use districts within the South Side to expand housing options.	☐ Strengthen short-term rental ordinance to restrict investment rentals and allow more flexibility for homesteaders to rent out a part or their entire home as supplemental income.	Near	CDD, CM
	☐ Research mixed-use best practices and applicability to the South Side.	Mid	PZ

GOAL 3: RETAIN AND ADAPTIVELY REUSE THE FORMER MILLS SCHOOL BUILDING.

STRATEGIES	ACTIONS	TIME-LINE	ACTION LEAD
Refine concept design for the Mills School.	☐ Perform financial feasibility study to determine approximate cost of redevelopment.	Mid	CDD, PZ
	☐ Perform general maintenance and upkeep for the property to mitigate hazardous conditions.	Long	REC, PW
Identify and secure developers and anchor tenants for community resource programs.	☐ Solicit developer interest through a Request for Information (RFI) process.	Mid	CDD
	☐ Research and identify federal and state funding opportunities to assist with the redevelopment of Mills School.	Mid	CDD

GOAL 1: UPGRADE NEIGHBORHOOD INFRASTRUCTURE INCLUDING WASTEWATER AND STORMWATER SYSTEMS.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Upgrade underground wastewater, utilities, and stormwater infrastructure systems to meet current standards, specifically within the MacArthur Park community.	☐ Relocate all underground utility systems into the ROW within MacArthur Park.	Mid	PW
	☐ Upgrade wastewater and stormwater infrastructure within the MacArthur Park community.	Mid	PW
Improve road conditions along primary neighborhood connectors.	☐ Prioritize repaving roads in the South Side, specifically, Pierce and Buchanan.	Mid	PW
	☐ Identify areas in need of greatest road and curb repairs.	Mid	PW, PZ
	☐ Pursue infrastructure funding to upgrade roads and curbs throughout the South Side.	Long	CDD, ECEDC

GOAL 2: IMPROVE NEIGHBORHOOD CONNECTIVITY AND ENHANCE PEDESTRIAN AND BIKE INFRASTRUCTURE.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Enhance sidewalk by addressing critical gaps in the network.	☐ Prioritize sidewalk implementation in communities like MacArthur Park and others with no existing sidewalks.	Long	PW
	☐ Combine infrastructure improvements with future development opportunities.	Near	PW, CD
	☐ Research and pursue county-wide funding for sidewalk and infrastructure improvements.	Mid	PW, PZ, ECHD, ERPC
Develop a pedestrian and bike network that connects residents to schools and other public amenities.	☐ Pilot bike infrastructure projects on local neighborhood connectors such as Pierce Street and Buchanan Street.	Mid	PW
	☐ Implement short term bicycle infrastructure in coordination with ongoing streets improvements projects such as sharrows, painted bike lanes, and bollards.	Near	PW, PZ
	☐ Continue to promote bike safety and etiquette through educational campaigns and initiatives like Safety Town.	Near	PW, REC
	☐ Implement city wide bike share program to promote cycling throughout the community.	Mid	NP, PRV
	☐ Connect future bike lanes within the South Side to existing bike network.	Near	SCS
	☐ Develop a bike and pedestrian connectivity plan to link South Side to Downtown.	Long	PW

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Prioritize enhanced pedestrian and bike infrastructure along major roads.	☐ Implement a complete streets program along major corridors.	Mid	PW, PZ
	☐ Increase sidewalk widths along major corridors such as Hayes Avenue, Perkins Avenue, and Camp Street to provide enhanced pedestrian and bike infrastructure.	Long	PW
	☐ Pursue grant funding for infrastructure improvements.	Mid	CDD, PW

GOAL 3: IMPLEMENT TRAFFIC CALMING STRATEGIES, ENHANCED LIGHTING, AND IMPROVED PUBLIC SPACES TO ENHANCE COMMUNITY SAFETY.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Focus traffic calming strategies such as speed tables, HAWK signals, and enhanced crosswalks along major roads and at key intersections.	☐ Implement HAWK signal and enhanced crosswalk along Hayes Avenue to provide a controlled school crossing.	Near	PW
	☐ Narrow drive lanes and widen sidewalks to reduce speeds along major roads in enhance pedestrian safety.	Mid	PW
	☐ Enhance existing crosswalks with reflectors, lighting, and crosswalk art to increase visibility.	Mid	PW
	☐ Implement speed tables at pedestrian crossings along Hayes Avenue and Camp Street.	Mid	PW
Enhance lighting along major corridors and in public open spaces to increase visibility.	☐ Improve lighting in public spaces throughout the South Side.	Mid	PW, CDD
	☐ Increase lighting in and around underpass areas and training crossings.	Near	PW

GOAL 1: TRANSFORM CHURCHWELL PARK INTO A NEIGHBORHOOD SERVING PARK.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Design and build a state-of-the-art park with new play equipment and amenities inclusive of resident ideas.	☐ Confirm site design and proposed park features.	Near	REC, PZ
	☐ Secure funding for improvements.	Near	CDD
	☐ Identify recreation partners for park programming.	Near	REC
Expand park footprint to accommodate future capacity.	☐ Investigate the feasibility of a property swap program to exchange privately-owned land around the park for publicly-owned land to expand the footprint of Churchwell Park.	Mid	CDD, CM
Identify a local champion to support park maintenance and programming.	☐ Pair a Friend through Friends of Sandusky Parks with Churchwell Park to steward the site after redevelopment.	Long	NBR

GOAL 2: ENHANCE SOUTH SIDE RECREATION AND ACTIVITIES.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Conduct a feasibility study to locate a new citywide recreation center.	☐ Assess the feasibility of centrally accessible sites for a city-wide recreation center, including the American Crayon site.	Near	REC
	☐ Confirm partners to engage leagues, schools and groups across the city.	Mid	SCS, REC
	☐ Identify funding for implementation.	Near	CM
Regularly assess park quality for safety compliance.	☐ Hire a playground specialist to inspect all equipment annually.	Mid	REC
	☐ Use high-quality weather resistant materials.	Mid	REC
	☐ Regularly remove garbage and any vandalism.	Long	REC, NBR
Establish walking trails that connect to larger green spaces and other key destinations.	☐ Investigate the feasibility of a linear park or trail along the Amtrak rail corridor to connect Mills Creek to Hayes Avenue.	Long	CDD, PW
	☐ Execute the proposed trail at Mills Creek Golf Course.	Near	CDD, PW
	☐ Establish a Safe Route to School between Sandusky High School and Mills Schools.	Near	ECHD, SPS
	☐ Provide design guidelines and small grants for local businesses looking to activate their sites for public use.	Mid	CDD, PZ

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Support ongoing improvements at Mills Creek Golf Course, with specific emphasis on flooding response.	☐ Expand Mills Creek conservation efforts to beautify and enhance the riparian zone.	Mid	REC
	☐ Utilize planned projects, like the proposed walking trail, to examine topography and its effects on site drainage and flooding.	Long	PW, REC
	☐ Engage with summer youth jobs to provide hands-on experience with green infrastructure.	Mid	REC

GOAL 3: ENHANCE ALL PARKS AND RECREATIONAL PROGRAMS AND SERVICES.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Expand all in-park programming to engage residents.	☐ Expand recreation staff to add programs for youth, teens, adults and seniors.	Long	REC
	☐ Establish a neighborhood-scale home base in South Side (Mills School).	Mid	CDD
	☐ Partner with Sandusky Public Schools to train teens for camp leadership roles.	Mid	EDU, REC
	☐ Expand offerings by leveraging community partners and instructor volunteerism (such as yoga and movement classes, sewing programs, music programs etc.).	Mid	REC, EDU, NBR
Utilize short-term activation strategies at Strobel Stadium parking lot during off-seasons.	☐ Collaborate with local artists to develop murals or pavement graphics.	Long	SCS
	☐ Program family-friendly events to encourage year-round use (i.e. food truck festival, carnival, music series, mini drive-in theatre).	Long	SCS
	☐ Identify funding sources for implementation.	Long	SCS
Partner with Erie County Health Department to expand the Healthy Hayes Initiative and promote healthy recreation.	☐ Identify Erie County initiatives and funding opportunities for Sandusky.	Near	ECHD
	☐ Partner with Firelands Healthy Hayes Corridor Project to add recreation programming to South Side.	Mid	REC, ECHD, PRV
Expand Friends of Sandusky Parks programs to offset park and trails maintenance costs.	☐ Pair a Friend through Friends of Sandusky Parks with newly established parks and open spaces.	Mid	NBR
	☐ Support volunteers with Community Development Block grant federal program and maintenance equipment.	Near	NBR
Support local groups in building and maintaining gardens on underutilized land.	☐ Leverage Community Development Block grant federal programs to support community groups with garden establishment and maintenances.	Mid	CDD
	☐ Connect local organizations with available land bank parcels.	Long	ECLB, CDD

GOAL 1: BUILD TRUST AND IMPROVE THE RELATIONSHIP BETWEEN THE CITY AND SOUTH SIDE COMMUNITY.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Increase transparency of city processes and accountability to the public.	☐ Host community meet and greets with city staff and officials to establish a consistent rapport with the community.	Near	CM, CDD
	☐ Expand how information is shared using social media platforms, community canvasing, mailers, and local resident communication networks.	Near	CM, CDD
	☐ Develop a frequently asked questions web page for residents to get information on specific projects and city procedures.	Mid	CM, DEI
	☐ Develop a neighborhood advisory committee.	Mid	CM. DEI
Prioritize equitable community engagement in civic processes.	☐ Track all community engagement efforts using several forms of data collection.	Long	CM
	☐ Use data from previous engagement efforts to identify gaps in outreach.	Mid	PZ
	☐ Target underrepresented populations through focused engagement efforts.	Mid	CM, DEI
	☐ Establish community kiosk or message boards at local businesses or public facilities throughout the South Side to share information.	Long	CDD
	☐ eport engagement findings and comments to the public following community events and meetings.	Mid	CM
Identify and empower local community champions and advocacy groups.	☐ Provide information session on community organizing and civic procedures.	Mid	NBR
	☐ Document and respond to community feedback through official public facing community message boards.	Mid	CM
	☐ Work with local youth to develop a youth community ambassador program to share information and connect with younger generations of South Side.	Mid	EDU

GOAL 2: STRENGTHEN PARTNERSHIPS WITH LOCAL COMMUNITY ASSOCIATIONS, SOCIAL SERVICE ORGANIZATIONS, NON-PROFITS, AND FAITH-BASED GROUPS.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Develop strategic partnerships with local organizations to increase residents access to critical resources for job training, child care, and funding support.	☐ Work with local organizations working in the South Side to create alignment around specific neighborhood initiatives.	Near	NBR
Identify and document effective program that are currently being offered by the city or county.	☐ Create a community resource page on the city website to document existing programs and organizations that provide educational services, training, and funding resources to residents.	Long	CM
	☐ Work with local non-profits, social services groups, county agencies and faith-based organizations to establish a community calendar/message board to connect residents to events and program.	Mid	NP
Increase awareness of existing programs and offerings provided by the city and local non-government organizations using a variety of outreach strategies.	☐ Continue to host community open house events to connect community members to city and county departments and social services.	Mid	CM
	☐ Establish quarterly community pop-ups to showcase offerings in collaboration with local non-profits and faith-based organizations.	Mid	CDD
	☐ Collaborate with established community advocacy groups, including faith-based and non-profit organizations to meet residents where they are.	Mid	CM
	☐ Offer community office hours for residents to speak with city staff one-on-one about programs, processes and resources.	Near	CM
Conduct targeted outreach to better connect with marginalized groups and those with greatest need.	☐ Meet residents where they are by attending and supporting community hosted events.	Near	CM
	☐ Work collectively with residents to connect with local leaders and community organizers within marginalized communities.	Near	CM
	☐ Make information available through various platforms and mediums to spread information more broadly.	Near	CDD, PZ
	☐ Purchase targeted social media ads to connect with the demographics most in need of resources.		

GOAL 3: IMPROVE COMMUNITY HEALTH THROUGH INCREASED ACCESS TO MENTAL HEALTH SUPPORT, HEALTHY FOOD OPTIONS, AND QUALITY COMMUNITY SPACES.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Work with local healthcare organizations and trauma support groups from around the city and county to connect residents to mental health services.	☐ Host community listening sessions with mental health professionals.	Near	ECHD
	☐ Establish a mental health support line for residents to learn of the different options for mental health resources.	Near	ECHD
	☐ Offer a mental health support page on the city website to increase awareness of existing programs.	Mid	ECHD
	☐ Partner with local healthcare organizations to connect residents to resources.	Near	CDD
	☐ Offer Sandusky Recreation programs that support positive mental health (e.g. yoga, meditation, art therapy, etc.).	Long	REC
	☐ Foster further partnership between parks and recreation and the health department to facilitate a local mental health campaign.	Long	ECHD
Increase access to healthy food options in the South Side.	☐ Partner with local organizations to host farmers markets at neighborhood serving facilities to provide healthy food options.	Mid	REC
	☐ Work with local stores along Hayes and Perkins to establish healthy corner store initiative.	Mid	ECHD
	☐ Connect with local health care organizations, health department, and non-profits to sponsor healthy food and health screening events at the school or local businesses along Hayes.	Near	ECHD
	☐ Prioritize healthy food options and grocery stores in new development projects across the South Side.	Near	ECHD
	☐ Work with the health department and Firelands Health to formalize the Healthy Hayes Initiative.	Near	ECHD
	☐ Support and promote existing food pantries and soup kitchens.	Near	ECHD
	☐ Connect with local health care organizations, health department, and non-profits like Firelands Health and OhGo to sponsor healthy food and health screening events at the school or local businesses along Hayes.	Mid	ECEDC
	☐ Work with the recreation department to host healthy eating and cooking sessions using commercial kitchens at public facilities like the Mills School.	Long	REC
	☐ Implement community garden program at Mills School or Churchwell Park with a specific focus on seniors and youth programming to encourage intergenerational knowledge exchange.	Long	REC

GOAL 4: INCREASE RESIDENTS ACCESS TO EDUCATIONAL RESOURCES THAT SUPPORT LIFELONG LEARNING.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Enhance access to technology and technology training for residents.	☐ Work with local Internet providers to increase access to affordable Internet.	Near	CM
	☐ Work with other city departments such as parks and recreation and the Sandusky City School District to offer computer and technology education courses.	Long	ECEDC
	☐ Provide WIFI hubs at public facilities to expand Internet access.	Long	ECEDC
Support and promote local job training, trade skills, and educational advancements programs for South Side residents.	☐ Increase awareness of secondary education programs for residents.	Near	ECEDC
	☐ Collaborate with Sandusky High School and local senior citizen organizations to encourage inter-generational learning.	Mid	ECEDC

GOAL 1: SUPPORT LOCAL EMPLOYMENT AND ENTREPRENEURSHIP ACROSS THE SOUTH SIDE.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Increase access to career and business development programs for South Side residents.	☐ Identify viable business sectors suited for neighborhood serving commercial activation within South Side.	Near	ECEDC
	☐ Identify job gaps in the region that could fit within the South Side neighborhood.	Mid	ECEDC
Develop strategic partnerships with existing workforce and business development programs.	☐ Catalog regional workforce development actors and programs.	Near	ECEDC
	☐ Identify a neighborhood location to serve as a workforce resource center.	Mid	ECEDC, EDU
	☐ Advocate for employment of South Side residents in neighborhood businesses.	Long	NP
Explore the creation of a resident and business neighborhood association to advocate for South Side-led development and access to funding.	☐ Create partnerships with the city to establish this neighborhood association and provide training on its operation.	Mid	NBR
	☐ Advocate for equal representation of property owners, business owners, renters among association leadership.	Mid	CDD

GOAL 2: INCENTIVIZE DEVELOPMENT OPPORTUNITIES AND ALLOW FOR STRATEGICALLY LOCATED MIXED-USE.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Support the development of mixed-use districts at Pierce and Buchanan and Camp and Hayes corridors.	☐ Work with the residents of South Side to determine desired building form and uses.	Mid	PZ
	☐ Create design guidelines for mixed-use development.	Mid	PZ
	☐ Research mixed-use best practices that support a wide range of neighborhood commercial, office, light industrial, and residential uses.	Near	PZ
	☐ Determine how New Market Tax Credits could be leveraged to promote mixed-use in South Side.	Near	CDD
	☐ Determine if there are any barriers in the current code to the development of pop-up markets, food trucks, or other non-traditional business structures within the South Side.	Mid	PZ

GOAL 3: WORK WITH NEIGHBORING JURISDICTIONS TO INCREASE LOCAL JOB OPPORTUNITIES AND ATTRACT NEW BUSINESSES THAT OFFER LIVING WAGES.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Expand business financial support through local funding and education mechanisms.	☐ Establish a community development corporation for the City of Sandusky.	Long	ECEDC, CDD
	☐ Set aside some public land for the development of local small businesses.	Mid	PZ
	☐ Incorporate funding for small businesses that are mission-driven, prioritize local employment, and have minority owners.	Mid	ECEDC

GOAL 1: IMPROVE STREETSCAPES AND ESTABLISH GATEWAYS TO ENHANCE SAFETY AND CREATE A SENSE OF ARRIVAL.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Improve the coherence of streetscape elements to indicate entrance to the South Side.	☐ Distribute cohesively branded banners and signage at regular intervals to establish a sense of identity.	Mid	PZ
	☐ Create and enforce design standards for street furniture along major corridors or near transit stops, including benches and shelters.	Mid	PZ
	☐ Create and enforce design standards for street infrastructure including waste receptacles, lighting fixtures, bike racks, and other street features throughout the neighborhood to maintain consistency.	Near	PZ
	☐ Create neighborhood street lighting standards to provide adequate sight, while promoting safety based on the context of the corridor.	Near	PW, CD
Create and reinforce landscaping standards along key corridors in the public right-of-way to enhance appearance, shade, and community health.	☐ Document a tree planting plan and timeline to expand tree canopy coverage on well-traversed blocks.	Mid	PZ, PW
	☐ Pursue funding opportunities to employ green stormwater design on major thoroughfares which will address residential flooding issues while enhancing overall streetscape design.	Mid	PW
	☐ Use native plantings to decrease water and general maintenance costs.	Mid	PW, CDD
	☐ Utilize the Community Development Block Grant federal program to fund tree plantings on designated corridors.	Long	PW
	☐ Assist resident establishment of South Side garden or beautification committee.	Mid	PW, CDD
Establish gateways to Churchwell Park off of Forest Drive and Clay Street.	☐ Use right-of-way landscaping, lighting fixtures, and sidewalks consistent with features to be constructed in Churchwell Park on Forest Drive and Clay Street to create a uniform and inviting community space.	Mid	PW
Enhance the underpasses at Hayes, Camp, Mills and Campbell as northern gateways to the neighborhood.	☐ Add lighting to enhance a sense of safety, especially during darkened hours.	Mid	PW
	☐ Use art installations including mural or interactive displays to establish a sense of place.	Mid	ARTS
	☐ Ensure design parallels any overall wayfinding and branding strategies for South Side and the City of Sandusky.	Mid	PW
	☐ Promote traffic slowing via road improvements.	Mid	PW
Establish a gateway at the intersection of Hayes and Buchanan to enhance student safety at Sandusky Public Schools and for patients of Firelands Regional Medical Center.	☐ Implement traffic calming measures including speed bumps and alternative materials for road crossings to enhance student safety.	Mid	PW
	☐ Identify opportunities for storytelling and showcasing stories of the innovation and work of Sandusky students and residents through public art installations and placemaking elements.	Long	ARTS, NBR
	☐ Use planters and light pole banners in the public right-of-way to visually enhance Hayes Avenue.	Mid	PW

GOAL 2: ENHANCE, PROTECT, AND REVITALIZE EXISTING PROPERTIES (AS NEEDED) TO PRESERVE THE NEIGHBORHOOD CHARACTER.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Create, sponsor, or support beautification centered community events.	☐ Identify neighborhood associations, business associations, or non-profit community champions that can lead local beautification and street clean-up efforts on an annual or semi-annual basis.	Mid	CDD
		Mid	CM
	☐ Support an annual community event for students, church members, residents and interested parties to clean, replace, or install new plantings to assist with maintenance.	Near	CM, ARTS, EDU
	☐ Support a tri-annual neighborhood art event where the city and related community groups assist with funding permanent installations such as murals or monuments, as well as some tactical art installations at community hubs such as a Sandusky City School District sidewalk art competition.		
Promote funding sources beyond Community Development Block Grants which can be used for building maintenance and improvements.	☐ Lead semi-annual training sessions at community centers such as the Sandusky Rec Center informing residents of available funding opportunities for property improvements and methods of applying.	Long	CDD
	☐ Create a dedicated web page on the city website showing the variety of funding opportunities available to support building maintenance and improvements.	Long	CM
	☐ Enhance marketing for the Facade Improvement Program which is dedicated to small businesses that could benefit from a face-lift.	Mid	CDD
Bolster zoning and approvals process to have character standards, which will ensure new buildings match the existing physical character of the neighborhood.	☐ Create materials standards to maintain a high quality housing stock in the neighborhood.	Mid	PZ, CDD

3: CREATE SHORT TERM AND LONG TERM PLANS FOR PUBLICLY OWNED VACANT LAND AND UNDERUTILIZED LAND.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Use vacant land based on the best use of the land and the surrounding context.	☐ Create a vacant land plan to determine the best use of land as housing, mixed-use buildings, open space, green infrastructure, or some combination based on the best use of the land and the surrounding context.	Mid	ECLB, CDD
Screen and activate large surface parking lots when possible to reduce gaps of activity in the residential neighborhood fabric.	☐ Create a plan for the transitional use and short-term activation of the Strobel Stadium parking lot during the off season.	Long	SCS, CDD
	☐ Create and implement landscaping design standards for large surface parking lots.	Near	PZ

GOAL 4: UTILIZE GREEN INFRASTRUCTURE IN KEY AREAS TO IMPROVE NEIGHBORHOOD RESILIENCY AND BEAUTIFY COMMUNITY LANDSCAPING.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Enhance existing tree canopy along major roads and corridors.	☐ Implement Complete Street Initiatives across the South Side.	Long	PW
	☐ Expand the right-of-way and tree-wells along major corridors like Hayes Avenue and Camp Street to allow for larger street trees.	Mid	PW
	☐ Utilize stormwater best management practices in streetscaping and at public facilities.	Long	PW
	☐ Partner with Perkins Township to conduct a Complete Streets Study for Hayes and Perkins Avenue.	Mid	PW, DOT
Collocate green infrastructure systems and best management practices within existing parks and open spaces in the South Side.	☐ Encourage the use of permeable paving in public parking areas and along trails.	Long	PW, CDD
	☐ Implement best management practices and green infrastructure throughout Mills Creek Golf Course, MacArthur Park, and Mills School.	Mid	CDD
	☐ Incentivize green infrastructure in future developments within the South Side.	Long	CDD
Implement a community native planting and stormwater program that can provide residents with opportunities to implement rain gardens and best management practices that will elevate the landscape of their property and reduce runoff and stormwater community wide.	☐ Research and pursue environmental grants to support green infrastructure implementation across the South Side.	Near	CDD, REC
	☐ Create informational brochures around the benefits of green infrastructure.	Near	CDD
	☐ Enhance green infrastructure standards city wide.	Near	CDD, REC
	☐ Explore ability to host programs and grow native plants in the Sandusky Greenhouse.	Mid	REC

GOAL 5: TELL THE SOUTH SIDE STORY.

STRATEGY	ACTION	TIME-LINE	ACTION LEAD
Prioritize contracting local South Side artists and designers for creative installations and events in the neighborhood.	☐ Create and maintain a database of opportunity spaces and property owners interested in hosting artistic installations on their property when interest and funding arises.	Mid	ARTS, CDD, NBR
	☐ Create a publicly available roster of South Side and minority Sandusky artists to be hired for community events, branding, etc. This can be built on existing resources such as the call to artists from the Sandusky ArtBox project of 2022.	Near	ARTS
Create landmarks celebrating places with local historic significance.	☐ Coordinate a neighborhood-wide mural project that creatively illustrates the story, history, and values of the South Side.	Near	ARTS
	☐ Create landmark markers for the American Crayon site, Mills School, Churchwell Park, and the historic Firelands facility.	Mid	CDD
Celebrate and promote the multi-generational experience and history of South Side residents.	☐ Pursue funds and partnerships to collect the oral history of residents and display via social media.	Mid	CDD, NBR, NP
	☐ Create signage markers for properties in the South Side which have transitioned over time to show how the neighborhood has evolved.	Mid	CDD, ARTS
	☐ Partner with Sandusky City School District to create yard signage designs for residents to share the story of how they came to live in the South	Near	SCS, CDD
Expand on the brand standards established in the 2017 Sandusky Neighborhood Initiative.	☐ Create a wayfinding plan building off the brand standards established in the 2017 Sandusky Neighborhood Initiative with a variety of signage typologies to match various contexts, including road signs, brick inlays, murals, and other alternative methods to conventional signs.	Near	CDD
	☐ Earmark funds for new signage.	Mid	CDD, PW
Engage local artists, residents and students to use their work in South Side wayfinding, signage, and landmark development.	☐ Host a competition for a public art installation to be included as part of the renovations to Churchwell Park facilities.	Mid	ARTS

PLAN ALIGNMENT

A number of recommendations included in this neighborhood plan build upon the ideas and values outlined in earlier plans and initiatives outlined by the city, elevating work that needs enhanced focus. The plan primarily built on the momentum started by three prior plans: the Sandusky Neighborhood Initiative, Sandusky Public Art and Placemaking Plan, and the Bicentennial Vision Plan.

	SANDUSKY NEIGHBORHOODS INITIATIVE	SANDUSKY PUBLIC ART + PLACEMAKING PLAN	BICENTENNIAL VISION
HOUSING + NEIGHBORHOODS			
Expand housing assistance for current residents and maintain overall housing affordability.	•		
Enhance existing housing conditions and diversify housing options in the South Side.	•		
Retain and adaptively reuse the former Mills School building.	•		
CONNECTIVITY + INFRASTRUCTURE			
Improve neighborhood connectivity and enhance pedestrian and bike infrastructure.	•		
Upgrade neighborhood infrastructure including sewage and stormwater systems, streets, sidewalks, lighting, and public spaces.	•		
Implement traffic calming strategies, enhanced lighting, and improved public spaces to enhance community safety.	•		
Utilize green infrastructure in key areas to improve neighborhood resiliency, enhance sustainability, and beautify community landscaping.	•		
PARKS + OPEN SPACE			
Transform Churchwell Park into a neighborhood serving park.	•		
Enhance South Side recreation and activities.	•	•	
Enhance all parks and recreational programs and services.	•	•	
ACCESS + SERVICES			
Build trust and improve the relationship between the city and South Side community.			•
Strengthen partnerships with local community associations, social service organizations, non-profits, and faith based groups.			•
Improve community health through increased access to mental health support, healthy food options, and quality community spaces.			•
Increase residents access to educational resources that support lifelong learning			•

	SANDUSKY NEIGHBORHOODS INITIATIVE	SANDUSKY PUBLIC ART + PLACEMAKING PLAN	BICENTENNIAL VISION
ECONOMIC PROSPERITY			
Support local employment and entrepreneurship across the South Side.			
Incentivize development opportunities and allow for strategically located mixed-use.	•		•
Work with neighboring jurisdictions to increase local job opportunities and attract new businesses that offer living wages.			•
BRANDING + BEAUTIFICATION			
Improve streetscapes to reinforce a sense of place and enhance real and perceived safety.		•	
Enhance, protect, and revitalize existing properties (as needed) to preserve the neighborhood character.	•		•
Create short- and long-term plans for publicly-owned vacant land and underutilized land.	•		•
Establish gateways along key corridors across the neighborhood.		•	
Improve overall signage and wayfinding with a unified brand that reflects the residents of South Side and Sandusky as a whole.	•	•	
Ensure that South Side history and community are embedded in branding and beautification strategies.		•	



SOUTH SIDE NEIGHBORHOOD PLAN

2023

DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829
www.cityofsandusky.com

To: John Orzech, Interim City Manager

From: Aaron M. Klein, P.E.

Date: April 26, 2023

Subject: **Commission Agenda Item – Payment of Application Fee for the WPCLF Loan on the Mills Street High-Rate Treatment Project and the Ultraviolet (UV) Disinfection Refurbishment Project**

ITEM FOR CONSIDERATION: Requesting legislation approving the payment of the Application Fee for the WPCLF Loan on the Mills Street High-Rate Treatment Project and the Ultraviolet (UV) Disinfection Refurbishment Project loan to Ohio Water Development Authority (OWDA).

BACKGROUND INFORMATION: Staff presented legislation at the April 10, 2023, City Commission meeting requesting approval to sign into a loan agreement with the Ohio Environmental Protection Agency (OEPA) and the Water Pollution Control Loan Fund (WPCLF) which was approved via ordinance 23-092. Since that approval the City has executed all agreements and is now required to pay a 0.35% Application Fee to OWDA for overhead expenses, including legal and financial services fees on the total projected loan amount of $39M. This fee is not deemed an eligible project costs and cannot be rolled in to the loan.

BUDGETARY INFORMATION: The amount owed to OWDA for the Application Fee is $145,442.00, which the cost will be shared with Erie County paying $23,477.42 and the City paying $121,964.58 out of Sewer Funds.

ACTION REQUESTED: It is recommended that proper legislation be prepared to authorizing payment to Ohio Water Development Authority (OWDA) for the Application Fee on the WPCLF Loan on the Mills Street High-Rate Treatment Project and the Ultraviolet (UV) Disinfection Refurbishment Project loan be approved and that the necessary legislation be passed under suspension of the rules and in accordance with Section 14 of the City Charter to allow the City to make payment immediately, as stated in the cooperative agreement.

I concur with this recommendation:

_____
John Orzech
Interim City Manager

_____
Aaron Klein
Director

cc: Commission Clerk; M. Reeder, Finance Director; B. Heil, Law Director

CERTIFICATE OF FUNDS

In the Matter of: OWDA Loan Application fee- Mills HRT & UV project

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #613-5442-53000

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 5/3/2023

ORDINANCE NO._____

AN ORDINANCE AUTHORIZING AND DIRECTING PAYMENT TO THE OHIO WATER DEVELOPMENT AUTHORITY FOR THE WATER POLLUTION CONTROL LOAN FUND (WPCLF) PROGRAM APPLICATION FEE FOR THE MILLS STREET HIGH-RATE TREATMENT PROJECT AND THE ULTRAVIOLET (UV) DISINFECTION REFURBISHMENT PROJECT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the Mills Street High Rate Treatment Project involves the is construction of a 16 million gallons per day (MGD) High-Rate Treatment (HRT) Facility intended to reduce permitted combined sewer overflows (CSO) from the Mills Street bypass station prior to December 1, 2024; and

WHEREAS, the Ultraviolet (UV) Disinfection Refurbishment Project involves the replacement of the Trojan UV4000 system with the newest Trojan model, TrojanUV Signa, which has a slightly different footprint requiring modifications to the channel and incorporated Parshall flume entering the disinfection building where the effluent flow is metered for permit compliance and includes instrumentation, controls, and electrical upgrades, as well as a new variable frequency drive for the effluent pumping system at the Plant; and

WHEREAS, this City Commission approved the filing of an application with the Ohio Environmental Protection Agency (OEPA) for a loan through the Water Pollution Control Loan Fund (WPCLF) Program for the design, construction, and inspection for the Mills Street High Rate Treatment Project and the Ultraviolet (UV) Disinfection Refurbishment Project by Resolution No. 001-23R, passed on January 23, 2023; and

WHEREAS, this City Commission approved a Water Pollution Control Loan Fund (WPCLF) Agreement between the City of Sandusky, the Ohio Environmental Protection Agency (OEPA), and the Ohio Water Development Authority (OWDA) to finance the design, construction, and inspection for the Mills Street High Rate Treatment Project and the Ultraviolet (UV) Disinfection Refurbishment Project by Ordinance No. 23-092, passed on April 10, 2023; and

WHEREAS, the City has executed all agreements relating to the WPCLF loan and is required to submit an application fee based on 0.35% for Ohio Water Development Authority overhead expenses, including legal and financial services fees, on the total projected loan amount of $39 Million; and

WHEREAS, the total cost for this application fee is $145,442.00 of which $23,477.42 will be paid by Erie County and $121,964.58 will be paid by the City with Sewer Funds; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to expedite payment to the OWDA for the application fee due in accordance with the Water Pollution Control Loan Fund Agreement; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby authorizes and directs the City Manager and/or Finance Director to make payment to the Ohio Water Development Authority for the Water Pollution Control Loan Fund (WPCLF) Program application fee in an amount **not to exceed** One Thousand Forty-Five Thousand Four Hundred Forty Two and 00/100 Dollars ($145,442.00) for the Mills Street High-Rate Treatment Project and The Ultraviolet (Uv) Disinfection Refurbishment Project.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City

Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

DEPARTMENT OF PUBLIC WORKS

240 Columbus Ave.
Sandusky, Ohio 44870
419.627.5829
www.cityofsandusky.com

To: John Orzech, Interim City Manager

From: Joshua R. Snyder, P.E., Public Works Engineer

Date: April 25, 2023

Subject: Commission Agenda Item – 2023 Erie County Metropolitan Planning Organization (MPO) Application for Transportation Alternative (TA) Program

ITEM FOR CONSIDERATION: Legislation approving the submission of two applications to the Erie County Metropolitan Planning Organizations (MPO) and authorizing the City Manager to execute an LPA Federal Project Agreement with the Ohio Department of Transportation (ODOT) as required for potential future funding of these projects.

BACKGROUND INFORMATION: The City is wishing to request funding through the ERPC MPO's Transportation Alternative (TA) funding program. From the current MPO figures, project funding requests are capped at $382,059.54, as the reported amount available. Basic eligibility for project funding requires the proposed project have a direct relationship to transportation and to the MPO's long range plan, such that they enhance a current or proposed transportation system.

The National Transportation Act has made Federal funds available for use by Local Planning Authorities (LPA's like the City of Sandusky) through the Federal Highway Administration (FHWA) which has designated ODOT as the agency to administer FHWA's Federal Funding Programs in the state. The Ohio Revised Code allows ODOT the opportunity to enter into contracts with LPA's to administer the design, qualification of bidders, competitive bid letting, construction, inspection and acceptance of any projects administered by ODOT provided the administration is performed in accordance with federal and state laws and regulations.

The MPO is accepting applications to fund transportation alternative projects for State Fiscal Year 2026. The two projects that staff is requesting approval to apply for are listed below.

Project	City's Portion	MPO Portion	Total Engineer's Estimate
Sandusky Primary (Hancock) School Sidewalk Project	$80,991.00	$80,991.00	$161,982.00
Forest Drive Sidewalk Project	$68,151.80	$68,151.80	$136,303.60

The Sandusky Primary School Sidewalk Project involves the immediately adjacent streets and addresses the crossing from the opposite side of Hancock Street directly to the school's "front" doors. The adjacent intersections affected include 42ND & Hancock, 44th & Hancock, 46th & Hancock. This project

replaces the existing school zone signs to meet current school zone standards and replaces sidewalk in areas that are trip hazards here, opening up accessibility for disabled persons at the affected intersections. The intersection of 44th and Hancock St. is the most detailed with the installation of solar powered LED flashing stop signs planned to highlight the lone school-zone crosswalk here at the 3-way stop in front of the building. This project could happen as soon as 2025, if awarded.

The Forest Drive Sidewalk Project involves Forest Drive from Camp Street west to East Forest Drive and then north on the easterly side of East Forest Drive to the existing splash pad area. This project will install five foot wide sidewalks and ADA handicapped ramps where there currently are no existing sidewalks.

The MPO now requires the legislative body of communities to supply legislation in support of an application at the time of submittal.

BUDGETARY INFORMATION: The design, construction and inspection estimates for each project is shown above. If awarded, the respected matches would be allocated in the 5-year capital budget from an account with funds available for infrastructure such as CDBG, Issue 8, Street or General Funds.

ACTION REQUESTED: It is recommended that the necessary legislation be approved and that the necessary legislation be passed under suspension of the rules and in accordance with Section 14 of the City Charter in order to submit applications by the May 12, 2023 due date.

I concur with this recommendation:

_____	_____
John Orzech	Aaron M. Klein, P.E.
Interim City Manager	Director of Public Works

cc: C. Myers, Commission Clerk; M. Reeder, Finance Director; B. Heil, Law Director

RESOLUTION NO._____

A RESOLUTION APPROVING THE SUBMISSION OF AN APPLICATION TO THE ERIE REGIONAL PLANNING COMMISSION METROPOLITAN PLANNING ORGANIZATION (MPO) FOR FINANCIAL ASSISTANCE FOR THE SANDUSKY PRIMARY (HANCOCK) SCHOOL SIDEWALK PROJECT AND, IF AWARDED, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO THE LPA FEDERAL LOCAL-LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the National Transportation Act has made available certain Federal funding for use by Local Public Agencies (LPA's like the City of Sandusky) through the Federal Highway Administration (FHWA) which has designated the Ohio Department of Transportation (ODOT) as the agency to administer FHWA's Federal funding programs; and

WHEREAS, the Ohio Revised Code provides that ODOT may coordinate its activities and enter into contracts with appropriate public authorities like the City of Sandusky to administer the design, qualification of bidders, competitive bid letting, construction, inspection, and acceptance of any projects administered by ODOT provided such administration is performed in accordance with all applicable Federal and State laws and regulations; and

WHEREAS, the Erie Regional Planning Commission Metropolitan Planning Organization is accepting applications for financial assistance through the Transportation Alternative (TA) funding program for State Fiscal Year 2026 and the City desires to apply for the Sandusky Primary (Hancock) School Sidewalk Project; and

WHEREAS, if approved this grant funding will provide for the replacement of existing school zone signs, trip hazard sidewalks, opening up accessibility for disabled persons at affected intersections at the adjacent streets and addresses the crossing from the opposite side of Hancock Street directly to the school's "front" doors and includes intersections 42nd Street, 44th Street, and 46th Street and Hancock Street, and includes the installation of solar powered LED flashing stop signs at the 3-way stop in front of the school building; and

WHEREAS, the total estimated cost of the project is $161,982.00 and, if awarded, $80,991.00 will be paid with FHWA funds received through ODOT and the Erie County Metropolitan Planning Organization and the remaining balance of $80,991.00 will be allocated in the 5-year Capital Budget from an account with funds available for infrastructure such as Community Development Block Grant (CDBG), Issue 8, Street, or General Funds; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to submit the application to the Erie County Metropolitan Planning Organization (MPO) by the deadline of May 12, 2023; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the

City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby approves the submission of an application for financial assistance to the Erie Regional Planning Commission Metropolitan Planning Organization (MPO) for the Sandusky Primary (Hancock) School Sidewalk Project, and authorizes and directs the City Manager to sign and enter into an **LPA Federal Local-Let Project Agreement** with the Ohio Department of Transportation and lawfully expend funds consistent with the application and agreement should they be awarded.

Section 2. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

RESOLUTION NO._____

A RESOLUTION APPROVING THE SUBMISSION OF AN APPLICATION TO THE ERIE REGIONAL PLANNING COMMISSION METROPOLITAN PLANNING ORGANIZATION (MPO) FOR FINANCIAL ASSISTANCE FOR THE FOREST DRIVE SIDEWALK PROJECT AND, IF AWARDED, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO THE LPA FEDERAL LOCAL-LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the National Transportation Act has made available certain Federal funding for use by Local Public Agencies (LPA's like the City of Sandusky) through the Federal Highway Administration (FHWA) which has designated the Ohio Department of Transportation (ODOT) as the agency to administer FHWA's Federal funding programs; and

WHEREAS, the Ohio Revised Code provides that ODOT may coordinate its activities and enter into contracts with appropriate public authorities like the City of Sandusky to administer the design, qualification of bidders, competitive bid letting, construction, inspection, and acceptance of any projects administered by ODOT provided such administration is performed in accordance with all applicable Federal and State laws and regulations; and

WHEREAS, the Erie Regional Planning Commission Metropolitan Planning Organization is accepting applications for financial assistance through the Transportation Alternative (TA) funding program for State Fiscal Year 2026 and the City desires to apply for the Forest Drive Sidewalk Project; and

WHEREAS, if approved this grant funding will provide for the installation of five (5) foot wide sidewalks on Forest Drive from Camp Street west to E. Forest Drive and north on the easterly side of E. Forest Drive to the existing Splash Pad area where there are currently no sidewalks, along with ADA handicapped ramps; and

WHEREAS, the total estimated cost of the project is $136,303.60 and, if awarded, $68,151.80 will be paid with FHWA funds received through ODOT and the Erie County Metropolitan Planning Organization and the remaining balance of $68,151.80 will be allocated in the 5-year Capital Budget from an account with funds available for infrastructure such as Community Development Block Grant (CDBG), Issue 8, Street, or General Funds; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to submit the application to the Erie County Metropolitan Planning Organization (MPO) by the deadline of May 12, 2023; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in

accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby approves the submission of an application for financial assistance to the Erie Regional Planning Commission Metropolitan Planning Organization (MPO) for the Forest Drive Sidewalk Project, and authorizes and directs the City Manager to sign and enter into an **LPA Federal Local-Let Project Agreement** with the Ohio Department of Transportation and lawfully expend funds consistent with the application and agreement should they be awarded.

Section 2. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023

RESOLUTION NO._____

A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE CREATION, ESTABLISHMENT, OR EXPANSION OF TRANSIENT OCCUPANCY OVERLAY DISTRICTS AND AMENDMENTS TO THE ZONING CODE FOR A CHANGE IN USE TO TRANSIENT OCCUPANCY WITHIN THE CITY OF SANDUSKY, OHIO; AND DECLARING THAT THIS RESOLUTION SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.

WHEREAS, the City of Sandusky has created Transient Occupancy Overlay Districts as an accessory use in the Sandusky Zoning Code for the purpose of transient occupancy; and

WHEREAS, the City of Sandusky currently has one Transient Occupancy Overlay District that allows as an accessory use transient occupancy within the boundaries of that district as defined by the zoning map of the City of Sandusky; and

WHEREAS, the City of Sandusky has established a procedure for the creation or establishment of additional Transient Occupancy Overlay Districts in Sandusky City Code Section 1129.06(g); and

WHEREAS, the City Commission is concerned with the potential for transient occupancy to increase long-term rental rates and resale prices for existing and future residents of the City and seeks to find a balance between redevelopment of and investment in existing properties and maintaining affordable housing; and

WHEREAS, the City of Sandusky City Commission ("City Commission") requires time to thoroughly vet all options available to the City to address the use of property for transient occupancy and the use of Transient Occupancy Overlay Districts prior to considering any further expansion of the existing Transient Occupancy Overlay District or the establishment of new Transient Occupancy Overlay Districts; and

WHEREAS, the City Commission requested by motion at the March 27, 2023 City Commission meeting that legislation be prepared to enact a temporary moratorium on the creation, establishment, or expansion of Transient Occupancy Overlay Districts under Sandusky Code 1129.06 and to thoroughly vet the options for regulating transient occupancy and overlay districts with the Sandusky Planning Commission and City Commission; and

WHEREAS, this Resolution should be passed under suspension of the rules in accordance with Section 13 of the City Charter in order to preserve the current state of Transient Occupancy Overlay Districts and provide clear rules and regulations for property owners while the City of Sandusky considers options for regulating transient occupancy and the use of Transient Occupancy Overlay Districts within the City of Sandusky; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community

Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio; and NOW, THEREFORE

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. That the City Commission of the City of Sandusky, Ohio, hereby imposes a Moratorium on the creation, establishment, or expansion of Transient Occupancy Overlay Distircts under Sandusky Codified Ordinance Section 1129.06 within the City of Sandusky, and a Moratorium on amendments to the zoning code or map under Sandusky Codified Ordinance Section 1113 for a change in use to transient occupancy, said Moratoria to include the submission, consideration, or approval of all applications for special permits, use permits, building permits, any plans, or any other applications or permits which are or may be filed for permits from the Planning or Zoning Departments for the creation, establishment, or expansion of Transient Occupancy Overlay Districts or for rezoning any property for the purpose of transient occupancy.

Section 2. That this Moratorium shall become effective at the earliest time allowed by law and shall remain in effect for eighteen (18) months following the date upon which it became effective and, thereafter, upon a majority vote of the City Commission, may be continued in effect, if the City Commission finds such continuance is required to allow sufficient time for the Planning Commission or the Department of Community Development to complete its research and recommendation of what action, if any, the City of Sandusky should take to safeguard the public health, safety and welfare through the provision of adequate planning, zoning, land-use, or other regulatory controls that are specifically applicable to transient occupancy and Transient Occupancy Overlay Districts or the Moratorium may be continued for additional time if the City Commission so chooses in order for the City Commission to make its decision whether or not to adopt legislation regarding transient occupancy and Transient Occupancy Overlay Districts.

Section 3. That this Moratorium suspends and tolls any time periods, prescribed by law, within which the Planning Commission, or any other official or official body, of the City of Sandusky is required to take action upon an application for a special permit, use permit, building permit or site plan approval, or the like, for the creation, establishment, or expansion of Transient Occupancy Overlay Districts or for rezoning any property for the purpose of transient occupancy that is or may be pending before the Planning Commission, or any other official or official body of the City of Sandusky after the effective date of this Moratorium; and that no

such application shall be deemed to be approved by the failure of the Planning Commission, or any other official or official body to approve or deny said application during the time when this Moratorium shall be in effect.

Section 4. That the Department of Community Development, is hereby directed to begin researching and return to the Planning Commission recommendations the City of Sandusky should take to preserve the public health, safety and welfare through the provision of adequate planning, zoning, land-use, or other regulatory controls that are specifically applicable to transient occupancy and Transient Occupancy Overlay Districts, this recommendation will be prepared and provided to the Planning Commission for review and subsequent recommendation to the City Commission.

Section 5. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 7. That for the reasons set forth in the preamble hereto, this Resolution shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

_____
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023 (effective after 30 days)