

ORDINANCE NO. 23-075

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NOS. 56-00131.000 AND 56-61007.000 LOCATED AT 306 W. WATER STREET FROM "LM" LIMITED MANUFACTURING DISTRICT TO "DB" DOWNTOWN BUSINESS DISTRICT; 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, a request is being made on behalf of Havinfun, LLC for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcel Nos. 56-00131.000 and 56-61007.000 located at 306 W. Water Street from "LM" Limited Manufacturing District to "DB" Downtown Business District and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, the change in zoning is being requested as the property owner is proposing to use the second floor of the property for transient occupancy and to provide the property more accurate zoning restrictions for the existing use; and

WHEREAS, this request was heard by the Planning Commission at their January 25, 2023, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment for Parcel Nos. 56-00131.000 and 56-61007.000 located at 306 W. Water Street; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their March 27, 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 rezone Parcel Nos. 56-00131.000 and 56-61007.000 located at 306 W. Water Street from "LM" Limited Manufacturing District to "DB" Downtown Business District; 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 rezoning 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 rezoning of Parcel Nos. 56-00131.000 and 56-61007.000 located at 306 W. Water Street from "LM" Limited Manufacturing District to "DB" Downtown Business District as more fully described in Exhibits

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“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: March 27, 2023 (effective after 30 days)

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	9.73
Exempt:	
R.E. TRANSFER:	
\$	29.19
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$.50
Date: 9/2/14	By: [Signature]

RN: 201407027 Page 1 of 2 ERIE COUNTY OHIO
 RECORDER, Barbara A. Sessler
 Recording Fee: \$28.00 Recorded 09/02/2014 Time
 12:05:58PM

Richard H. Jeffrey

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Harvey Heys, single, the Grantor, claiming title by or through instrument recorded in O. R. Book 214, Page 27, Erie County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to his full satisfaction of **David R. Bier and Dawson E. Foster, the Grantees,** whose tax mailing address will be c/o P. O. Box 1862, Sandusky, Ohio 44870 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantees, their heirs and assigns, the following described premises, situated in the City of Sandusky, County of Erie, and State of Ohio:

Being the east one-half (1/2) of Lot number forty-four (44) on Water Street, subject to all legal highways.


Permanent Parcel No(s): 56-00131.000
 Property Address: 306 W. Water Street, Sandusky, Ohio 44870

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantees, and their separate heirs and assigns forever.

AND THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantees, their heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

The Grantor hereunto set his hand the 20 day of September, 2014.

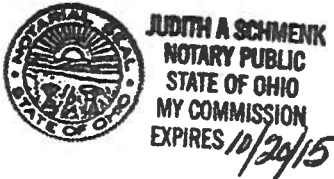
GRANTOR:



HARVEY HEYS

STATE OF OHIO)
) SS:
ERIE COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Harvey Heys, single the above named Grantor and acknowledged that he did sign this instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20 day of September, 2014.

(SEAL) 


NOTARY PUBLIC

This Instrument Prepared By:

Paul M. Koch, Esq.
THE LAW OFFICE OF PAUL M. KOCH, LLC
Sandusky, Ohio 44870

SOUTHERN TITLE OF OHIO LTD.
14-125 • SANDUSKY, OHIO 44870



DECATUR

SHORELINE

WATER

JACKSON

Leased Business & Rentals Parking

Proposed Site