

**ORDINANCE NO. 24-004**

**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NO. 58-65001.000 FROM “PF” PUBLIC FACILITIES DISTRICT TO “RMF” RESIDENTIAL MULTI-FAMILY 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**, this City Commission authorized the purchase of real property located at 920 W. Osborne Street (former Osborne Elementary School), and identified as Parcel No. 58-65001.000 from the from the Board of Education of the Sandusky City School District by Ordinance No. 23-210, passed on October 23, 2023, and approved the sale of the property to Community Building Partners, LLC by Ordinance No. 23-227, passed on November 27, 2023, for the purpose of the development of affordable senior housing; and

**WHEREAS**, a request is being made by the City 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 No. 58-65001.000, located at 920 W. Osborne Street, from “PF” Public Facilities District to “RMF” Residential Multi-Family District as more fully described in Exhibits “A” and “B” which are attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

**WHEREAS**, the request for rezoning from “PF” Public Facilities District to “RMF” Residential Multi-Family District is to place the proper zoning on the property that would allow for rehabilitating the historic Osborne School building into an adaptive reuse project for affordable residential housing; and

**WHEREAS**, this request was heard by the Planning Commission at their October 25, 2023, meeting resulting in the Planning Commission’s recommendation to **approve** the requested Zone Map Amendment; and

**WHEREAS**, a public hearing on the request was held by this City Commission at their December 20, 2023, regularly scheduled meeting; and

**WHEREAS**, this Ordinance should be passed approving the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances for Parcel No. 58-65001.000, located at 920 W. Osborne Street, from “PF” Public Facilities District to “RMF” Residential Multi-Family 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

**PAGE 2 - ORDINANCE NO. 24-004**

City, is hereby amended to effect the rezoning of a parcel located at 920 W. Osborne Street and identified as Parcel No. 58-65001.000, from "PF" Public Facilities District to "RMF" Residential Multi-Family District 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.



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RICHARD R. BRADY  
PRESIDENT OF THE CITY COMMISSION



ATTEST:

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CATHLEEN A. MYERS  
CLERK OF THE CITY COMMISSION

Passed: January 8, 2024 (effective after 30 days)

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## Exhibit "A"

***Contractors Design Engineering  
Consulting Engineers and Surveyors  
1623 Old State Road, Norwalk, Ohio 44857***

**Legal Description For:  
The Board of Education of the City of Sandusky  
Osborne School Parcel  
1.4681 Acres**

Being a parcel of land located in part of Outlot 33, Ward 3, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a 3/4" iron pipe in a monument box found at intersection of the centerlines of Prospect Street and Osborne Street (66' R/W); Thence North 88° 22' 46" West, along the centerline of Osborne Street, a distance of 672.20 feet to a point at the intersection of the centerline of Osborne Street, the west line of Outlot 31 and the east line of Outlot 33; Thence South 02° 10' 14" East, along the west line of Outlot 31 and the east line of Outlot 33, a distance of 33.07 feet to a 5/8" iron rod set at the south right of way line of Osborne Street and a northwest corner now or formerly owned by Martin Guzman as recorded in RN 201502614 of the Erie County Recorder's Office and being the principal place of beginning;

1. Thence continuing, South 02° 10' 14" East, along the east line of Outlot 33 and west lines of Outlot 31, said Guzman's land and lands now or formerly owned by Dian M. Woodruff as recorded in RN 200107594, Martin J. Migot & Pamela J. Migot as recorded in RN 201709499, David Wilken & Loretta Wilken as recorded in RN 200107234, Carolyn M. Pankow (Parcels 1 & 2) as recorded in RN 201404068, William Evan Mackenzie Uchtman as recorded in RN 202200838 and Scott S. Russell & Heather L. Russell as recorded in RN 200111615 of the Erie County Recorder's Office, a distance of 325.90 feet to a 5/8" iron rod set at a northeast corner of land now or formerly owned by Jeremy Brown as recorded in RN 202204655 of the Erie County Recorder's Office;
2. Thence North 88° 22' 46" West, along a north line of said Brown's land, a distance of 196.66 feet to a 5/8" iron rod set at a northwest corner of said Brown's land and the east right-of-way line of McDonough Street (99' R/W);
3. Thence North 02° 10' 14" West, along the east right-of-way line of McDonough Street, a distance of 325.90 feet to a 5/8" iron rod set at the intersection of the east right-of-way line of McDonough Street and the south right-of-way line of Osborne Street;

4. Thence South 88° 22' 46" East, along the south right-of-way line of Osborne Street, a distance of 196.66 feet to the principal place of beginning and containing 1.4681 acres (63,951.2449 sq. ft.) of land more or less, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, Geoid 12A, by ODOT VRS.

Prior Deed Reference: Deed Volume 84, Page 460,  
Deed Volume 84, Page 550,  
Deed Volume 152, Page 423

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512".

This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in October 2023 per Alexander B. Etchill, Registered Surveyor No. 8512 from an actual survey performed October, 2023 on the premises by Contractors Design Engineering.



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.

Michael T. Farrell  
Engineer/Surveyor: Erie County Engineer's

Date: 10-31-2023

# EXHIBIT "B"



- LEGEND**
- AT: ROAD: INTERSECTION
  - : ROAD: END
  - : ROAD: BEGIN
  - ◇: ROAD: MIDLINE
  - : ROAD: CORNER
  - : ROAD: CALCULATED
  - : ROAD: MEASURED
  - : ROAD: PROPERTY LINE
  - : ROAD: SURVEY
  - : ROAD: SURVEY
  - : ROAD: SURVEY
- REFERENCE**
- Map of Sandusky, Ohio
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RETRACEMENT SURVEY PLAN FOR  
**THE BOARD OF EDUCATION  
 OF THE CITY OF SANDUSKY**

Being a part of land located in part of Ordinance  
 102, City of Sandusky, State of Ohio  
 Richard Commission, Veterans Reserve, State of Ohio



**DESIGN ENGINEERS**  
 CONSULTING ENGINEERS & SURVEYORS  
 NORTHVILLE, OHIO  
 PROJECT NO. 23-499  
 DATE: OCTOBER 2023  
 SCALE: 1" = 30'