



CITY OF SANDUSKY, OHIO

240 Columbus Avenue

Sandusky, Ohio 44870

**MINUTES OF THE MEETING OF THE  
BAYFRONT CORRIDOR COMMITTEE  
THURSDAY, FEBRUARY 4, 2021 AT 7:30 A.M.  
HELD REMOTELY BY WAY OF  
MICROSOFT TEAMS MEETING**

**PRESENT:**

Members: Chair Carl McGookey, Judy Corso, Mike Zuilhof, David Miller, Joe Hayberger, Dr. Bill Semans, Steve Poggiali and Secretary Kevin Zeiher.

Also, in attendance were City Commission Liaison member, Blake Harris, City Manager Eric Wobser, City Engineer Aaron Klein, and City Planner Greg Voltz.

The meeting was called to order by Chair Carl McGookey at 7:34 AM. The Minutes of the January 7, 2021 meeting had been circulated and upon motion by Mr. Poggiali, joined by Dr. Semans, the Minutes were approved as submitted.

**OLD BUSINESS:**

- THE LANDING

Mr. Klein stated that there was not too much to report. Still working on acquisition and talking to entities. In 2018 the City received a Grant for \$400,000 for the area east of the ditch near Sports Force. The State awarded \$750,000, which is now \$1.2 Million to move forward with bids in 2022. Mr. Miller inquired if that money would address the area east of Pipe Creek. The area is included in the Sandusky Bay Pathway.

- SANDUSKY BAY PATHWAY

Mr. Voltz shared a drawing of the pathway that depicts it running from the boat ramp to Sports Force.

- WEST END UTILITY AND CONNECTIVITY

The area is still under construction.

- DOWNTOWN MASTER PLAN

The presentation of the plan at the public meeting outlines an exciting comprehensive plan for long term development. The multiple page plan is available on the City's website. The plan is conceptual, but shows just how important Columbus Avenue is to the overall plan. Community input will continue to be the driving force.

Mr. McGookey commented on how exciting the plan is with the outline of

commercial property, and a hotel in the downtown that will drive further development.

Mr. Zuilhof commended the City Staff for its efforts and the Consultant for the overall effort. Mr. Zuilhof implored the Bayfront Corridor member to read the plan to insure understanding for going forward. He also commented that the Planning Commission endorsed the plan to the City and was happy to see that the City would take into consideration the prior plan for Battery Park.

Dr. Semans requested that copies of the prior plan for Battery Park be provided to the members of the Bayfront Corridor Committee.

Mr. Wobser pointed out that the Master Plan reflects the planning efforts from the past and includes them in one overall plan with a scope for the future.

Mr. Miller inquired about the plan for the justice center, its location and scope.

Mr. Wobser discussed the issues of the size of the plan for the Justice Center and suitability for various sites. He pointed out that a downtown site for the Justice Center was not the best use of that property in light of the Master Plan. The Dixon Ticonderoga site turned out to be the most expensive due to underground utility concerns, and community feedback

reflected a recreational use priority for that site. Mr. Wobser stated that it might be possible to split the Police Department and the Court and there might be enough room for one or the other on the old PNC Bank site.

Dr. Semans inquired about the location of the Recreation Department going forward.

Mr. Wobser felt that it will remain where it is now in the Mylander Pavilion.

Mr. Zuilhof felt that it is necessary to define just what is meant by a "Recreation Center".

Mr. Wobser agreed. Is it a YMCA type center with, basketball courts, or a meeting place for kids after leaving school? Mr. Wobser also voiced his interest in having an outdoor swimming pool.

Mrs. Corso reported that the new pool at Sandusky High School when completed will be open to the public and there may be some space behind the school for an outdoor pool.

Mr. Harris commented that it is his intention to commit to work on the Downtown Master Plan and insure public participation.

Mr. Miller inquired about any change in ownership for the Barrell House site.

Mr. Wobser stated that he was not aware of any changes and reiterated just how important the foot of Columbus Avenue is to Downtown Master Plan and the need to include the stakeholders of the Boeckling Terminal and the Barrel House as key participants of any long-term planning.

- CEDAR POINT CAUSEWAY WETLANDS PROJECT

Mr. Klein discussed the City's participation in the wetlands project and that the City is still working with the EPA, ODNR and the Army Corps of Engineers. The City received a \$4 Million grant for the first phase of construction and additional funds are in the works for the completion of the project in 2022-2023.

- EROSION CONTROL AT SHORELINE PARK AND TRANSIENT MARINA

Mr. Klein reported on the stabilization of the west finger at Shoreline Park is under contract, however, weather must warm to permit the contractor to move forward. Two new projects were recognized. Erosion of the central finger has received ODNR approval to replace the rocks that had washed out. Also, on the area on the west side facing Deep Water Marina also needs some rocks replaced. Plans will be presented to the City Commission on this coming Monday for the erosion control.

- CLEVELAND WATER ALLIANCE –  
CITIZEN SCIENCE PROGRAM

Mr. Klein reported that the City is a member of the Cleveland Water Alliance and participates in sampling of water from surrounding watersheds for chemical contaminants.

#### COMMUNITY INPUT AND NEW BUSINESS

There was none to report.

**ADJOURNMENT:** There being no further business to come before the Bayfront Corridor Committee, the meeting was adjourned at 8:27 AM upon motion by Mr. Zeiher, joined by Mrs. Corso.

The next meeting of the Bayfront Corridor Committee is scheduled for **MARCH 4, 2021 at 7:30 AM** in the City Commission Chambers at 240 Columbus Avenue, Sandusky, Ohio or virtually by Microsoft Team Meetings.

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Kevin J. Zeiher - Secretary

#### *Mission Statement:*

*The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky's strategic location on Lake Erie.*