

Planning Commission
June 27th, 2018
Meeting Minutes

The Chairman the meeting at 4:30 PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. McGory, Mr. Zuilhof, Mr. Galea, Mr. Waddington, and Mr. Whelan. Ms. Angie Byington and Mr. Greg Voltz represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Mr. Waddington moved to approve the minutes from the May 23rd, 2018 meeting; Mr. Whelan seconded the motion.

Mr. Zuilhof stated that the public hearing to review the Conditional Use permit at 315 Wayne Street.

Mr. Hayberger swore in those giving testimony.

Public Hearing

Mr. Voltz presented that the applicant Jan Smith Wood, on behalf of Grace Episcopal Church has applied for a Conditional Use permit for a digital message board sign at 315 Wayne Street. The property is currently zoned "DBD" Downtown Business and adjacent to property also zoned as "DBD" Downtown Business District and "GB" General Business. Section 1143.06 states that electronic message board signs are prohibited unless approved through a conditional use permit. The applicant is looking to replace the current message board sign, but maintain the surrounding free standing posts and upper portion. The property is individually listed on the National Register of Historic Places. The property is located just outside of the downtown review district which does not permit the use of internally lit signs.

Mr. Voltz stated that staff does recognize that the sign does not fit into the historic character of the building and the surrounding area, however it is important to note that it would be free standing and would not be placed directly on the historic building, it would also not be larger than the existing sign.

Mr. Voltz stated that staff recommends denial of the conditional use permit understanding the sign would not be appropriate due to the historic nature of the building, adjacent buildings, and parks. If the Commission were to approve the sign staff would recommend the following conditions be implemented:

1. The minimum display time shall be 10 seconds
2. Brightness shall not impose hazard to pedestrian or vehicular traffic, nor a nuisance to surrounding properties.
3. No white, ivory, or yellow backgrounds.
4. Flashing, animations and videos are prohibited.
5. Display shall be limited to static displays.

Mr. Zuilhof stated that the application will also be reviewed by the Landmark Commission but this evening the Commission will need to remain focused on Planning Commission issues.

Mr. Galea ask if the sign faces Wayne Street.

Mr. Voltz confirmed that this sign does in fact face Wayne Street.

Mr. McGory stated he will need to recuse himself as he is a member of the church, however he did remind the Commission of a Conditional Use permit that was granted for a church on Columbus Ave.

Mr. Waddington stated he has no issues with the proposed sign, less than 3' x 4' sign in size. The church is currently doing outreach to the community and helping many individuals in need.

Jan Smith Wood, 315 Wayne Street, stated that they do not anticipate a moving sign. The church has a lot of programs going on, they have programs for vouchers, free meals, etc. The sign will assist the church in letting the community know all of what is occurring at this facility. The sign frame is not changing, it is in keeping with the rest of the building, and however they would like to have a sign that changes the message to better serve the public.

Bob Schafer, 315 Wayne Street, stated that the church respects the integrity of the historic guidelines and the board. They are not changing the overall shape or design of the frame of the sign, they are only installing a new message board. The church is expanding its outreach in the community and needs to be more than the existing sign to help advertise upcoming events. Mr. Schafer discussed the proposed digital message board sign they have chosen and stated that he believes that this will enhance the attractiveness of the sign. Mr. Schafer reviewed the support of the church has regarding changing the sign. If not approved they would have to make several banners and signs to advertise the upcoming events.

Mr. Waddington moved to approve the conditional use permit for the digital message board sign with the conditions as indicated by staff; Mr. Miller seconded the motion.

Mr. Jackson stated that the Commission has approved digital signs for different churches in the past. Understands that this is a historic building, however he understands that buildings change and in support of granting the Conditional Use permit.

Mr. Miller stated that the sign at Daily's is digital and ask if the City funded this sign. He would like to assure that they are being consistent.

Mr. Zuilhof stated that there is a difference between neon lighted signs and electronic message board signs that are animated.

Mr. Byington stated that the application being reviewed by the Commission is a conditional use permit for an electronic message board, staff is unaware of the approval process for the internally illuminated sign at Dalys. Mr. Galea stated that there are several internally illuminated signs within the downtown area. The applicant is not proposing to increase the size of the sign, the existing measurements of the digital message board sign are smaller than a regular television that you would find in your home. Mr. Galea stated that he does not believe the sign is obtrusive and believes the Commission should review these on a case by case basis. The sign will provide a great outreach value to the community.

With no further discussion, the motion passed with a 6/0 vote. Mr. McGory abstained.

Ms. Byington presented that the applicant Cedar Point LLC has applied for site plan approval for Cedar Point Sports Center Indoor facility. The building will be a multi- purpose indoor recreation facility. The existing zoning is "CR" Commercial Recreation, the applicant is requesting for site plan approval for a multi- use indoor sports facility. The existing property is vacant land. The proposed project is adjacent to Sports Force Park at Cedar Point. The property is split between Perkins Township and the City of Sandusky. The total square footage of the facility will be 233, 680 square feet. The sports venue will be 166, 583 square feet, the medical offices will be 45,097 square feet, and the health club will be 28,000.

Ms. Byington stated that the applicant was granted a 10' variance by the Board of Zoning Appeals on 6/ 21/2018. The proposed height of the building is 50'. The proposal does meet the required setbacks, appropriate zoning use, and required parking spaces.

Ms. Byington discussed the parking requirements for Perkins Township and the City of Sandusky. The applicant has proposed 871 spaces and 22 handicap van accessible spaces. Phase 1 of the project provided 458 spaces and has experienced quite a bit of overflow parking issues. A portion of Phase 2 parking is currently designated as Phase 1 overflow parking.

Ms. Byington stated that the applicant has indicated that the development will be utilized 7 days a week with the peak activity occurring during tournament events January- May.

The sports facility will primarily be open in the afternoon and evening during week days and all day on weekends. The medical offices will primarily be occupied 8-5 M-F. There will be overlap between indoor and outdoor sport tournaments for a portion of the year. The applicant has indicated that they would be willing to indicate R/V trailer parking on overflow lots, but the current plan does not show this. The applicant has indicated a temporary overflow gravel parking area which staff believes will be needed. Staff would encourage the applicant to review the overflow parking be located to the east. Staff would recommend Planning Commission waive the requirement for temporary parking, but require this parking be relocated and if warranted, made permanent at the time the path is constructed. Planning Commission recommends approval of the site plan with the following conditions:

1. ODOT approves the traffic study and all ODOT conditions are met.
2. Staff strongly recommends that overflow parking be relocated when the path connector is constructed and work with staff to determine this location. Staff also recommends the applicant look to provide permanent pocket parking around the existing fields of Phase 1.
3. The designated trailer parking area shall not be permitted within the permanent parking areas. They shall only be permitted in the overflow parking areas of off- site.
4. Eastern drive shall be signed right in right out only.
5. The site shall be revised, for staff approval, to show the traffic flow for transit stop.

Mr. Zuilhof stated in regards to the engineering comments, the wetland setback was indicated to be 15' the setback is set to be 75' setback.

Mr. Keefe stated that the applicant has cleared that up, there are differences on the site plan and the swpp drawings.

Mr. Zuilhof stated that the number of parking spaces is a business decision, matters of safety are a concern but the demand will be a business decision. The proposed specs for the lighting does not appear to be on the plan, Mr. Zuilhof would like to know if the full cut off shielded light is proposed.

Geoff Aiken, 1100 Superior Ave, stated that the proposed lighting will be full cut off and they will be doing a photometric plan within the near future.

Mr. Miller asked the applicant if patrons will be able to travel from one parking lot to the other.

Mr. Aiken stated that patrons will be able to freely flow in and out within the parking lot, it is part of the site strategy. Mr. Aiken has indicated that the sports facilities will overlap for two months of the year this will allow that the cars will conform to the parking lot.

Mr. Whelan ask the applicant their feelings on how the overflow parking will affect the proposed bike path.

Mr. Aiken stated that they will be sliding the detention over to the east, keeping the utility corridor, but this will allow the overflow parking to be reoriented.

Mr. Zuilhof ask if the applicant would be proposing a lot combination if the future, concerned that shared parking will be lost in the future if properties are sold.

Ms. Byington stated that the parking for each phase satisfies zoning needs on each side, so need for a combination.

Mr. Zuilhof moved to approve the applicant subject to conditions one, two, and five, and only recommend conditions three and four. Mr. Waddington seconded the motion.

Mr. McGory ask if Firelands Regional Medical Center will be a part of this facility.

Mr. Aiken stated that the medical offices will have opportunities for physical therapy and onsite injuries.

Mr. McGory asked about the proposed shell space.

Mr. Aiken stated that the shell space are set to be a fitness space, the current use is to be determined.

Mr. Galea moved to amend the pending motion to include staff's recommendation regarding the eastern drive be signed right in and right out only; Dave seconded the motion.

Mr. Aiken stated that eastern access point referred in the report and the condition is in fact the central access point.

Mr. Galea confirmed that the referenced access point in the condition is the middle access point.

The Commission approved amending the motion to include condition number 4.

Mr. Miller asked what the reason was to exclude the third condition.

Mr. Zuilhof stated the parking needs are better understood by the applicant and business. The applicant may not want to have bus parking designated, the solution will need to be dynamic based on safety issues.

Ms. Byington stated the condition was placed because the recreational vehicles will be placed in regular parking spaces this would reduce the availability for spaces as required by the code.

Mr. Aiken stated that it is the intent of the applicant to provide a separate parking area for recreational vehicle parking and overflow parking.

Ms. Byington stated that if the Commission is inclined they would need to make a motion for a waiver for the gravel parking lot.

Mr. Miller moved to amend the motion to include the third condition and allow the overflow parking area to be pervious.

The Commission approved to amend the motion.

With no further discussion the Commission voted on the motion; the motion passed with a unanimous vote.

Mr. Voltz stated that applicant, Verizon Wireless, is intending to provide a revised drawing for the Conditional User permit for the construction of a cell tower on the parcel #55-00082.00.

Mr. Whelan make a motion to take the application regarding the cell tower at Cedar Point Drive off the table and review at the next meeting; Mr. Waddington seconded the motion. The motion passes with unanimous vote

With no further business, the Chairman adjourned the meeting at 5:30 PM.

APPROVED:



Casey Sparks, Clerk



Michael Zuilhof, Chairman