

ORDINANCE NO. 20-036

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO EXPAND THE TRANSIENT OCCUPANCY OVERLAY DISTRICT TO INCLUDE PARCEL NOS. 56-01177.000, 56-00647.000, 56-01241.000, AND 56-00912.000, LOCATED AT 623, 627, 629, AND 631 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 on behalf of McGookey Properties, LLC, 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 Nos. 56-01177.000, 56-00647.000, 56-01241.000, and 56-00912.000, located at 623, 627, 629, and 631 E. Washington Street, and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, Daniel J. McGookey, on behalf of McGookey Properties, LLC, has applied for a zoning amendment to use these parcels for transient rentals; and

WHEREAS, this request was heard by the Planning Commission at their December 18, 2019, 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. 56-01177.000, 56-00647.000, 56-01241.000, and 56-00912.000, located at 623, 627, 629, and 631 E. Washington Street; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their February 10, 2020, 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. 56-01177.000, 56-00647.000, 56-01241.000, and 56-00912.000, located at 623, 627, 629, and 631 E. Washington Street; and

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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. 56-01177.000, 56-00647.000, 56-01241.000, and 56-00912.000, located at 623, 627, 629, and 631 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: 

KELLY KRESSER
CLERK OF THE CITY COMMISSION

Passed: February 24, 2020 (effective after 30 days)

**LEGAL DESCRIPTION FOR PROPERTY
LOCATED AT 623 E. WASHINGTON ST. SANDUSKY, OH**

EXHIBIT A

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

PARCEL ONE:

**Being the easterly 34 feet of Lot No. 5 on Washington Street, in the City of Sandusky, Erie County, Ohio,
excepting therefrom the northerly 46 feet and 9 1/2 inches thereof.**

**EXHIBIT
"A"**

**LEGAL DESCRIPTION FOR PROPERTY
LOCATED AT 627 E. WASHINGTON ST. SANDUSKY, OH**

EXHIBIT A

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

PARCEL TWO:

Being the westerly one-half (1/2) of Lot Number Three (3) on Washington Street, in the City of Sandusky, Erie County, Ohio, excepting therefrom the northerly forty-six (46) feet and nine and one-half (9 1/2) inches, thereof, said premises having a frontage of approximately thirty-three (33) feet on the northerly line of Washington Street, and extending northerly there from, of like width, approximately one hundred fifty-one (151) feet and two one-half inches.

56-01177.000/56-00647.000
623 & 627 E. WASHINGTON ST., SANDUSKY, OH 44870

**LEGAL DESCRIPTION FOR PROPERTY
LOCATED AT 629 E. WASHINGTON ST. SANDUSKY, OH**

**DESCRIPTION OF LOT SPLIT "A"
MCGOOKEY PROPERTIES, LLC**

Situate in the State of Ohio, County of Erie, City of Sandusky, Ward 1, and being part of Lot 3 East Washington Street, also being part of lands of McGookey Properties, LLC, RN 201401261, and being more particularly bounded and described as follows:

Beginning, for reference, at an iron pin in a monument box found at the corner of Water Street and Meigs Street (66 feet in width); thence, S 21°51'00" E, a distance of 719.30 feet to a point; thence, S 68°09'00" W, a distance of 33.00 feet to a 5/8" iron rod set at the westerly right-of-way line of Meigs Street; thence, S 21°51'00" E with said right-of-way line, a distance of 114.17 feet to a 5/8" iron rod set at the most northerly corner of Lot 1 East Washington Street; thence S 21°51'00" E with said right-of-way line, a distance of 40.47 feet to a point; thence, S 68°02'47" W with lands of McGookey Properties, LLC, RN 201401262, a distance of 66.88 feet to a 5/8" iron rod set, thence S 21°51'00" E with said lands, a distance of 17.00 feet to a 5/8" iron rod set and the **TRUE POINT OF BEGINNING** for this description;

thence continuing S 21°51'00" E with said lands and with lands of McGookey Properties, LLC, RN 201110590, a distance of 95.29 feet to a point in the northerly right-of-way of East Washington Street;


thence, S 68°02'47" W with said right-of-way, a distance of 33.44 feet to a point;

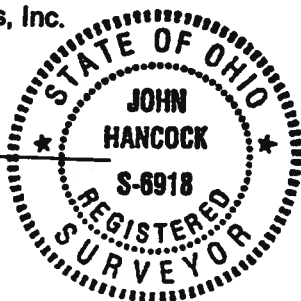
thence, N 21°51'00" W with lands of Ryan P. Meridith and Anne M. Meridith, RN 200318091, a distance of 95.29 feet to a 5/8" iron rod set;

thence, N 68°02'47" E through lands of McGookey Properties, LLC, RN 201401261, a distance of 33.44 feet to the point of beginning for this description, containing 0.0732 acres (3186.49 square feet) of land, more or less, subject to easements of record.

This description was prepared by John Hancock, Ohio Registered Land Surveyor No. 6918 from a survey of the premises conducted in February, 2015. Bearings herein are based on the plat of East Battery dated April 1, 1936, the centerline of Meigs Street bearing S 21°51'00" E.

John Hancock & Associates, Inc.


John Hancock, P.S.
Date: 5/02/2016



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**LEGAL DESCRIPTION FOR PROPERTY
LOCATED AT 631 E. WASHINGTON ST. SANDUSKY, OH**

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

And known as being part of Lot One (1) Washington Street, more particularly described as follows:

Beginning at the Southwest Corner of Said Lot One (1); Thence Northerly on the Westerly line of said Lot One (1) Seventy-Six (76) feet; thence Easterly parallel with Washington Street, Thirty-Three (33) feet, thence Southerly, parallel with Meigs Street, Seventy-Six (76) feet; thence Westerly on the North line of Washington Street, Thirty-three feet to the place of beginning.

**Premises commonly known as: 631 East Washington Street
Sandusky, Ohio 44870**

be the same more-or less, but subject to all legal highways.

Zone Map – Parcels Indicated



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
- others

EXHIBIT
"B"