



Planning Commission

City Building

City of Sandusky, Ohio 44870

December 21, 2016
1ST FLOOR CONFERENCE ROOM
4:30 P.M.

AGENDA

1. Minutes from November 30th, 2016 meeting
-

Public Hearing to consider the following:

2. Application for a Conditional Use Permit for a sign at 1216 Campbell Street

Old Business:

3. Discussion regarding proposed zoning amendments to Section 1129.06

NEXT MEETING: January 25th, 2017

**Please notify staff at least 2 days in advance of the meeting if you cannot attend.
Thank you.**

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR A CONDITIONAL USE
PERMIT FOR A SIGN AT 1216 CAMPBELL
STREET

Reference Number: PC-24-2016

Date of Report: December 12, 2016

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Donald Frost has applied for a Conditional Use permit for a sign to be located within a residential zoning district for the property located at 1216 Campbell Street. The following information is relevant to this application:

Property Owner: Richard Twardzik
1218 Campbell Street
Sandusky, Ohio 44870

Authorized Agent: Donald Frost
517 Bardshar Road
Sandusky, Ohio 44870

Site Location: 1216 Campbell Street

Zoning: "R2F" Two- Family Dwelling District

Existing Uses: Automotive Repair

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1143.08 Allowable Signage

SITE DESCRIPTION























The subject parcel is located within the northeastern portion of Campbell Street. The adjacent parcels are zoned as "RRB" Residential Business District, "R2F" Residential Two Family, "R1-60" Single-Family Residential, and "PF" Public Facility.

1216 Campbell Street View



Zone Map – Parcel



 P-1 PUBLIC FACILITY	 M1-40 SINGLE-FAMILY RESIDENTIAL	 B LOCAL BUSINESS	 DBD DOWNTOWN BUSINESS
 R5 RESIDENTIAL SUBURBAN	 R2F TWO-FAMILY RESIDENTIAL	 RB ROADSIDE BUSINESS	 CS COMMERCIAL SERVICE
 R-7D SINGLE-FAMILY RESIDENTIAL	 RMB MULTI-FAMILY RESIDENTIAL	 GB GENERAL BUSINESS	 LM LIMITED MANUFACTURING
 R-6D SINGLE-FAMILY RESIDENTIAL	 RRB RESIDENTIAL / BUSINESS	 CA COMMERCIAL ADVERTISEMENT	 GM GENERAL MANUFACTURING
 R-3D SINGLE-FAMILY RESIDENTIAL	 P AUTO PARKING	 CR COMMERCIAL RECREATION	 HJ HEAVY INDUSTRIAL DEVELOPMENT
 A0 AGRICULTURE			 NO REQUIRED SETBACK IN FEET



DIVISION OF PLANNING COMMENTS

The applicant has applied for a Conditional Use for a 25 square foot signage for his business located 1216 Campbell Street. As Planning Commission will recall in April the Commission approved a Conditional Use Permit to operate a motorcycle repair business from this location, at that time the applicant had not requested any signage. Section 1143.08 (b) (4) states that signage within a residential district shall not exceed (9) nine square feet, any signage exceeding (9) nine square feet shall require a Conditional Use permit.

The applicant had contacted staff proposing a substantially larger sign, approximately 54 square feet, which included a sign that spanned the majority of the front façade and covered the brick material. Staff met with the applicant to review the zoning regulations and recommended that he consider a smaller sign and try to preserving the brick façade of the building. The applicant revised the

proposed signage to a 25 square foot sign and proposed to preserve the brick façade behind the building.

As stated the surrounding properties include residential and public facility zoning districts. The proposed signage is proposed to be externally illuminated by two goose neck lights that appear to be already installed on the building. It does not appear that an electric permit was pulled for the site. Understanding that the proposed sign is located within a residential district and the hours of operation were approved for 8AM-6PM, staff does not feel that it would be necessary for the sign to be illuminated. For reference, if this property were zoned as commercial the maximum permitted signage would be approximately 25 square feet.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the application and has no issues with the proposed sign location as it is not located within the public right-of-way.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no issues with the proposed sign.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections to the proposed sign understanding all proper city permits are approved.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the application and has no objections to the proposed sign.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff appreciates the changes the applicant has made to the proposed signage and recognizes that signage may be beneficial for the building; however the zoning code only allows nine square feet and the applicant is proposing to nearly triple the permitted signage. This is a substantial variance from the zoning regulations. Understanding that nine square feet may not be an effective size to advertise the business, Staff would recommend the Planning Commission consider discussing with the applicant the possibility of reducing the size of the sign to eighteen square feet. This would still create a sign that is double the size permitted within Section 1143.08, however staff believes that an 18 square foot sign would not be a determinant to the surrounding property owners and could be visible for customers driving by. Additionally, staff does not recommend that the sign be illuminated.

As a point of reference, the proposed sign does include a website, phone number, and a catch phrase. Staff would encourage the applicant to concentrate on the primary message which may assist in reducing the overall sign area.

Motorcycle *Flu Performance*
1216
616-837-8243

PLEASE
CONTACT
US
FOR
SCHEDULE
AND
SIZES

WELCOME
PARKING
ONLY

1216

OPEN



101

25

CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

TYPE OF APPLICATION:

Conditional Use Permit
 Flood Plain Variance
 Other

Similar Main Use
 Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name: RICHARD TRANDZIK
Property Owner Address: 1218 CAMPBELL ST.
SANDUSKY
Property Owner Telephone: 419/626/1881
Authorized Agent Name: DONALD FROST
Authorized Agent Address: 517 BARDSEAN RD.
SANDUSKY
Authorized Agent Telephone: 419-357-0913

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1218 CAMPBELL ST.
Legal Description of Property (check property deed for description):

Parcel Number: 57-01354.000 Zoning District: R2F

X

DETAILED SITE INFORMATION:

Land Area of Property: _____ (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: _____ (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): _____

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space: _____

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

Parking Area Coverage (including driveways): _____ (in sq. ft.)

Landscaped Area: _____ (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- New Construction (new building(s))
- Addition to Existing Building(s)
- Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

I AM PROPOSING TO PUT UP A 10' WIDE
2.58' TALL SIGN ACROSS THE TOP OF THE BUILDING.
ATTACHED IS A PICTURE OF PROPOSED STONE FRONT

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1216 CAMPBELL ST (municipal street address of property), I hereby authorize DONALD FROST to act on my behalf during the Planning Commission approval process.

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property	
Application Fee:	Conditional Use Permit: \$100.00
Similar Main Use: \$100.00	Flood Plan Variance: \$100.00
Front Yard Fence: no charge	Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____
 Date of Planning Commission Meeting: _____
 Planning Commission File Number: _____