



Planning Commission

City Building

City of Sandusky, Ohio 44870

December 22, 2010
1st FLOOR CONFERENCE ROOM
4:30 p.m.

AGENDA

Minutes from October 27, 2010

NEW BUSINESS:

Adjudication Hearing:

1. Conditional Use Permit
Electronic Message Boards
2001 Cleveland Road
Rob Decker on behalf of Cedar Fair/Castaway Bay

2. Height Regulations – East Water Street

NEXT MEETING: NOVEMBER 17, 2010

Planning Commission
October 27, 2010
Minutes

The Chairman John Mears called the meeting to order. The following members were present: John Mears, Mike Zuilhof, David Miller, Pete McGory, Diedra Cole. Ned Bromm was excused. Lee Silvani was absent. Carrie Handy and Anna Enderle were present to represent the City's Planning Department and Amanda Meyers was present to represent the Law Department.

Mr. Zuilhof moved to approve the minutes of the previous meeting as presented; Ms. Cole seconded the motion, which carried.

The first item on the agenda was an application for site plan/off-street parking approval for a parking lot at 2110 George Street, filed by Janotta & Herner on behalf of Kelko Products.

Mr. Miller had a question on the landscaping requirement in the staff report. Mrs. Handy commented that staff had asked for a detailed landscaping plan but staff didn't feel that it was necessary to add landscape islands since there was a lot of landscaping already around the parking lot. She further commented that it wasn't really necessary to submit a landscaping plan for islands as long as they maintained the landscaping around the parking lot so that the drainage could be handled on site.

Mr. Miller stated he had spoken Mike Garvin from Janotta & Herner before the meeting and Mr. Garvin indicated that there was something that took water away from the site but the City didn't know where it went to so they don't currently manage all their water onsite. Mr. Garvin agreed and he said that their existing truckwell and downspouts were tied into underground pvc but they weren't exactly sure where it went to.

Mr. Zuilhof commented that it may go into old drain tiles. Chairman Mears asked if there was any way they could find out where it went to and Mr. Garvin commented that this project was being driven by the overpass project which required their loading docks to be relocated. With the overpass project, there would be City storm lines brought down Ferndale & George Street. There would be a minimal amount of water drained into that, but the majority would be sheet drained. Mr. McGory commented that he would like to make sure the Engineering Dept. approved the drainage plan.

Mr. Miller commented that he would like to see a landscaping plan that to the greatest degree practical maintained storm water onsite. Mr. McGory commented that he wasn't concerned about a landscaping island since there was plenty of landscaping onsite. Mr. Miller commented that he liked the sheet draining. There was further discussion with regards to managing water onsite and how it could be done.

Mr. Zuilhof moved to approve the application subject to staff conditions and the approval of the drainage plan by the Engineering Department to minimize off-site runoff. Ms. Cole seconded the motion, which carried.

Mrs. Handy informed the Commission that there would be a meeting at Sandusky High School at 7:00 on the proposed sportsplex concept. Also, on Thursday, a meeting would be held at the City Building at 7:00 for the Huron Park master plan for public input.

There was no further business before the Commission and the meeting was adjourned at 4:50 p.m.

APPROVED:

Mary L. Grendow, Clerk

John Mears, Chairman