

Dennis Murray **called the meeting to order** at 5 p.m., held at the Central Fire Station, 600 West Market Street, Sandusky.

The following Commissioners were in attendance: Julie Farrar, Dick Brady, Wesley Poole, Jeff Smith, Dennis Murray, Scott Schell and Naomi Twine. Commissioners-Elect Nikki Lloyd and Greg Lockhart were also in attendance.

**Planning Commission Members present:** John Mears, David Miller & Mike Zuilhof.

**City staff present:** John Orzech – Police Chief, Jeff Keefe – Assistant City Engineer, Angela Byington – Director of Neighborhood Development & Planning, Casey Sparks – Assistant Planner, Arielle Griffin - Community Development Manager, Trevor Hayberger – Assistant Law Director, Hank Solowiej – Finance Director, Eric Wobser – City Manager, Kelly Kresser – Commission Clerk, Stuart Hamilton – IT Manager.

Dennis Murray welcomed everyone to the meeting and provided a **brief introduction of the Comprehensive Planning process** and what has occurred to date. Dennis Murray then turned the meeting over to Alex Pesta and Kat Keller of City Architecture.

Alex Pesta said this special meeting was put together to allow members of the City Commission and the Sandusky Planning Commission to see results of the initiatives over the past several months and for the first time, to see the results prepared by City Architecture. Through their conversations, the city will create a long-term plan through the adoption of a Comprehensive Planning document.

Alex Pesta provided a review of past studies and initiatives including the housing study, parking study and 2005 Comprehensive Plan. Citywide diagrams were shown identifying the Erie County and Lake Erie region, demographics, existing waterfront access and park areas, vacant lands, the gateways into town, our transportation network and other public space and parks. A summary of the public outreach efforts included meetings of the Executive Committee and the Steering Committee, a public survey, one-on-one interviews, focus group interviews, the Sandusky.2018 website and videos, the Sandusky Rotary Club event, and active planning via obtaining feedback by each neighborhood (waterfront, central, east, west, south and downtown). Kat Keller said there are both regional and citywide concepts to consider and both come with challenges. Citywide planning considerations were shown on an investment and redevelopment strategies map and different areas were shown and noted for stabilization, preservation, mixed use redevelopment, industrial redevelopment or expansion and residential stabilization or preservation. It is recommended the city expand its bike trail into the greater Erie County region. The concept of creating bike lanes with buffers on different streets (Columbus Avenue, Perkins Avenue, Cleveland Road, Bardshar Road and Venice Road) was introduced. Different infrastructure recommendations and streetscape concepts were introduced for residential areas including Monroe Street, Tiffin Avenue, Camp Street, Meigs Street, Mills Street and Sycamore Line, corridors such as Perkins Avenue, Cleveland Road and Columbus Avenue, and rural areas including Cleveland Road, Perkins Avenue, Bardshar Road, Venice Road and Edgewater Drive. The creation of specialty corridors include Cedar Point Drive and the Causeway, the Hayes Avenue Health Corridor, Shoreline Drive Boardwalk and the Columbus Avenue Streetscape. Kat Keller talked about planning considerations and initiatives for all four areas of the city.

Alex Pesta said it has been recommended there be different districts created in the downtown area to provide opportunities for redevelopment of vacant and underutilized lands. District redevelopment concept opportunities include Battery Park, the Iron District, the Compass District and the Paper District. Roadways are proposed to be linked to different park and public areas. Design guidelines and zoning standards will have to be reviewed. The implementation of this plan would have immediate, short, medium and long-term priorities for the region, the city as a whole and the downtown district. Zoning and policy recommendations will have to be made in conjunction with the strategic plan.

The members of the Planning Commission and City Commission had some general conversation about different aspects of the downtown initiatives along the waterfront. Alex Pesta said recommendations will be made for the entire city and a draft report will be delivered to the Planning Commission for their review during the first week of December. The Planning Commission will then meet and consider adoption of the plan at their December 16 meeting. Following this, the City Commission may consider adoption of the plan at their meeting of December 28.

Dennis Murray thanked everyone in attendance and for the dynamic discussion generated by the presentation.

**At 7:39 p.m., the President announced adjournment of the Special Session.**

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Kelly L. Kresser, CMC  
Clerk of the City Commission

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Dennis E. Murray, Jr.  
President of the City Commission