

**PORT CLINTON CITY COUNCIL MINUTES
PUBLIC HEARING**

The July 13, 2021, public meeting of the Port Clinton City Council was held in the Linda Hartlaub City Hall Chambers with Lisa Sarty, President of Council. The meeting opened at 5:00 p.m.

The roll was called and the following council members were present: Pat Hovis, Beth Gillman, Roseann Hickman, Margaret Phillips, Jerry Tarolli; Lisa Slobodzian. Gabe Below excused.

Mrs. Sarty called for a motion to waive any and all irregularities and calling and conduct at this meeting. Mrs. Hickman so moved, seconded by Mr. Tarolli

Results of a voice roll call are as follows: Mrs. Gillman, yes; Ms. Phillips, yes; Ms. Hovis, yes; Ms. Slobodzian, yes; Mrs. Hickman, yes; and Mr. Tarolli, yes. Motion carried 6-0 per Mrs. Sarty.

Discussion

Pam Hatfield spoke on behalf of Amy Magi

- Concerns about additional congestion on the streets and parking issues. Rezoning will cause additional stress in the neighborhood.

Kim Auxter

- Has Council seen the designs for the 35-unit apartment building with parking?
 - Dina Shenker, Law Director
 - Advised that this public hearing is solely for the rezoning application for 221 Fulton Street and 517 E. Third Street. The applicant is asking to change these two properties from “R-3”, Medium High Density District to “GB”, General Business District Zoning.

Jean White

- Additional traffic is going to make the traffic worse than it already is. She is concerned about emergency services not being able to get through. Does not think this is a good idea and encourages Council to keep it R-3.
 - Ms. Shenker advised that Council must have six out of seven Council members to vote no for the Zoning Amendment to not pass from R-3 to GB.
 - Todd Bickley provided the definition of R-3. R-3 is to promote the orderly development of medium high-density single and two-family residential uses.

Nancy Green

- There is so much traffic and running of the traffic light. She is concerned that someone is going to get hurt, specifically children.

Sherlene Chaffin on behalf of Marcia Chaffin (Mother-in-Law)

- There is not enough parking for the residents currently. She is in hopes that a traffic flow study is conducted prior to making any decision. Her husband sat at Fulton and E. Third Street traffic light earlier in the day trying to turn left on to Fulton Street from E. Third Street (east bound). It took 20 minutes for him to make the turn. Fifteen cars ran a red light during that time. At that time there was an emergency vehicle on their way to the hospital that could not get through for there was not enough room for the vehicles to move out of the emergency vehicles way. At the same time there was a truck parked on E. Third Street making a delivery to Bel Mell’s making that area a one-lane access. She is against the rezoning of the two properties to GB.

Patrick Chrapkiewicz

- Semi-trucks are using Washington Street cutting corners and going over curbs. Suggest that at no semi-trucks allowed.
 - Mrs. Sarty advised that this needs addressed to the Administration. This meeting is not for this type of issue.
- Why change to GB if they are allowed to put up an apartment building under R3, as stated earlier.
 - Mr. Bickley advised that R-3 is only for single and two family residential uses. If the property is changed to GB the developer must submit a Special Use permit application to build an apartment building to the Planning Commission to review and vote on.
- Every City has a character; please keep it the way it is.

Martha Snyder

- The majority attending this evening are asking Council not to pass the Zoning Amendment request for 221 Fulton Street and 517 E. Third Street. Changing these two lots to GB allows over a quarter of the block that anything can be built that will cause congestion and safety concerns. Think about the neighbors, students that use Fulton Street to get to and from the athletic complex and school. Multiple bus drivers have problems getting across Fulton Street currently. We have lost parking on the west side of Fulton Street. A big concern for our entire neighborhood.
 - Mrs. Gillman wanted to clarify that if the properties were changed there is still a lengthy process that must be completed to build anything in this area, which includes parking spaces.

Barb Ritter

- Sitting here, we are hearing contradictory information at this meetings and previous meetings. It seems that there is allot of confusion and misinformation.
 - Ms. Shenker advised that it is a twostep process. First, the developers submitted a zoning map amendment application for 221 Fulton Street and 517 E. Third Street to be changed from R-3 to GB to the Planning Commission. The Planning Commission reviewed the application and moved to approve and submit a letter of recommendation to Council to approve the Zoning Map Amendment. .
 - Mrs. Sarty clarified that the meeting-taking place currently is only for public comment (hearing the public's concerns) on the Zoning Amendment proposal. Council is not voting this evening. What the developers propose to build, Council **is not** the entity that reviews or decides what can and cannot be built on the property.
 - Ms. Shenker advised that an Ordinance has been created for Council to review and vote on. This ordinance will be on Council's agenda for three readings (three individual meetings). The third reading is when Council will make their decision to approve or deny the Zoning Map Amendment for 221 Fulton Street and 517 E. Third Street.
 - If Council approves the Zoning Map Amendment to change the two properties from R-3 to GB, the second step is the developers must submit additional applications to the Planning Commission with the final proposal of what they intend to build. Planning Commission thoroughly reviews and makes the final decision on what they can or cannot build. The Planning Commission can approve them outright, deny them, or make changes that they recommend to reconsider. If they have to make changes, they will be placed on the next agenda for the Planning Commission decision.
 - Mr. Tarolli announced that once Council makes a decision on the Ordinance, they would have nothing further to do with the proposed project.
- Ms. Ritter inquired if Council denies the zoning amendment can they reapply.
 - Ms. Shenker advise no.
- Ms. Ritter inquired can anyone request a zoning map amendment for their property in the City.
 - Ms. Shenker advised yes.
- Ms. Ritter inquired if the meetings for the Planning Commission are published.
 - Mrs. Ostheimer (Secretary for the Planning Commission) provided who is on the Commission: Mayor Mike Snider, Tracy Colston, Phil Bolte, Lois Evans and Jeff Morgan, Chairman.
 - The Planning Commission meetings are public. The minutes are not placed on our website. The Chairman for the Planning Commission has not requested them to be online. The minutes are available by submitting a public records request to the Administration.
- Ms. Ritter inquired how the public would be aware of a meeting.
 - Mrs. Ostheimer advised that the legal notice (agenda) is placed in The Beacon the Thursday prior to the meeting. All Planning Commission meetings are at 11:00 am. Generally, there is only one meeting a month. With all the new building and businesses going on in the City, the Planning Commission has two meetings a month through September 2021, the second and fourth Thursday of the month. The meeting dates are listed on the City's website (portclinton.com) under Zoning.
- Terry Mosser
 - Against the Zoning Map Amendment
- Lenore Frederick
 - The Police Department has been called several times regarding speeders in the area. They have posted stakeouts at Short Street to monitor the area.
 - There are so many vacant businesses throughout the downtown area, why can they not be redirected
 - Mrs. Sarty advised that every building downtown is sold and will have future business opening in the future. However, as Council and Administration we cannot tell someone where to do business. The developers have already purchased this property.

- Ms. Frederick is against the Zoning Map Amendment. People are here in Port Clinton for the quaintness and opportunities. The additional wear and tear on the streets will create more issues. Look at the million-dollar sewer project and the upkeep; weeds are growing out of the sewer. She does not see this as a benefit to the City.
- Pam Hatfield
 - Second and Fulton Street there is no stop light. Not sure where it went, maybe to the Jet. You can sit on the front porch and see near miss accidents there every fifteen minutes. She is curious to how many more parking lots and apartment buildings we are going to have in our town. When you drive down Perry Street, it is sad, businesses are closed and vacant. Again, the roads are ten times worse. Maybe our realtors can promote property in other areas instead of the middle of single-family home neighborhood. Concerned about the Fire Department going down Third Street – that seems to be their only means to access the west side of town. She does not feel the sewer systems are capable of handling a large complex in the part of town.
- MaryLou Nellett
 - Ms. Nellett feels the rezoning needs to remain as R-3. Her concern is adding additional traffic for the emergency vehicles. There is no additional space available for additional traffic. Also, concerned about the infrastructure capability having a large complex added. Councils vote to deny changing the zoning from R-3 to GB will put a big cog in the wheel of their development. This will keep our safety in place.
- Ms. Phillips
 - Ms. Phillips asked Mr. Bickley is R-3 is one to two family per unit.
 - Mr. Bickley stated that R-3, Medium High Density Residential District is to promote the orderly development of medium high-density single and two-family residential uses.
 - Is there any one present that represents the proposed project? No one was present.
 - Part of the problem is the design plans got out (Ms. Phillips has a copy). They are putting a lot of people in a small area. She does not believe people would be upset on having this if it was not so squeezed in.
 - Mrs. Sarty advised Ms. Phillips what the developers provided is a projected plan, that does not mean it is the actual plan. She advised the audience that they need attend the Planning Commission meetings.

Mrs. Sarty advised the dates of the three readings for the Ordinance that Council is to vote on:

- First Reading: Tuesday, July 13, 2021 (this evening) at 6:00 pm
- Second Reading: Tuesday, July 27, 2021 at 6:00 pm
- Third Reading: Tuesday, August 10, 2021 at 6:00 pm

ADJOURNMENT

With no further business to discuss Ms. Phillips moved to adjourn; seconded by Mrs. Hickman. With all those in favor, the meeting was adjourned at 6:59 p.m.

Sandra Ostheimer
Clerk of Council

Lisa Sarty
President of Council