

City of Findlay
City Planning Commission
 City Council Chambers, 1st floor of Municipal Building
 Thursday, March 11, 2021 – 9:00 AM

Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

MEMBERS PRESENT:

Mayor Christina Muryn
 Jackie Schroeder
 Dan DeArment
 Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
 Judy Scrimshaw, Development Services Planner
 Brian Thomas, PE, PS, City Engineer
 Erik Adkins, Flood Plain/Zoning Supervisor

GUESTS:

Dan Stone, Jacob Mercer, Thom Hershey, Dennis Doolittle,
 Brian McGlane, Lou Wilin, Nick Nigh, Sarah Post

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
 Jackie Schroeder
 Dan DeArment
 Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the February 11, 2021 meeting. Jackie Schroeder seconded. Motion carried 4-0-0.

NEW ITEMS

- 1. APPLICATION FOR PRELIMINARY PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

CPC STAFF**General Information**

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north, it is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The parcel is the site of the Findlay Village Mall.

Staff Analysis

Findlay Mall Capital Holdings LLC is proposing to subdivide the Findlay Village Mall site into five (5) new lots. Lot 1 is 0.848 acres and is on the southern edge of the existing parcel. Lot 1 is currently a Five Guys restaurant and fifty-two (52) parking spaces. Lot 2, directly to the west of Lot 1, is 1.401 acres, and has 138 parking spaces. Lot 3, located to the north of Lot 2, is 3.018 acres, and is the site of Best Buy. Lot 4 is the largest of the lots. It is 28.852 acres in size, has the majority of the existing mall, and has 1,364 parking spaces. Lot 5 is on the southeast corner of the existing lot and is the Stock + Field building. It has 608 parking spots on the site.

The applicant has also provided a copy of their reciprocal easement agreement to maintain access between the lots using the existing traffic pattern on the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

ENGINEERING

Engineering does not have any concerns with the preliminary plat. Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

DISCUSSION

Dan Clinger asked what the purpose was for dividing this up. Nick Nigh replied that Lot 1 is going to be sold to the 5 Guys owners. There was a proposed deal for Lot 5, but Stock & Field has now filed bankruptcy and that is not happening. He believes they are in negotiations with Best Buy to purchase their Lot.

Mr. Clinger stated that they do not have a copy of the access agreements. He inquired whether that agreement gives someone like Best Buy access to parking anywhere. Mr. Nigh replied yes. Dan DeArment stated he was concerned on Lot 3, that Best Buy did not have much parking. Mr. Nigh answered that Lots 3 and 2 will be sold together. Best Buy has had a lease agreement on that portion of the parking lot for many years and they will purchase it along with the store.

Mr. DeArment asked why it was not just a part of the same lot. Mr. Nigh replied that he did not want to block the main drive with another parcel boundary. That drive is still attached to the main part of the mall.

Dan Clinger asked who will maintain fire line access, all the utilities, etc. Mr. Nigh replied that he would assume the current owners would maintain all of that as before and most are tied to that center lot which they own. Brian Thomas noted that the City has an easement for the waterline and they will still maintain that.

MOTION

Christina Muryn made a motion to **approve APPLICATION FOR PRELIMINARY PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

2nd: Dan DeArment

VOTE: Yay (4) Nay (0) Abstain (0)

2. APPLICATION FOR FINAL PLAT #FP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.

CPC STAFF

General Information

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Cory Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The preliminary plat for this subdivision was reviewed in the previous item.

Staff Analysis

Findlay Mall Capital Holdings LLC are proposing to subdivide the Findlay Village Mall site into 5 new lots. The lots are laid out as shown in the Preliminary Plat.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #PP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

ENGINEERING

Engineering does not have any concerns with the final plat. Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

DISCUSSION

None

MOTION

Dan Clinger made a motion to **approve APPLICATION FOR FINAL PLAT #FP-01-2021 for the Findlay Village Mall Subdivision located at 1800 Tiffin Avenue.**

2nd: Christina Muryn

VOTE: Yay (4) Nay (0) Abstain (0)

3. APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 filed by Findlay Board of Education, 2019 Broad Avenue, Findlay, for a 7,303 square foot modular classroom building to be built at Wilson Vance Elementary School, 610 Bristol Drive, and a 6,644 square foot modular classroom building to be built at Bigelow Hill Elementary School, 300 Hillcrest Avenue.

CPC STAFF**General Information****Wilson Vance – 610 Bristol Drive**

This site is located on the west side of Bristol Avenue, south of Greendale Avenue, and north of Imperial Lane. It is zoned R-1 Large Lot Residential, as is the surrounding neighborhood. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Schools.

Bigelow Hill- 300 Hillcrest Avenue

This site is on the north of Hillcrest Avenue, east of Norcrest Street. It is zoned R-1 Large Lot Residential. To the north and west, it is zoned R-1 Large Lot Residential. To the east is zoned a mix of R-2 Medium Lot Residential, R-3 Small Lot Residential, and Condominium. To the south is zoned M-2 Multiple Family High Density and R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Schools.

Parcel History

Wilson Vance– 610 Bristol Drive

Wilson Vance Elementary School was built on the site in 1965.

Bigelow Hill- 300 Hillcrest Avenue

Bigelow Hill Elementary School was built on the site in 1969.

Staff Analysis

Wilson Vance

The School Board has proposed for the construction of a 7,303 square foot modular classroom building that will connect to the north side of the building. The modular building will have 6 classrooms.

The building meets all required setbacks. The height at the peak of the building is below the maximum height permitted.

There appears to be some wall pack lighting on the structure. We would request assurance from the applicant that lighting will be shielded from the neighbors to the north. The existing play area will be removed, which will require them to relocate two (2) basketball poles and two (2) evergreen trees. They will be adding an additional 4,437 sf asphalt play pavement area to the north of the building. Although there are no landscaping requirements in the R-1 zoning district, landscaping would be appropriate to buffer the neighbors to the north. A detention basin will be added between the existing building and the modular building. A new hydrant will be installed on the existing waterline.

Bigelow Hill

The School Board proposed for the construction of a 6,644 square foot modular classroom on the east side of the building. The modular building will have 6 classrooms.

The building meets all required setbacks. The height at the peak of the building is below the maximum height permitted.

There appears to be some wall pack lighting on the structure. We would request assurance from the applicant that lighting will be shielded from the neighbors to the east. Although there are no landscaping requirements in the R-1 zoning district, landscaping would be appropriate to buffer the neighbors to the east. Part of the play area will be removed, which will require them to relocate two (2) basketball poles, a tetherball pole, and two (2) benches.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 filed by Findlay Board of Education for a 7,303 square foot modular classroom building to be built at Wilson Vance Elementary School and a 6,644 square foot modular classroom building to be built at Bigelow Hill Elementary School.

ENGINEERING

Access – Access is not being changed at either site.

Utilities – No concerns with the proposed utilities on either site. The proposed water meters will need to be placed in the street right of way in a grass area.

Stormwater Management – The consultant has submitted detention calculations that shows that both sites are complying with the City of Findlay Standards.

MS4 Requirements – Since less than one (1) acre will be disturbed, the applicant will not be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations: Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit (2)
- Waterline Tap Permit (2)

FIRE PREVENTION

No comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 for a 7,303 square foot modular classroom building to be built at Wilson Vance Elementary School and a 6,644 square foot modular classroom building to be built at Bigelow Hill Elementary School.**

DISCUSSION

Wilson Vance School

Judy Scrimshaw noted that a revised drawing was submitted yesterday that relocated the asphalt play area west of the existing paved play area. It lines up with the north line of that pavement. The drawing was sent out to the Commission members yesterday.

Brian Thomas said he had heard some discussion about a potential rain garden. Dan Stone said he did not think that was in the plan but pointed out the low spot between the new modular and the building. There is already storm sewer there and they will be using that as their storm water management area. All roof drains will drain into it and the new playground area will slope to the south toward that also. All the improvements will go through that detention basin and through the storm sewer.

Sara Post with Garmin Miller stated that they assure that all the wall packs will have a full cut off option so the light will definitely not be intruding on neighboring property. The schools are willing to work with neighbors on landscaping requests. Mr. Cordonnier asked if they can provide a photometric plan and Sarah replied yes.

Brian Kempf, 1819 Greendale, stated that they originally had some concerns because the new pavement was going to be behind their house. He asked if there would be any changes to the existing pavement. They have water that lays between the playground and their house. Dan Stone replied that the pavement will stay as is and modular is raised up on piers. As stated, the new pavement will drain back toward the storm sewer area. Because the roof drains will be connected to the storm sewers, that could possibly alleviate some of that water that used to come off that pavement.

Mr. Kempf asked if they would be installing any buffer/landscaping. Dan Stone replied that they could potentially do something along the area of the modular and new pavement areas if requested. Dennis Doolittle responded that his is with the schools and Mr. Kempf could contact him to discuss this. Mayor Muryn commented that rather than give a condition on the plan to require trees/shrubs, she would rather this be worked out between the school and the neighbors. Perhaps working with the Shade Tree Commission would be beneficial to both parties.

Dan Clinger asked if they had considered rotating the building 90 degrees and perhaps not have quite as much elevation change between the school and the modular. Mr. Stone replied that they have rearranged the location several times and this worked out best for the ramp, proper separation from the school, the logistics of getting in and out. Mr. Stone stated that it is elevated three feet off the current pavement. It is an enclosed connector. This has been done all over the state and has worked well. Dan DeArment asked why it had to be elevated at all. Mr. Doolittle replied that they have to be able to get under it to make connections, do electrical, etc. It basically amounts to having a crawl space under a building.

MOTION

Christina Muryn made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 for a 7,303 square foot modular classroom building to be built at Wilson Vance Elementary School, 610 Bristol Drive.**

2nd: Dan DeArment

Brian Kempf came forward again. He stated that he had asked about a stop sign at Bristol and Greendale when they had first moved in. He assumes there will be more traffic with more students being added to the school. Mr. Kempf asked if that is something to take up here or does he need to go to Traffic Commission. Mayor Muryn replied that Traffic Commission would consider that request. She stated that he can email her at mayor@findlayohio.com and she will get that on the agenda.

VOTE: Yay (4) Nay (0) Abstain (0)

DISCUSSION

Bigelow Hill School

Sara Post stated that they again are willing to work with the neighbors on any landscaping or screening issues. They can provide photometric plan again for the wall pack lighting. These also have the full cut off option. Dan Stone noted that there is an overhead power line that will have to be considered in any landscaping plans. Nothing should be allowed past 10'-12' in maximum height.

Thom Hershey, 3133 Norcrest, stated that his backyard butts up to the ball field area of the school. He came because he was curious about where this was located and wondered why we did not have pictures of what this building looks like. He stated that he thinks it looks like a good site plan. His concerns are somewhat unrelated to the project.

Mr. Hershey stated that it is almost impossible to get down the street in the morning and afternoon when parents are there to pick up students. Cars park right at the corner of Hillcrest and Norcrest preventing walkers from getting through. He noted that he is not sure what can be done about this.

Mr. Hershey noted that a few years ago they moved a dumpster from the back of the school over to the parking lot on the west side. He knows that for businesses we require an enclosure to block the dumpster from view. Here there is an open dumpster sitting across the street in full view of the homes. He had been looking at a house across from the school to downsize and have a one story floor plan, but they were put off by the view of the side of a dumpster out the front window. Mr. Hershey also pointed out a light they installed a few years ago that shines right at his house. He also requested the school maintain the ball field better and plow snow down Norcrest the full length of their property.

Mayor Muryn stated that we had several comments sent in regarding traffic issues which are common around any of the schools. She has shared these with Safety Director Schmelzer and we plan to work with the schools to do some surveillance and see if we can come up with any changes help the traffic flow during school pick up and drop off. She will leave Mr. Hershey's other concerns to be addressed by the school. She noted that Mr. Doolittle seemed to be taking notes as he spoke.

Dan Stone stated that the new building will be roughly about 58' off the property line and the new asphalt will be about 28' off the line. Jackie Schroeder asked if the drainage was going to the far north corner. Dan Stone replied that it does go in a northeast direction. They tried to keep something closer to the building but the storm sewers near the building are only 8"-10" deep, so they cannot drain into them. They want to ensure positive drainage along the entire property line. They are reconfiguring the area to make sure that low spot drains. Ms. Schroeder asked where it will outlet. Mr. Stone stated that there is a 12" storm sewer that goes north up to the street. They are regrading the area which ties into a 12" storm that goes east.

Dan DeArment asked Dennis Doolittle how many more students they expect to have at this school. Mr. Doolittle replied that they anticipate 70 more students. Mr. DeArment asked how many busses may be added for the extra students. Mr. Doolittle replied that he did not have that information with him. He believes there are six busses coming her now. The parent will be making a decision on bussing or transporting themselves. It is difficult to calculate right now. Mr. DeArment reiterated his concerns with the traffic issues currently and in the future with this addition. Mayor Muryn stated that she plans to have some studies done of the situation with law enforcement and see if there may be any options to alleviate some of the congestion. Mr. DeArment thought maybe there would be a way to use some of the parking area in the back for bus pick up. Mr. Doolittle stated that he could make a suggestion to the administration to look at that. He commented that they had added a modular to Chamberlain Hill and it is the same basic footprint and they redirected their busses to the rear.

MOTION

Christina Muryn made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-08-2021 for a 6,644 square foot modular classroom building to be built at Bigelow Hill Elementary School, 300 Hillcrest Avenue.**

2nd: Dan Clinger

VOTE: Yay (4) Nay (0) Abstain (0)

ADJOURNMENT

Christina Muryn
Mayor

Brian Thomas, P.E., P.S.
Service Director