

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, July 8, 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 Clinger  
Dan DeArment

**STAFF ATTENDING:** Matt Cordonnier, HRPC Director  
Jacob Mercer, Planner  
Jeremy Kalb, PE, City Engineer  
Kevin Shenise, Fire Department

**GUESTS:**

**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 Jacob Mercer.

**APPROVAL OF MINUTES**

Dan DeArment made a comment that he was incorrectly left off the attendance sheet and Jackie Schroeder was absent instead. Jacob Mercer noted the change and said he would correct the minutes. Dan DeArment made a motion to approve the minutes of the June 10, 2021 meeting. Dan Clinger seconded. Motion carried 4-0-0.

**NEW ITEMS**

**1. APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive sales, repair, and storage business at 207 E. Crawford Street.**

## **CPC STAFF**

### **General Information**

This request is to establish an automotive sale, repair, and storage business at 207 E. Crawford Street. The site is currently zoned C-3 Downtown Commercial. The parcel is surrounded by the C-3 Downtown Commercial District. The parcel is within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

### **Parcel History**

This property was previously Chris's Car Repair.

### **Staff Analysis**

The proposed business will primarily be using the space for retail auto sales. Auto storage and repair will be secondary to the retail sales. The name of the tenant will be "Stuttgart Classic Cars, Ltd." and all of the automobiles will be vintage German cars, primarily Porsches.

The building will house five to seven cars at any time along with a small internal office. The general hours of operation will be 8 am to 5 pm or by appointment. Cars will not be parked/displayed on any exterior portions of the parcel.

The footprint of the building will remain 99' x 40' in size.

Although dedicated parking is not required, there is one dedicated space for this parcel.

### **Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive repair, storage, and sales business at 207 E. Crawford Street.**

## **ENGINEERING**

No Comment

## **FIRE PREVENTION**

Change of building use/ occupancy change must be filed with Wood Co. Building Dept.

## **RECOMMENDATION**

**CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive sales, repair and storage business at 207 E. Crawford Street subject to filing a change of building use/occupancy change with Wood County Building Department.**

## **DISCUSSION**

Kaden Weaver was present on behalf of Eastman & Smith, who represent Larkin Development. He noted that their firm was in discussion with Wood County to see if it was necessary to file for a change of occupancy permit. The prior use was an auto repair shop, and this would be a similar use. Mayor Muryn noted that was fine as long as they can show proof that Wood County does not need the change of use.

Dan Clinger asked if Matt Cordonnier could clarify if the Conditional Use follows the property or

if it only applied to the applicant. Matt confirmed that the conditional use would go with the property. If the property were to change ownership, this would be the only type of auto sales that would be allowed on the site.

Dan Clinger followed up by asking if there would be outdoor storage for the business. Matt noted that there currently was not any planned. Matt added that if the commission could add conditions to clearly state outdoor storage not be allowed at the site.

### **MOTION**

Dan Clinger made a motion to recommend **approval of APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive sales, repair and storage business at 207 E. Crawford Street subject to the following condition:**

- **No outdoor storage of vehicles or merchandise be allowed on the site**

**2<sup>nd</sup>: Dan DeArment**

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

**2. APPLICATION FOR SITE PLAN REVIEW #SP-14-2021 filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.**

### **CPC STAFF**

#### **General Information**

This request is to renovate and expand a building into a classroom for their Health and Human Performance Department. The site is currently zoned O-1 Office/Institution. It is also located within the University Overlay District. To the south is O-1 Office/Institution. To the north is C-2 General Commercial. The building is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as University.

#### **Parcel History**

The University of Findlay acquired the site in 1999. It has previously been utilized as a campus bookstore.

#### **Staff Analysis**

The applicant is proposing to convert the building into a classroom for the Health and Human Service Department, and expand the building footprint by 2,600 square feet. This will increase the size of the building to 6,448 square feet.

The parking area to the south of the building will be removed because of the expansion. This will lead to the removal of the access onto N. Main Street from the parking lot. The remaining parking lot will have 19 parking spots. The area south of the building expansion will be upgraded with grass. The ATM at the south side of the building will also be removed. There is a section of concrete along W. Foulke Avenue that will also be removed and replaced with grass and two trees. Drainage calculations were not submitted for the project because of the reduction in impervious surface.

The area at the corner of W. Foulke Avenue and N. Main Street will have modifications to create a new entry plaza on the site. The existing electronic message sign and flagpole will be removed. Trees are shown to be added in planters along N. Main Street.

The height of the building will be twenty-six feet six inches (26'6") which is below the allowable height in the O-1 district. The new building area does not encroach on any of the setbacks. The building will be receiving façade improvements to give it a cohesive aesthetic look.

### **Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2021 filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.**

### **ENGINEERING**

Access –

The site will be utilizing the existing drive off of W. Foulke Avenue to access the existing parking lot. The parking lot will be reconfigured and resurfaced as part of the project. As part of this project the curb drop on N. Main Street will be removed and returned to a lawn area.

Water Service –

The plans do not propose any additional waterline work, and it is assumed the site will be using the existing service.

Sanitary Service –

The plans do not propose any additional sewer work, and it is assumed the site will be using the existing lateral.

Stormwater Management –

Since the proposed renovations will reduce the amount of impervious surface throughout the site, drainage calculations are not required.

MS4 Requirements –

The site will be disturbing less than one (1) acre so the applicant will not need 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:

- Driveway/Curb Cut Permit x 1 (40 LF)
- Sidewalk Permit (as needed) x 1

### **FIRE PREVENTION**

No comment

### **RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2021**

filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.

### **DISCUSSION**

Brett Gies with RCM Architects was present on behalf of the applicant.

Dan Clinger asked if there was any division between the parking lot on the west side and the one adjacent. Mr. Gies said that they planned to have a division, and that it would be restriped for the time being. Dan Clinger asked if there would be any landscaping with that. Mr. Gies noted that the landscaping plan did not show any in this area, but there were other areas, such as just off W. Foulke Avenue, that would see landscaping improvements.

Dan DeArment asked about the encroachment in the right-of-way. Mr. Gies said that they were working off a survey done in 1999. It was re-surveyed and it did not find that there was an encroachment any longer. The new survey will be submitted with the final plan.

Matt Cordonnier asked if there would be any improvements to close off the entrance to Main Street. Mr. Gies said that they would add new sidewalk and curbing to close off the access onto Main Street. There will be pavers and planters to improve the aesthetic of that space as well.

### **MOTION**

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-14-2021 filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.**

**2<sup>nd</sup>:** Jackie Schroeder

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

**3. APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc., 600 Gillam Road, Wilmington, Ohio, for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212.**

### **CPC STAFF**

#### **General Information**

This request is to build a trucking facility. The site is currently zoned I-1 Light Industrial. To the west and south is zoned I-1, and to the east is O-1 Office/Institution. The parcel is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

#### **Parcel History**

This land is mostly vacant farmland. There is a house located at 6144 County Road 18.

#### **Staff Analysis**

The applicant is proposing to build a 153,864 square foot cross-dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station.

There is an existing access drive to the house. This will be reconfigured to line up with the

driveway at the Owens Campus to the east. This access point will be for employees only and be prohibited for the truck traffic. Truck traffic will be routed off McLane Drive so they can enter the maintenance bay and fueling station upon arrival. There are 273 parking spots in the proposed employee parking area to the north of the office. There is a parking area to the west of the office and building that can hold one hundred fifty (150) tractors. The parking area on the east side of the building could accommodate ninety-seven (97) trailers. The building itself, has docking space for 206 tractors.

The peak elevation of the office building is twenty-eight feet eight inches (28'8"), which is below the sixty feet (60') maximum in the I-1 District. The building meets all setback requirements in the I-1 district.

There is a pylon sign that will be installed at the truck entrance off McLane Drive. It is setback fifteen feet (15'). Plans show it will be 144 square feet in size, which is under the 200 square feet maximum. It appears that the pylon is larger than the maximum height requirement. Sign permits shall be filed with the Findlay Zoning Department to receive approval.

There will be an eight-foot high chain link fence around the perimeter of the developed site. We have not had a landscaping plan submitted. Staff will need to see a final plan before approval.

### **Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc. for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212 subject to:**

- **Submitting an appropriate landscaping plan to HRPC**

### **ENGINEERING**

Access –

The applicant is proposing two (2) access points for the site. The main drive for truck traffic will be coming off McLane Drive and while the employee entrance will be coming off of Crystal Avenue. The plans are also proposing a construction entrance off of McLane Drive, the site contractor can use Crystal Avenue for a construction entrance as well.

Water Service –

The applicant is proposing to tap the existing 12 inch (12") waterline on the west side of McLane Drive and heading towards the east to the project site. There are no easements shown on the proposed plans so it is assumed to be a private line. Water meters will be needed at each building connections. There is a stub shown on the SE corner of the job site that is going out towards Crystal Avenue. The City of Findlay does not have a mainline running down Crystal Avenue, if another feed is desired the line will need to be ran out towards CR99. There are a couple of minor comments that will be worked out with the consultant. The water line installation will be a TBR through the Engineering Department.

Sanitary Service –

The applicant is proposing to tie into the existing manhole on McLane Drive up by CR99 and extended the sewer within the right of way down to the new drive. Once the sewer turns east

towards the site it is assumed that the sanitary beings private at that point. The sewer line installation will be a TBR through the Engineering Department.

#### Stormwater Management –

Detention for the site will be provided by the detention pond that is located on the west side of the site. The detention calculations provided by the consultant meet the City of Findlay design standards.

#### MS4 Requirements –

The site will be disturbing more than one (1) acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Sediment and erosion control plans have been submitted with the packet.

#### Recommendations:

Conditional Approval of the Site Plan with the condition that the construction plans are approved by the Engineering Office.

The following permits may be required prior to construction:

- Driveway/Curb Cut Permit x 2
- Water Tap Permit x1
- Water Service Connection x 4
- Sanitary Tap Permit x 1

#### **FIRE PREVENTION**

All driveways need to be a min. of 25’ in width. Specifically, the employee entrance and employee parking lot.

#### **RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc. for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212 subject to the following conditions:**

- **Submitting an appropriate landscaping plan to HRPC**
- **Construction Plans approved by the Engineering Office. (Engineering)**
- **Expanding the driveway width to twenty-five feet (25’) (Fire)**

#### **DISCUSSION**

Joe Iovinelli of Marhart Consulting, and Dan Stone from Van Horn Hoover were present on behalf R&L Carriers, Inc.

Dan Clinger asked if they should add access from the employee parking lot to the truck parking area on the west side to allow emergency vehicles better access. Kevin Shenise said that Fire would utilize the access off McLane Drive primarily and that EMS would be primarily use the employee entrance. He did not see that there would be any issue with this setup in the future. Matt Cordonnier noted that they have been discussing the project with the applicant for a few months. The desire was to have separation so that the truck traffic would not be enticed to enter via the employee parking lot off Crystal Avenue.

Dan Clinger asked if the lights from the building would shine to the residential areas to the south. Dan Stone noted that there was screening to block the light from the facility. Mr. Iovinelli noted that there would be berming as well to block the facility. Dan Clinger asked that the berming could be high enough on the east side to help the landscaping block the facility from the neighbors and the school along Crystal Avenue. Mr. Iovinelli said that they could bring the berm up five or six feet to accommodate that. Matt Cordonnier said that this could be handled administratively with the final submission.

Dan DeArment asked if the home on the northwest corner of the site would remain. Mr. Iovinelli said that there is not a plan for it at the moment. In the future they thought that there might be an employee who wished to live there. The house is in good condition and that they did not want to tear it down in the near term.

Dan DeArment asked if there would be underground storage tanks. Mr. Iovinelli confirmed that there would be one big one for the fuel station.

Dan DeArment asked if any wetlands were disturbed. Mr. Iovinelli noted there were wetlands by the house in the northeast corner, but there was no disturbance.

Matt Cordonnier noted that the pylon sign was higher than zoning regulations would allow. He stated he wished that it would match the others along McLane Drive. Mr. Iovinelli said that would not be an issue.

### **MOTION**

Mayor Muryn made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc. for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212 subject to the following conditions:**

- **Construction Plans approved by the Engineering Office. (Engineering)**
- **Expanding the driveway width to twenty-five feet (25') (Fire)**
- **Additional mounding around the property**
- **The pylon sign match signage along McLane Drive**

**2<sup>nd</sup>:** Dan DeArment

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

**4. APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township.**

### **CPC STAFF**

#### **General Information**

This request is to construct a ninety-four (94) unit condominium development at the end of the stub of Silver Creek Drive. This site is located within Allen Township, but abuts the Findlay corporate boundary to the east. The parcel is not located within the 100-year floodplain. The

City of Findlay Land Use Plan designates the area as Single Family Large Lot.

### **Parcel History**

This parcel is currently vacant farmland.

### **Staff Analysis**

The applicant is proposing to locate this development at the east end of Silver Creek Drive. The development would have forty-seven (47) condominium buildings with two-units per building. The height of the buildings would be about twenty-three feet (23'), which is below the maximum height in the condominium district. The buildings have at least twenty feet (20') in separation, which is more than the minimum of fifteen feet (15'). There is a thirty-foot (30') setback on the east boundary, which meets the rear yard setback requirement. Each unit has a two-car garage.

Ohio Power has a power line that runs diagonally from the southwest corner of the site towards the northeast. The developer has worked around a 100-foot easement for the power line and towers on the site. There is an existing detention pond located in the Ohio Power easement. This will be aided by the addition of two new dry detention areas located at the southwest portion of the site. One will be located behind buildings 2, 4, and 6. The second dry detention pond will be located to the west of buildings 11 and 12.

The only access point into the site is from Silver Creek Drive. This will need approval from the County Engineer. The proposed driveway would not be dedicated right-of-way. This driveway continues to the east, curves around Ohio Power's existing tower, and makes a loop for remaining forty (40) buildings. In the northeast corner of the parcel, there is frontage onto County Road 99. Staff would recommend that there be a second access point into the site from County Road 99.

The parcel is abutting the City of Findlay corporate boundary. Staff recommends that the applicant should begin the annexation process within two months.

### **Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township with the following conditions:**

- **A second point of access into the site is created from CR 99.**
- **Receive approval from the County Engineer for the access off Silver Creek Drive**
- **Begin the annexation process with the City of Findlay**

### **ENGINEERING**

Access –

The development will be accessed from a new roadway that will be extended to the east from the existing stub on Silver Creek Drive. Silver Creek Drive will be extended to the east side of the power lines and will then split into Loop Drive

Water Service –

The proposed plans show an 8" waterline being extended with Silver Creek Drive and Loop

Drive. The waterline will be placed on the north side of Silver Creek and on the outside of Loop Drive. With the configuration of the buildings there will be a two water meters installed at each building (one for each condo). The installation will be a TBR through the City of Findlay Engineering Office. There are a couple of comments on the construction plans that Engineering will work out with the Developer/ Engineer before construction starts.

#### Sanitary Service –

The proposed plans show two separate runs for the sanitary sewer. On Silver Creek Drive there will be an 8-inch sanitary sewer installed on the south side of the roadway, and a separate 8-inch sanitary sewer will run on the inside of Loop Drive. Each of the sanitary sewer mainlines will tap into existing manholes that are within the sanitary easement. Due to the drop distance that are shown in the profile, each of the tie-ins at the existing manholes will require an outside drop. The installation of the sanitary sewer will be a TBR through the City of Findlay Engineering office.

#### Stormwater Management –

Detention calculations have been provided as required. The site is not located within the City of Findlay so any approval for stormwater and detention would need to come from Hancock County Engineers.

#### MS4 Requirements –

The site is outside of City Limits so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. Applicant should contact the Hancock County Engineer's office for their requirements.

#### Recommendations:

Conditional Approval of the Site Plan with the condition that the construction plans are approved by the Engineering Office.

The following permits may be required prior to construction:

- Water Tap Permit x 1
- Water Service Connections x 94
- Sanitary Mainline Tap Permit x 2
- Sewer Service Connections x 47

#### **FIRE PREVENTION**

No Comment.

#### **RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township with the following conditions:**

- **A second point of access into the site is created from CR 99 (HRPC)**
- **Receive approval from the County Engineer for the access off Silver Creek Drive (HRPC)**
- **Begin the annexation process with the City of Findlay (HRPC)**
- **Construction plans are approved by the Engineering Office (Engineering)**

## **DISCUSSION**

Todd Jenkins from Peterman Associates prepared the plans for applicant and was present to answer questions.

Matt Cordonnier asked if Mr. Jenkins could confirm if the development would be phased. Mr. Cordonnier said that he would like to see the phasing go east to west to ensure the construction of an access point onto County Road 99. Mr. Jenkins stated that they are working on ways to create the second access point to the site. They recently heard that a church was interested in the abutting lot to the east of the site along CR 99. They were interested in discussing a shared access for the site with them. Mr. Cordonnier stated that staff viewed the second access point off CR 99 was necessary for the development.

Mayor Muryn noted that when they review these types of developments, they want to be mindful of the existing community. She noted that they met the requirements for water and access, but we have received emails from neighboring residents concerned about the drainage. Todd Jenkins noted that the project would be annexed and that the drainage would be addressed with City Engineer Jeremy Kalb.

Matt Cordonnier asked if Mr. Jenkins could address the basic concepts of the dry ponds for the audience. Mr. Jenkins said the plans showed two proposed additional dry ponds near the existing dry pond at the southwest corner of the site. The site will have all its stormwater collected by storm sewer on site, and released towards the dry ponds. The dry pond is designed to release water at a slower rate than the current farmland to ensure that it does not have a negative impact downstream. Matt asked if this development would have any negative impacts to Howard Run, which runs through the property. Todd noted that it will not and that it will be built to the 100-year storm event as required.

Jackie Schroeder asked how wide the drive width is. Todd said it would be 26 feet and that the condominium association would maintain it.

Gary Steed, who lives at 3805 Forest Trail Drive, spoke regarding the development. He said that he would like to see a second access, which had been already addressed. He wanted to say he had concerns about the drainage as well.

Brent Howard lives across from Gary Steed at 1545 Silver Creek Drive. He was afraid that this development was not in keeping with the Woods of Hillcrest neighborhood. He noted that Silver Creek Drive would not be large enough to accommodate the increased amount of traffic. He says that his sump pump is already stressed and that this could be a negative impact. He was also afraid that the development would ruin the natural aesthetic of the community.

Paul Schmelzer spoke next from the audience. He noted that the site is unzoned, so that there are many worse things that could go into the site. He thought it was a win for the neighborhood that the development was condominiums rather than apartments. He said he was confident that the Engineer's Office will address the drainage. Mr. Schmelzer lives on the other side of the pond to the south side of the development. He wondered if CPC could allow the developers to encroach in the setback on the north side so that they did not need to remove as many trees on the pond. This could allow a riparian easement to be added on the south and west sides of the property. He thought that this actually would benefit the development and keep a better aesthetic. Todd said

they could accommodate that. Matt Cordonnier echoed that he thought the riparian easement would be a benefit and that it could be included as a condition.

Mr. Schmelzer offered that if the development could approach the county engineer to get a driveway permit first, they could have the church get access off their driveway instead of the other way. Matt Cordonnier noted he liked that setup better and said that he wanted the access to act like a roadway rather than an aisle off a parking lot. In the end, it is up to the developer to work with the neighbor to see if they can come to an agreement.

Debra Rollins spoke next from the audience. She noted that the pond to the south of the development has overflowed its banks and gone into their yards. She was worried that this development would overwhelm this existing pond further. She stated that the pond was originally a ditch that was expanded. She asked Mr. Jenkins how water would flow through the site. Mr. Jenkins said that the water was designed to flow to the dry detention ponds on the southwest corner.

Brent Howard came forward again. He was worried that there are other areas of Findlay that could accommodate a denser development like this. He thought it was too many units for this site. Matt Cordonnier noted that the site was reviewed using the City of Findlay zoning code, and the density was within the standards. Per the code, the development could have a maximum of 123 units, which is 29 units more than proposed.

Dan Clinger asked if they needed to notify Ohio Power to build a road under their power line easement. Mr. Jenkins said that he did not believe he was required but that they would before starting the development.

Dan Clinger asked if the units would have patios. Mr. Jenkins confirmed they would. Mr. Clinger noted that there was a sanitary easement on the property as well, so he was concerned that they would not be able to fit a patio on some of the units. Mr. Jenkins said that they were aware and that they intended to work around this.

Dan DeArment asked if they considered removing those four units in the middle of the site and put in a pond. Todd Jenkins said it was an option, but that they wanted to move forward with this configuration now.

Dan DeArment asked if the road name would be Loop Drive as shown on the plan. Todd Jenkins said that was just a placeholder and would have a different name in the end.

Todd Jenkins was asked to address the two dry ponds. He explained the storm sewers would collect the water and send it towards the new dry ponds. There was a question from the audience about how this would impact the tile in the field. Todd said that the tile would be removed during the construction. The audience asked if they considered building a wet pond instead of the dry ponds. Todd said the only difference was that a wet pond would have a base level of water compared to a dry pond that would only fill up during storm events. For both, there is an outlet pipe designed to release the water at a slower rate over a 24-hour period.

Matt Cordonnier noted that after the 2007 flood, the city and county subdivision regulations were greatly increased. The older subdivisions were only required to build to handle a 25-year storm event. After 2007, the standards were increased to a 100-year storm event, which is substantially

better for the neighbors.

Paul Schmelzer stepped forward again to offer that he would be happy to discuss any questions his neighbors had regarding drainage. He did note that he had concerns about the way the current subdivision standards read regarding outlet structures. This development is more valuable because it is next to Howard Run. There is a stipulation that any residential development have a path for overflow water to reach a point of discharge. A residential development that is further from a point of discharge has to set up easements to get to the point of discharge. Looking into the future long term, he fears this is cutting off desirable areas from being developed. Developers have costs associated to build. Adding a requirement for an easement becomes cost prohibitive and kills developments. It in fact incentivizes land next to ditches for residential development because it is the land closest to the discharge point, which seems to be the opposite of where residential should be developed.

Dennis Powell from the audience spoke next. He stated that he was worried that the increase in traffic would be detrimental to the existing neighborhood. There are not any sidewalks in the development, and people walk in the street. He was worried that people may get hit by cars if there is an increase in traffic. Brent Howard echoed his concerns. He feels that there is a better place for this type of development to go.

Matt Cordonnier noted that the existing Woods of Hillcrest neighborhood is in Allen Township, and Allen Township does not require sidewalks. He said that he sympathizes that the neighborhood does not have sidewalks. The proposed condominium development would need to have sidewalks since it would need to be annexed. He also noted that the secondary access point to CR 99 was essential so that they would reduce the amount of traffic flowing through the neighborhood. Phasing the development from east to west would also limit the amount of traffic into the neighborhood since it would start with the entrance onto CR 99 rather than the neighborhood.

Dan DeArment asked if this would be a public street on the site. Mr. Cordonnier responded that the site would be entirely private property. There is no public right-of-way required for a condominium development.

### **MOTION**

Mayor Muryn made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township with the following conditions:**

- **A second point of access into the site is created from CR 99 (HRPC)**
- **Receive approval from the County Engineer for the access off Silver Creek Drive (HRPC)**
- **Begin the annexation process with the City of Findlay (HRPC)**
- **Construction Plans approved by City Engineer's Office (Engineering)**
- **Allow the northern boundary have a 10 foot setback to allow for the creation of a riparian easement along the south and west boundary, the size of which can be addressed administratively with CPC staff**
- **Phasing the development from east to west, with access from CR 99 first**

**2<sup>nd</sup>:** Jackie Schroeder

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

**ADJOURNMENT**

---

Christina Muryn  
Mayor

---

Rob Martin  
Service Director