

City of Findlay
City Planning Commission
 City Council Chambers, 1st floor of Municipal Building
 Thursday, October 14, 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
 Rob Martin
 Jackie Schroeder
 Dan Clinger

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

GUESTS: Dan Stone, Jeff Fort, Steve Smith

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
 Rob Martin
 Jackie Schroeder
 Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Jackie Schroeder made a motion to approve the minutes of the September 09, 2021 meeting. Rob Martin seconded. Motion carried 4-0-0.

OLD ITEMS

Mayor Muryn made a motion to remove **APPLICATION FOR SITE PLAN REVIEW #SP-11-2020** (Request for Site Plan Revision) filed by Fort Properties LLC, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for Findlay Blasting Inc. storage and office space located on Glessner Avenue from the table.

2nd: Dan Clinger

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

Staff Comments

This item was tabled at the August 12, 2021 Planning Commission Meeting. At that meeting, the applicant submitted a new site plan that requested the removal of a fence along the north property line. The Commission had tabled the item and requested that the applicant either put in a fence or submit an updated landscaping buffer to provide separation between the properties. The Commission did receive two emails from the neighbor to the north, Dr. Mark Boehler and Ashley Boehler. They advocated that the Commission continue with the fence condition.

Discussion

Jeff Fort spoke about the update. He detailed that the timeline to get the original site plan approved for the building was tight and had been complicated by confusion from the surrounding neighbors about the type of business that would be housed on the site. Mr. Fort hoped that once the building went in they would see that the building was aesthetically appropriate and would not require a privacy fence any longer. He acknowledged that his neighbors have submitted complaints about his property because there is a piece of equipment that was currently outside. It needs repaired to get it back into the building. Mr. Fort submitted that nature of his business is commercial and the zoning code does not typically require screening between two commercial properties. Since last meeting, he received quotes that the fence would cost \$30,000 for installation and that the traffic onto the neighbor's property should not be his problem. He did contact the Boehler's to attempt to compromise on the landscaping, asking what type of landscaping they would like to see. They responded that they only wanted the fence.

Matt Cordonnier clarified Mr. Fort's comment about the traffic, stating that Mr. Fort believed that the traffic issues were caused by people cutting through to a storage facility to the west of the Fort property.

Mayor Muryn noted that when they were originally looking at the site plan, a lot of discussion went towards how they wanted to see the site fit into the corridor. She acknowledged that Mr. Fort originally said that there would not be any outdoor storage of any equipment, but at the moment there currently was equipment sitting outside the building. Mr. Fort clarified that this was temporary because the equipment was stuck in the upright position and it needs maintenance to allow them to lower a beam to fit under the garage doorframe. He stressed that this was a temporary issue and would be fixed in the next day.

Mr. Fort noted that the boundary between the Boehler's property and the car dealer to the west, owned by Dr. Rhoton, was only required to add a landscaping buffer. Given the zoning of all these parcels is commercial; he thought landscaping should be sufficient in this case as well.

Mayor Muryn asked staff if they could place a condition on the approval of the landscape buffer that gives a time limit, so they could revisit this in the future if needed. Matt Cordonnier confirmed they could do this. He also said that the conditions for screening use fencing and landscaping interchangeably.

Mr. Clinger asked how long the drill rig had been outside the building. Mr. Fort said ten days. The steel drilling rigs have to line up vertically to lower into place. When they were moving it, they realized some of the bolts were stripped out and they needed to line up the rods to get

everything back into place.

Mr. Clinger said that usually they require fencing when there are pallets often stacked up which has not been an issue for this site. He said that he still liked the idea of creating a visual barrier with landscaping including a few trees, rather than a fence.

Mr. Clinger asked how much a landscape buffer would cost. Mr. Fort said he approached the same landscaper that did Dr. Rhoton's property to the northwest, and was quoted around \$4000. Mr. Fort said that he did that so that he could coordinate and make things look similar to Dr. Rhoton's landscaping.

Mr. Cordonnier said that he would also recommend some bushes in between the trees to help create a solid buffer. This could be something like burning bushes or evergreens. Mr. Fort said that Peterman Associates created this presented plan, but was open to recommendations on the landscaping buffer.

Ms. Schroeder stated that she was in favor of the landscaping plan as a compromise. She was not necessarily in favor of the temporary ruling because they would likely be back in a year dealing with the same issues.

Mr. Cordonnier brought up that we have three levels of screening in the code. The language allows that there could be landscaping or fencing. This solution would be consistent with those standards. He did note that there should be some discussion on the size of trees and bushes. He said the code said that 1-1/2-inch caliper trees would be sufficient and they should discuss having a minimum height for the bushes at the time of planting.

Mayor Muryn made a motion to approve the **APPLICATION FOR SITE PLAN REVIEW #SP-11-2020** (Request for Site Plan Revision) with the following conditions:

- A minimum of five (5), 1 1/2-inch caliper trees
- A minimum of eighteen (18) bushes spaced between the trees that are a minimum of twenty-four (24) inches at the time of planting.

2nd: Dan Clinger

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

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-06-2021 filed by Keith Tennant, 619 Londonderry Drive, to vacate the east-west street between 619 and 611 Londonderry Drive.

CPC STAFF

General Information

This request is to vacate the street between 619 and 611 Londonderry Drive, just west of Wilson Vance Elementary School. The street is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Staff Analysis

The proposed vacation is a stubbed street. The applicant has driveway access onto the alleyway. All abutting property owners signed the petition.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION # AV-06-2021 filed by Keith Tennant to vacate the east-west alley between 619 and 611 Londonderry Drive.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment.

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION # AV-06-2021 to vacate the east-west street between 619 and 611 Londonderry Drive.

DISCUSSION

The applicant, Keith Tennant, was present. He said that he has always plowed the snow on the stub street. During school events, the parents park cars all along that stretch, which makes it difficult for him to get in/out of the driveway.

Mayor Muryn asked Jeremy Kalb if the school would have adequate access points if this were to be vacated. He said if there was future development on the school, there should not be a need for this as a second entryway.

Dan Clinger asked if the school was consulted on the application. Mr. Tennant noted that Findlay City Schools did sign the petition. Mr. Clinger asked if the two property owners would be comfortable maintaining the street if they approved the vacation, which Mr. Tennant said they were. Mr. Tennant asked if he was responsible for the storm drain, which Mr. Kalb said that the City would still maintain.

Matt Cordonnier made one note about parking on the site in the future. If someone new moved to one of these homes, they would not be allowed to store work vehicles because the same zoning standards for parking still applies.

MOTION

Dan Clinger made a motion to recommend FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION # AV-06-2021 to vacate the east-west street between 619 and 611 Londonderry Drive.

2nd: Rob Martin

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

2. APPLICATION FOR ZONING AMENDMENT #ZA-07-2021 filed by Tela, Inc. to rezone Parcels 610000345990 and 610000346000, at the NE corner of the intersection of Park Street and Oakland Avenue, from I-1 Light Industrial to R-4 Duplex/Triplex.

CPC STAFF

General Information

This request is located on the northwest corner of the intersection of Park Street and Oakland Avenue. It is zoned I-1 Light Industrial. To the north, it is zoned PO Parks and Open Space. To the south is a mix of R-3 Small Lot Residential and I-1 Light Industrial. To the west is a mix of R-2 Medium Lot Residential and R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

These two parcels are vacant.

Staff Analysis

The applicant wishes to construct duplexes on the site in the future. The neighborhood surrounding the site has a mix of office, duplexes, and single-family homes. The rezoning to R-4 would not be out of character for the area.

Staff Recommendation

CPC Staff recommends **approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-07-2021 to rezone Parcels 610000345990 and 610000346000, at the NE corner of the intersection of Park Street and Oakland Avenue, from I-1 Light Industrial to R-4 Duplex/Triplex.**

ENGINEERING

None

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval to Findlay City Council of approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-07-2021 to rezone Parcels 610000345990 and 610000346000 from I-1 Light Industrial to R-4 Duplex/Triplex.**

DISCUSSION

Dan Stone presented on behalf of the applicant. He noted that this is a vacant site and given the character of the neighborhood, this would be conducive for duplex zoning.

Steve Smith, owner of 2394 Park Street, 2400 Park Street, and the empty lot at 2404 Park Street, asked what affects the development would have on the property values of the neighborhood.

Mayor Muryn clarified to the audience that duplex would still be subject to the residential standards. She added that the parcel is currently zoned industrial, which if developed as an industrial site, would have far more detrimental impacts than what is proposed. Mr. Smtih said he

was concerned if some sort of large complex were added to the corner, and asked if there was a limit on the number of buildings that they could construct. Matt Cordonnier said R-4 only allows one building per lot. He anticipated that they would divide the site to allow for a few lots, with no more than three units in a single building. Mr. Smith asked if how many lots they could create. Dan Stone said that they intended on doing lots like those that they had across the street. The homes would face north/south with an internal driveway. He thinks there could be six or seven lots with a common drive coming onto Park Street.

MOTION

Mayor Muryrn made a motion to recommend **approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-07-2021 to rezone Parcels 610000345990 and 610000346000 from I-1 Light Industrial to R-4 Duplex/Triplex.**

2nd: Jackie Schroeder

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

3. APPLICATION FOR SITE PLAN #SP-24-2021 for a 19,177 square foot showroom, service, and administrative building for Taylor Automotive at the south end of 11799 County Road 99.

CPC STAFF

General Information

This request is located on the southern half of 11799 CR 99. It is zoned C-2 General Commercial. To the north and west, it is zoned C-2 General Commercial. To the south and east, it is zoned I-1 Light Industrial. 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 site is currently vacant. The northern half of the site is Taylor Volkswagen.

Staff Analysis

The applicant has proposed to construct a new 19,177 square foot showroom, service, and administrative building for Taylor Automotive on the site. The current parcel would be split, so that the Volkswagen dealership would be on its' own separate parcel.

All building setbacks are met according to the current zoning code. The dumpster at the north end of the site is enclosed.

The submitted landscape plan does not meet the code's perimeter landscaping requirements. There should be one deciduous tree for every forty feet (40') of parking lot perimeter. The shows three (3) trees along Speedway Drive. These would be placed in the bumpouts along the west side of the parking lot. Our zoning code states, shrubs shall be planted at a minimum of one (1) shrub per five (5) lineal feet around the perimeter. The only row of shrubs is along the south property line. All the island areas within the parking lot are landscaped with a mix of trees and shrubs. No landscaping is shown along the east boundary. Staff recommends that the

landscaping match the existing landscaping at the current Volkswagen location.

The photometric plan submitted for the site has all light post locations shown. The property does not abut any residential uses. The permitted intensity when not abutting a residence is 1-foot candle at the property line. There are some spots that are higher than 1-foot candle at the property line, but given the nature of the surrounding area, staff does not have any concerns.

Signage for the building is shown as wall signage. There would be a small monument sign at the southern entrance. The signs require a separate permit through the zoning inspector and those details will be worked out with him at the time.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN #SP-24-2021 for a 19,177 square foot showroom, service, and administrative building for Taylor Automotive at the south end of 11799 County Road 99.**

ENGINEERING

Access –

The proposed plans are showing access to the site from two new drives off Speedway Drive. Would like to see the two north drives (Proposed and existing) combined into one drive.

Water Service –

The proposed water services will connect to the existing waterline that is to the west of Speedway Drive. The proposed plans are showing a 2-inch service line to extend east into the site towards the south side of the building.

Sanitary Service –

The proposed sanitary service will connect to the existing 8” sanitary sewer that is located on the east side of Speedway Drive.

Stormwater Management –

Detention will be provided by the existing regional detention pond that was redesigned as part of previous project to accommodate the development.

MS4 Requirements –

The disturbed area is more than 1 acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant has provided a SWPPP plan for the site.

Recommendations:

Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x 1 EA
- Waterline Tap Permit x 1 EA
- Curb Cut Permit x 2 EA
- Sidewalk Permit x 1 EA

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN #SP-24-2021 for a 19,177 square foot showroom, service, and administrative building for Taylor Automotive at the south end of 11799 County Road 99.**

DISCUSSION

Dan Stone presented on behalf of the applicant. He noted that the reason the landscaping plan on the west side did not have additional bushes or trees was because there is an underground utility easement that runs through the west side of the property. The utilities did not want the root systems to mess up their lines. On the east side, that is the overflow corridor for the drainage pond just to the south. The majority of the landscaping has been placed where they could, to avoid some of these site constraints.

In terms of access points, Mr. Stone said the dealerships typically do not like to have combined access points. Being consistent with other dealerships, they would like to keep two entry points on the site, but it was up to the Commission's discretion.

Mayor Muryn stated she would like to see this corridor improved since it is main entryway to Miracle Park. The City is in the process of acquiring the entire drainage pond south of the site. They could add sidewalks to the site once acquired. Mr. Stone said they would be accommodating to connect sidewalk south to link with any additional city sidewalk.

Dan Clinger asked about the utilities on the west side of the property. Mr. Stone confirmed the utility has an easement on the property, which is where the landscaping would be ideally located if they could install it. If they would install bushes to match the existing dealership on the north side of the parcel, it would be on top of a gas line easement. If they located them outside that easement, two additional fiber easements interfered.

Matt Cordonnier asked if they reduced the drive aisles to twenty-four feet (24'), would it allow enough space for a landscaping area. Mr. Stone said that typically they like the drive aisles to remain larger up front since that is where the majority of traffic would be located. Kevin Shenise noted it would be better for fire access as well. Mr. Cordonnier concluded that given the location is further south of CR 99; he thought the landscaping was not as big of an issue for the site.

MOTION

Dan Clinger made a motion to recommend approval of **APPLICATION FOR SITE PLAN #SP-24-2021 for a 19,177 square foot showroom, service, and administrative building for Taylor Automotive at the south end of 11799 County Road 99.**

2nd: Rob Martin

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

ADJOURNMENT

Christina Muryin
Mayor

Rob Martin
Service Director