

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

October 3, 2017

COUNCIL CHAMBERS

ROLL CALL of 2016-2017 COUNCILMEMBERS

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

- Acceptance or changes to the September 5, 2017 Public Hearing minutes for 301/305 W Front St and 210 S West St rezone (Ordinance No. 2017-076).
- Acceptance or changes to the September 5, 2017 Regular Session City Council meeting minutes.

ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDA: - none.

PROCLAMATIONS: - none.

RECOGNITION/RETIREMENT RESOLUTIONS: - none.

PETITIONS: - none.

WRITTEN COMMUNICATIONS: - none.

ORAL COMMUNICATIONS: - none.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

N.E.A.T. Departmental Activity Report – August 2017.

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for Pollyeyes Findlay dba Campus Pollyeyes, located at 339 South Blanchard Street, Findlay, Ohio for a D1 and D2 liquor permit. This requires a vote of Council.

John E. Dunbar, Chief of Police – Pollyeyes Findlay dba Campus Pollyeyes, located at 339 South Blanchard Street, Findlay, Ohio. A check of the records shows no criminal record on the following:

Dean M. Smith

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for 631 South Main Street Development LLC, dba Hancock Hotel, located at 631 South Main Street, Findlay, Ohio for a D5A liquor permit. This requires a vote of Council.

John E. Dunbar, Chief of Police – 631 South Main Street Development LLC, dba Hancock Hotel, located at 631 South Main Street, Findlay, Ohio. A check of the records shows no criminal record on the following:

Rodney P. Nichols
Donald R. Malarky
Shane T. Pfeleiderer
Kelly S. Niese

Findlay Fire Department Chief Joshua Eberle – sales on GovDeals.com

The Fire Department has been advised that several lots of Fire Department equipment have sold on GovDeals, Inc. for a total of two thousand one hundred twenty-four dollars and eighty-nine cents (\$2,124.89). Legislation to appropriation funds from the General Fund back to the Fire Department is requested. Ordinance No. 2017-095 was created.

FROM:	General Fund (auction proceeds)	\$ 2,124.89
TO:	Fire Department #21014000-other	\$ 2,124.89

Board of Zoning Appeals Minutes – August 10, 2017.

Parks and Recreation Board minutes September 18, 2017

Traffic Commission minutes – September 18, 2017

Director of Public Service/Acting City Engineer Brian Thomas – WPC Tandem Axle dump truck replacement

The Water Pollution Control Center (WPCC) needs to have a minimum of two (2) dump trucks in service to allow for proper removal of solids to the landfill. WPCC operates with three (3) trucks to account for breakdowns or servicing while still maintaining two (2) trucks in the service at all times. The oldest truck was purchased in 1997 and during the last service, it was discovered that the frame has corroded to a point that it is no longer safe to drive.

The quote to repair the frame is just over sixty thousand dollars (\$60,000) and the quote to replace the truck is one hundred twenty-eight thousand five hundred dollars (\$128,500). WPCC would like to replace the truck instead of putting over sixty thousand dollars (\$60,000) in a vehicle that is twenty (20) years old. The replacement truck could be included in the 2018 Capital Plan, but the cost will increase after the first of the year, and with the truck out of service, if anything happens to one of the remaining trucks, a truck will need to be taken away from a field crew which would not allow them to work efficiently. Needs to be referred to the Appropriations Committee.

Service Director/Acting City Engineer Brian Thomas – Annual Sewer and Manhole Lining Program, Project No. 35674400

By authorization of Ordinance No. 2017-006, a bid opening was held for this project on September 13, 2017. Bids were received from four (4) potential contractors with bid amounts ranging from two hundred sixty-eight thousand dollars nine hundred eighty-six dollars (\$268,986) to two hundred ninety-three thousand four hundred fifteen dollars and fifteen cents (\$293,415.50). In addition, three (3) alternate bids were solicited for consideration based upon available funding. Totals for the alternates ranged from eight thousand seven hundred ninety-five dollar to eighty-eight thousand three hundred thirty dollars (\$80,795-\$88,330). The lowest and best bid was received from Liquid-Force Services (USA), Inc. of Romulus, MI 48174. The total for the base bid and all three (3) alternates was three hundred forty-nine thousand seven hundred eighty-one dollars (\$349,781). A five percent (5%) contingency for any unforeseen items that may come up during installation is included bringing the total amount requested to three hundred sixty-eight thousand dollars (\$368,000). This project is included in the 2017 Capital Improvements Plan. The total project estimate is within the budgeted amount. Seventy-four thousand dollars (\$74,000) was previously appropriated to the project for start up and repair of a collapsed sewer on Park Street. An appropriation to complete the planned portion of the project is needed at this time. Ordinance No. 2017-096 was created.

FROM: Sewer Fund \$368,000.00
TO: Annual Sewer & Manhole Lining Program, Project No. 35674400 \$ 368,000.00

Service Director/Acting City Engineer Brian Thomas –Dalzell Ditch Cleaning, Project No. 3542200

The County is ready to move forward with bidding this project. Per the County Ditch Petition, the City will pay fifty percent (50%) of the construction costs to be assessed to properties located within the City of Findlay Corporation limits up to three hundred thousand dollars (\$300,000). A previous appropriation of twenty thousand dollars (\$20,000) was made to the project, but am now asking for the remaining two hundred eighty thousand dollars (\$280,000) to be appropriated to this project. Legislation to appropriation funds is requested. Ordinance No. 2014-097 was created.

FROM: CIT Fund – Capital Improvements Restricted Account \$ 280,000.00
TO: Dalzell Ditch Cleaning Project No. 32542200 \$ 280,000.00

Service Director/Acting City Engineer Brian Thomas – Deer Landing Waterline Oversizing

Earlier this year, a request was made for the City to pay for the oversizing of the waterline along Williams Road and Olive Street. The Water and Sewer Committee recommended paying the difference up to one hundred thirty-two thousand four hundred seventy-five dollars (\$132,475.00) at its April 12th meeting and the committee report was approved by Council at its April 18th Council meeting.

The developer is ready to get started on the project and due to the recent hurricanes in Florida and Texas, the price of all plastic pipe has increased with another anticipated jump in prices in the early part of October. The developer requests the City pay an additional twenty-six thousand eight hundred eighty dollars (\$26,880.00) due to the increase in material cost for the pipe. If approved, this would bring the City's portion up to one hundred fifty-nine thousand three hundred fifty-five dollars (\$159,335.00). Legislation to appropriate funds is requested, or to be referred back to the Water and Sewer Committee for further discussion. Ordinance No. 2017-098 was created.

FROM: Water Fund \$ 159,355.00
TO: Deer Landing Waterline Oversizing Project No. 35777500 \$ 159,355.00

City Planning Commission agenda – October 12, 2017; minutes – September 14, 2017.

Service Director Brian Thomas – City Insurance payment on City vehicle

The City has received payment for the repair of a pickup truck that was damaged in an accident from the City's insurance company in the amount of one thousand eight hundred seventy-four dollars and eighty-one cents (\$1,874.81) that has been deposited in the Water Fund. Legislation to appropriate funds is requested. Ordinance No. 2017-099 was created.

FROM: Water Fund (insurance proceeds) \$ 1,874.81
TO: Water Treatment Plant #25050000-other \$ 1,874.81

COMMITTEE REPORTS: - none.

**LEGISLATION:
RESOLUTIONS**

RESOLUTION NO. 012-2017 (opposition of State Governor's proposed 2017-2018 budget) **tabled after 1st reading on 4/18/17**
A RESOLUTION STRONGLY OPPOSING THE STATE OF OHIO GOVERNOR'S PROPOSED 2017-2018 BUDGET, WHICH PROPOSES CENTRALIZED COLLECTION OF NET PROFIT TAX RETURNS AND OTHER PROVISIONS RELATED TO THE MUNICIPAL INCOME TAX WHICH WILL CAUSE A SUBSTANTIAL LOSS OF REVENUE NEEDED TO SUPPORT THE HEALTH, SAFETY, WELFARE AND ECONOMIC DEVELOPMENT EFFORTS OF OHIO MUNICIPALITIES, AND DECLARING AN EMERGENCY.

ORDINANCES

ORDINANCE NO. 2017-021 AS AMENDED (*bicycle riding in downtown business district*)

**tabled after 3rd reading on 4/18/17
and during 9/19/17 meeting**

AN ORDINANCE AMENDING SECTION 373.11(a)(2) AND REPEALING SECTION 373.13 OF CHAPTER 373 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.

During NEW BUSINESS portion of the May 2, 2017 City Council meeting, a motion was made and seconded to accept the proposed amendments (second amendment to the Ordinance), which was approved. A motion was then made to lift it from the table, but no second to that motion was given, so it was not lifted from the table and remains tabled.

During OLD BUSINESS portion of the September 19, 2017 City Council meeting, a motion was made and seconded to lift it from the table. All were in favor. Then a motion was made and seconded to adopt it, but after discussion, a motion was made and seconded to retable it. The Ordinance remains tabled.

ORDINANCE NO. 2017-073 (*HWE Franchise Agreement*) **requires three (3) readings**

tabled after 3rd reading on 8/15/17

AN ORDINANCE GRANTING TO HANCOCK-WOOD ELECTRIC COOPERATIVE, INC. ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN AND OPERATE IN THE STREETS, THOROUGHFARES, ALLEYS, BRIDGES AND PUBLIC PLACES OF THE CITY OF FINDLAY, STATE OF OHIO, AND ITS SUCCESSORS, LINES FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND OTHER SERVICES TO PARTS OF THE CITY OF FINDLAY AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER AND OTHER PURPOSES AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH AND ACROSS SAID CITY OF FINDLAY, STATE OF OHIO, SUBJECT TO AND IN COMPLIANCE WITH THE CERTIFIED TERRITORIES FOR ELECTRIC SUPPLIERS ACT (OHIO REVISED CODE SECTIONS 4933.81 TO 4933.90).

ORDINANCE NO. 2017-087 (*mid-year review – retirement severance payout*) **requires three (3) readings**

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-088 (*flood appropriation*) **requires three (3) readings**

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-089 (*waterline extension to County Landfill*) **requires three (3) readings**

third reading

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE BOARD OF HANCOCK COUNTY COMMISSIONERS FOR THE WATERLINE EXTENSION TO THE COUNTY LANDFILL PROJECT NO. 35710800, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-091 (*salary ordinance for City Council members, President of Council, Treasurer*)

second reading

AN ORDINANCE ESTABLISHING THE SALARIES FOR CITY COUNCIL MEMBERS, PRESIDENT OF COUNCIL, AND TREASURER OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER ORDINANCES AND/OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

ORDINANCE NO. 2017-092 (*Aberdeen Dr/Weselyan Dr/Winston Dr/Penrose Ct vacation*) **requires three (3) readings**

second reading

AN ORDINANCE VACATING CERTAIN STREETS (HEREINAFTER REFERED TO AS ABERDEEN DRIVE, WESLEYAN DRIVE, WINSTON DRIVE, PENROSE COURT, AND PENROSE DRIVE VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2017-093 (*RLF Administration*) **requires three (3) readings**

second reading

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-094 (*U of F refunding on a taxable loan*) **requires three (3) readings. Public Hearing on 10/3/17**

second reading

AN ORDINANCE AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF LEASE REVENUE BONDS PURSUANT TO A MASTER LEASE-PURCHASE AND SUBLEASE-PURCHASE AGREEMENT WITH FIFTH THIRD BANK AND UNIVERSITY OF FINDLAY, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000, THE PROCEEDS OF WHICH WOULD BE USED FOR THE PURPOSE OF FINANCING THE ACQUISITION BY THE CITY OF FINDLAY, OHIO OF AN INTEREST IN THE PROJECT (AS DEFINED BELOW), FOR THE BENEFIT OF UNIVERSITY OF FINDLAY, WHICH OWNS AND OPERATES THE PROJECT, LOCATED WITHIN THE CITY OF FINDLAY, OHIO; AUTHORIZING A TAX EXEMPTION CERTIFICATE AND AGREEMENT; AND AUTHORIZING OTHER DOCUMENTS AND RELATED ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH LEASE REVENUE BONDS.

ORDINANCE NO. 2017-095 (*FFD GovDeals.com*) **requires three (3) readings**

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-096 (*annual sewer & manhole lining program*) **requires three (3) readings**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

first reading

ORDINANCE NO. 2017-097 (*Dalzell Ditch Cleaning, Project No. 3542200*) **requires three (3) readings**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

first reading

ORDINANCE NO. 2017-098 (*Deer Landing Waterline Oversizing*) **requires three (3) readings**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

first reading

ORDINANCE NO. 2017-099 (*City insurance payment on City vehicle from an accident*) **requires three (3) readings**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

first reading

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS

City of Findlay

Lydia Mihalik, Mayor

N.E.A.T. DEPARTMENT
Neighborhood Enhancement and Abatement Team
318 Dorney Plaza, Room 304 • Findlay, OH 45840
Phone: 419-424-7466
www.findlayohio.com

September 19, 2017

City Council
City of Findlay, Ohio

RE: Departmental Activity

This report will serve as a summary of activities for the Neighborhood Enhancement and Abatement Team (NEAT) during the month of August, 2017

Dilapidated Structures

18 cases year to date
22 cases pending

Weeds

302 cases year to date
135 cases pending

Junk on Premises

305 cases year to date
355 cases pending

Junk/Abandoned Vehicles

285 cases year to date
337 cases pending

Minor Maintenance

8 cases year to date
7 cases pending

Miscellaneous

52 cases year to date
20 cases pending

Overgrowth

30 cases year to date
14 cases pending

Right of Way Issues

1 case year to date
0 cases pending

Sidewalks

0 cases year to date
0 cases pending

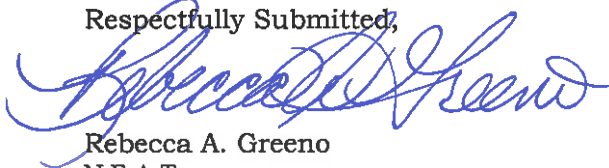
Trash

133 cases year to date
24 cases pending

The Neighborhood Enhancement and Abatement Team received 266 new complaints during the month, of which 58 were invalid. Of the 208 valid issues reported, 127 properties were involved with 25 of the owners being non-residents. NEAT personnel closed 173 cases during the month of August and continue to work diligently on the cases that remained active at the end of the month.

The staff of NEAT works conscientiously with property owners and tenants to achieve compliance. The team appreciates the cooperative spirit of the administration and City Council which aids in the betterment of our community. Please contact NEAT personnel if there are any concerns.

Respectfully Submitted,



Rebecca A. Greeno
N.E.A.T.

City of Findlay

Lydia Mihalik, Mayor

POLICE DEPARTMENT

John E. Dunbar, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

Phone: 419-424-7194 • Fax: 419-424-7296

www.findlayohio.com

September 21, 2017

The Honorable Council:

A check of the records of this office shows no criminal record on the following:

Dean M. Smith

Pollyeyes Findlay LLC, DBA Campus Pollyeyes, 339 S. Blanchard Street, Findlay, Ohio 45840.

Sincerely,



John E. Dunbar
Chief of Police

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

7008851 PERMIT NUMBER		NEW TYPE	POLLYEYES FINDLAU LLC DBA CAMPUS POLLYEYES 339 S BLANCHARD ST FINDLAY OH 45840	
ISSUE DATE				
09 11 2017 FILING DATE				
D1 D2 PERMIT CLASSES				
32 TAX DISTRICT	044	A	B72179 RECEIPT NO.	

FROM 09/19/2017

PERMIT NUMBER		TYPE		
ISSUE DATE				
FILING DATE				
PERMIT CLASSES				
TAX DISTRICT			RECEIPT NO.	



MAILED 09/19/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 10/20/2017

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **A NEW 7008851**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF FINDLAY CITY COUNCIL
MUNICIPAL BLDG RM 114
318 DORNEY PLAZA
FINDLAY OHIO 45840-3346**

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. For best results, search only ONE criteria at a time. If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

SEARCH CRITERIA	
Permit Number	<input type="text" value="7008851"/>
Permit Name / DBA	<input type="text"/>
Member / Officer Name	<input type="text"/>

[Search](#) [Reset](#) [Main Menu](#)

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 7008851; Name: POLLYEYES FINDLAU LLC; DBA: DBA CAMPUS POLLYEYES; Address: 339 S BLANCHARD ST FINDLAY 45840		
DEAN SMITH	MANAGE MEM	

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City of Findlay

Lydia Mihalik, Mayor

POLICE DEPARTMENT

John E. Dunbar, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

Phone: 419-424-7194 • Fax: 419-424-7296

www.findlayohio.com

September 25, 2017

The Honorable Council:

A check of the records of this office shows no criminal record on the following:

Rodney P. Nichols
Donald R. Malarky
Shane T. Pfleiderer
Kelly S. Niese

631 S. Main Street Development LLC, DBA Hancock Hotel, 631 S. Main Street, Findlay, Ohio 45840.

Sincerely,



John E. Dunbar
Chief of Police

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

8200001 PERMIT NUMBER		NEW TYPE	631 SOUTH MAIN STREET DEVELOPMENT LLC	
ISSUE DATE		DBA HANCOCK HOTEL		
09 11 2017 FILING DATE		631 S MAIN ST		
D5A PERMIT CLASSES		FINDLAY OH 45840		
32 TAX DISTRICT	044	A	B72994 RECEIPT NO.	

FROM **09/21/2017**

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT			RECEIPT NO.



MAILED **09/21/2017**

RESPONSES MUST BE POSTMARKED NO LATER THAN **10/23/2017**

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A NEW 8200001

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF FINDLAY CITY COUNCIL
MUNICIPAL BLDG RM 114
318 DORNEY PLAZA
FINDLAY OHIO 45840-3346

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

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To do another search, click the "Reset" button.

	SEARCH CRITERIA
Permit Number	<input type="text" value="8200001"/>
Permit Name / DBA	<input type="text"/>
Member / Officer Name	<input type="text"/>

[Search](#)[Reset](#)[Main Menu](#)

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 8200001; Name: 631 SOUTH MAIN STREET DEVELOPMENT LLC; DBA: DBA HANCOCK HOTEL; Address: 631 S MAIN ST FINDLAY 45840		
DONALD MALARKY		VICE PRES.
RODNEY NICHOLS		PRESIDENT
SHANE T PFLEIDERER		SECRETARY

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Findlay Fire Department

Joshua S. Eberle, Chief

720 South Main Street
Findlay, OH 45840

Telephone: 419-424-7129 • Fax: 419-424-7849



September 20, 2017

To: City Council
From: Joshua S. Eberle, Chief
Re: Request for the Appropriation of Funds

The Fire Department has been advised that several lots of Fire Department equipment have sold on the GovDeals, Inc. for a total of \$2124.89.

We are requesting that those funds totaling \$2124.89 be appropriated from the general fund back to the Fire Department budget to the following line items:

21014000 – 332100 - \$1388.00 for a replacement AED
21014000 – 332300 - \$ 736.89 for the purchase of smoke detectors

Thank you for your consideration,

Joshua S. Eberle, Chief
Findlay Fire Department

Board of Zoning Appeals

August 10, 2017

Members present: Chairman, Phil Rooney; Brett Gies, Kerry Trombley

The meeting was called to order at 6:00 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and the general rules were reviewed.

Mr. Adkins introduced case and city's recommendation.

CASE# 56209-BA-17

Address: 339 S. Blanchard Street

Zone: C-2, General Commercial District

Filed by Dean Smith, on behalf of Ann Whithaus, regarding a new sign at 339 S. Blanchard Street. The applicant is seeking to replace an old pylon sign with a new 4 x 6 foot pylon sign approximately 8 inches from the right-of-way. Per section 1161.12.19(A)(1) of the City of Findlay Zoning Ordinance, the required setback is 10 feet.

The applicant is looking to replace a nonconforming sign with another nonconforming sign that will be approximately 8 inches from the right-of-way. Per city ordinance, the code is written to rid nonconforming signage throughout the city. Currently, the existing pole on site is approximately 4 feet from the right-of-way. Once the cabinet for the prior nonconforming sign was removed, the sign lost its grandfathered status. We recommend that the sign edge meets the required 10 foot set-back and conform to the zoning code.

Dean Smith, 2020 Greendale Avenue, Findlay, Ohio, was sworn in and appearing on behalf of Ann Whithaus.

Mr. Smith entered documents pertaining to the case and explained the type of signage he wants to erect. He then stated how important the sign is due to the building location and the distance from the street. Mr. Smith stated that financially he could not move the pole to the requirement due to cost and that all signs along Blanchard Street are in a similar location. He also stated that he understood there are zoning laws but the cost would be too great to move the pole.

Mr. Trombley asked when they removed the cabinet.

Mr. Smith stated prior to leasing he was unsure of when the cabinet was removed and the building was allegedly vacant for a year and a half.

Mr. Rooney asked what eight inches from the right-of-way exactly meant.

Mr. Richard explained that the edge of the sign will be eight inches from right-of-way when the cabinet is placed onto the pole.

Mr. Gies asked if the pole was approximately four feet from the right-of-way.

Mr. Richard responded that a survey pin was located north of the location and the pole will be approximately four feet from the right-of-way.

Mr. Rooney stated that in order for the sign to come into compliance, the pole would need to be moved back ten feet.

Mr. Richard responded with a yes.

Mr. Smith stated that if the pole would be moved back ten feet, it would be in the center of the parking lot.

There was a written communication from Cathy Weygandt 204 Greenlawn Avenue. Mr. Richard read the letter into the record.

"To the Board of Zoning Appeals,

I read the notice for a hearing of case # 56209-BA-17, in regards to a new sign for a new business at 1121 W. Main Cross. This applicant is seeking to override the zoning law of a setback of 10', by having a sign placed 8' from the right-of-way.

Please consider that much consideration and thought has gone into the over-all plan for Findlay's growth and future. Granting variances for non-conforming signs will not enhance this process. Up and coming cities have ordinances and regulation for a controlled growth, that encompasses both businesses' and the citizen's objectives. We need to adhere to the plans already laid out, for a controlled, aesthetically-pleasing community.

Business plans prior to even considering a location should encompass looking at the current standards and adhering to them. A proper and orderly growth in our town will benefit everyone.

Businesses will come to Findlay regardless; being ranked "Top Micropolitan Community" 3 years in a row defined that! Just say "no".

After the letter was read, Mr. Trombley asked if there was any other signage on site.

Mr. Richard explained that he understood the applicant's concern about other signage along Blanchard Street, but new signage must be compliant. He then stated that due to the flood the proper research was not conducted of the other signage along Blanchard Street.

There were no other written or verbal communications to report, nor were there any one in the audience to oppose the request.

Mr. Rooney opened the board to further discussion.

Mr. Trombley stated that it is understood that because there was an existing pole and the new tenant thought that the cabinet could just be put back up on the existing pole.

Mr. Rooney asked if when updates were made to the zoning code, were there any updates to the setback for signage.

Mr. Richard responded that it has always been ten feet since the 90's. He also explained that there are multiple cases where the franchise have eliminated their cabinet making the sign abandoned and they should have been removed at the time of abandonment.

Mr. Trombley read through the requirements stated in the code book of granting a variance and asked Mr. Smith what other alternatives does he have.

Mr. Smith stated that he could put a sign on the building but it is not in view from the street and stated he is open to offsetting the sign if needed, but there are not any other options feasibly available to him.

Mr. Trombley then asked if the height and size of the sign are in compliance with the zoning code.

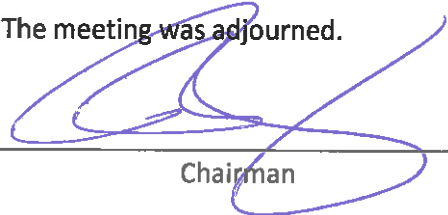
Mr. Richard answered yes.

Mr. Trombley further discussed the precedence that could be set by approving the variance.

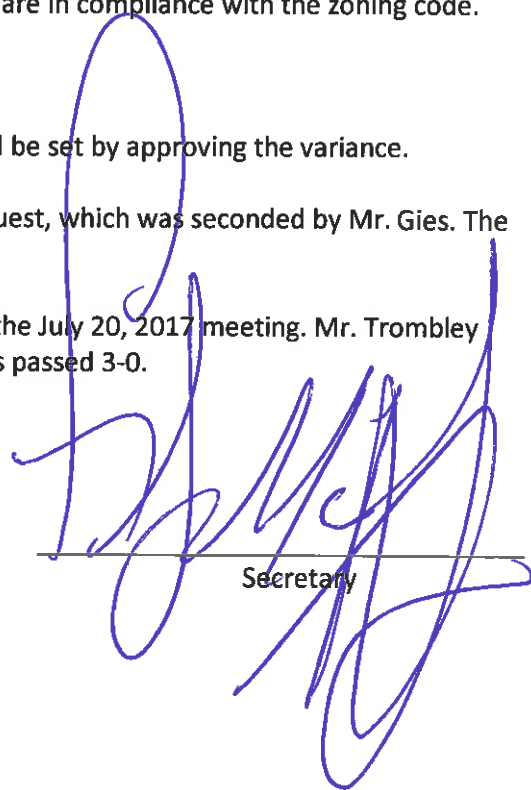
Mr. Trombley called for a motion to approve variance request, which was seconded by Mr. Gies. The motion was approved 3-0.

Mr. Rooney made a motion to approve the minutes from the July 20, 2017 meeting. Mr. Trombley seconded the motion. The motion to approve the minutes passed 3-0.

The meeting was adjourned.



Chairman



Secretary

PARKS AND RECREATION BOARD

City of Findlay

September 18, 2017

MINUTES

ATTENDANCE

Members Present: Brian Thomas, Chair, Matt Cordonnier, Dennis McPheron, Greg Meyers, Gary Pruitt, Grant Russel, Mike Slough, Dave Trisel, Jeff Wobser.

Staff Present: Matt Stoffel, Lisa Mansfield, and Kathy Launder.

Guests: Jack Vivian, JRV Sports LLC.

APPROVAL OF MINUTES

Motion to accept minutes of the August 21, 2017, meeting, by Wobser, second by Meyers. Motion passed 7-0.

NEW BUSINESS

Cube Expansion Feasibility Study: Jack Vivian of JRV Sports, LLC gave an update on his findings so far. The Recreation Department has excellent management and programming. Moving forward, the City needs to identify what they want the Cube facility to be; what it's supposed to be. Things to improve: better humidity removing equipment; ice equipment needs updated; install drop ceiling to insulate against radiated heat off the roof. Recommend looking to community leaders for assessment of facility rather than general public. Need to do a thorough analysis of the building and equipment; and safety of equipment while using and storing. An option is to add a small practice facility adjacent to the existing building on the south side, remodel locker rooms, and use existing rink as a performance facility.

Fee for Park Reservation: Mansfield stated that she has been receiving requests to reserve smaller parks for exclusive use of an organization, such as Bernard Park. Currently, the City does not have a fee listed for rental of these smaller parks. The only park listed on the Fee Schedule is Millstream Art Plaza. The fee to rent this park is \$100. Mansfield proposes that the City charge the same \$100 fee for the other smaller parks that people may want to reserve for exclusive use.

Motion to add \$100 rental fee to Fee Schedule for rental of exclusive use of the following parks: Anchor Park, Bernard Park, Eagle Creek Park, Ede Park, Firestone Park, Mound Park, and West Park, by Russel, second by Meyers. Motion passed 8-0.

Mansfield stated that she also recently received a request from a group to rent all of Riverside Park for an event. In the past, a portion of Riverside Park has been rented for \$500 for exclusive use of an organization for an event. The City has not rented the full park. The Board would like to discuss this further after more detail of the area requested is received. Will discuss at the October meeting.

DEPARTMENT REPORTS

Recreation Department Report: Mansfield reported that ice went down September 5. FHS Hockey Captain's practices have been held. FAHA and Silver Blades have been actively using the ice. Football, baseball, and softball are continuing. Fall clinics are being held for Lacrosse.

Parks Maintenance Department Report: Stoffel stated the Rawson Park ballfield has been seeded from the damage done from the last flood. Would like to discuss an additional Frisbee Golf Course at the October meeting. It is proposed to add another course in the Cross Avenue/East Main Cross Avenue green space areas where the City and County have bought properties that were substantially damaged in previous floods.

OTHER REPORTS

Hancock Park District Report: Pruitt reported that tractor drawn hay rides have begun at Riverbend Park; archery program being held at Oakwoods Nature Preserve; guided horseback riding at Triple T Ranch. HPD has had several groups request boat rentals from Riverside Park.

OTHER BUSINESS

Next Meeting: The next meeting of the Parks and Recreation Board is scheduled for October 16, 2017, at 4:00pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,



Kathy Launder
City Clerk

TRAFFIC COMMISSION

City of Findlay

September 18, 2017

MINUTES

ATTENDANCE:

MEMBERS PRESENT: Safety Director Paul Schmelzer, Service Director/City Engineer Brian Thomas, Police Chief John Dunbar, Fire Chief Josh Eberle, Councilman Ron Monday.

STAFF PRESENT: Matt Stoffel, Public Works Superintendent; Don Rasmussen, Law Director; Tom DeMuth, Traffic Lights Supervisor; Kathy Launder, City Clerk.

GUESTS PRESENT: Ronald Meisner.

OLD BUSINESS

1. Request of Councilman Ron Monday to review the left turn signalization from Fostoria Avenue onto Tiffin Avenue.

05/15/2017

Councilman Monday stated that a constituent had expressed to him that the directional signage on Fostoria Avenue at Tiffin Avenue is confusing. Discussion ensued regarding the left turn signal activation of the traffic signal. Schmelzer inquired why the hashes on pavement along the island along the eastbound lane are in place? Can it be changed to a lane of traffic to open up the intersection to allow for a dedicated left turn lane?

Motion to table to research history of hashes on pavement, by Director Schmelzer, second by Chief Eberle. Motion passed 5-0.

08/28/2017

No action taken.

NEW BUSINESS

1. Request of Councilman Tom Klein for a crosswalk signal or full traffic signal at the intersection of Sixth Street and Washington Avenue.

Director Schmelzer stated that a traffic signal would not meet the traffic counts needed to warrant a signal. There is a crosswalk existing on the east side of the intersection, but not on the west side. We could consider striping the west side as well.

Motion to direct the Street Department to stripe the intersection of Sixth Street and Washington Avenue for a crosswalk on the west side of the intersection crossing Sixth Street with appropriate signage and pavement markings due to traffic counts for pedestrians and vehicles not warranting a signal, by Director Schmelzer, second by Director Thomas. Motion passed 5-0.

2. Request of Ronald Meisner, 423 Center Street, for better signage in the 200-300 block of Center Street for eastbound traffic following State Route 12/224 where it turns onto Tiffin Avenue.

Ron Mesiner stated that there are no directional signs eastbound for US 224/SR 12. There are more and more semi trucks that are going straight down Center Street rather than angling left onto Tiffin Avenue to follow US 224/SR 12. Director Schmelzer stated that Ohio Department of Transportation is responsible for installing State Route/US Route signage.

Motion to recommend that the Engineering Department contact Ohio Department of Transportation requesting additional signage be placed on Center Street directing route of US 224 and State Route 12, by Councilman Monday, second by Chief Eberle. Motion passed 5-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on October 16, 2017 at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,



Kathy K. Launder
City Clerk

City of Findlay

Lydia Mihalik, Mayor

ENGINEERING DEPARTMENT

318 Dorney Plaza, Room 304 • Findlay, OH 45840
Phone: 419-424-7121 • Fax: 419-424-7120
www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.
Safety Director
September 27, 2017

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

Honorable City Council
Findlay, OH 45840

RE: WPC Tandem Axle Dump Truck Replacement

Dear Council Members:

The Water Pollution Control Center (WPCC) needs to have a minimum of two (2) dump trucks in service to allow for proper removal of solids to the landfill. WPCC operates with three (3) trucks to account for breakdowns or servicing while still maintaining two (2) trucks in service at all times. The oldest truck was purchased in 1997 and during the last service, it was discovered that the frame has corroded to a point that it is no longer safe to drive.

The quote to repair the frame is just over \$60,000. The quote to replace the truck is \$128,500. WPCC would like to replace the truck instead of putting over \$60,000 in a vehicle that is 20 years old. We could place the truck in the Capital Plan to be replaced in 2018 but we have been told that the cost will increase after the first of the year and with this truck out of service, if anything happens to one of the remaining trucks, a truck will need to be taken away from a field crew which would not allow them to work efficiently. Please refer this matter to Appropriations Committee to discuss.

If you have any questions, please feel free to contact me.

Sincerely,



Brian Thomas
Director of Public Service/Acting City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

City of Findlay

Lydia Mihalik, Mayor

ENGINEERING DEPARTMENT
318 Dorney Plaza, Room 304 • Findlay, OH 45840
Phone: 419-424-7121 • Fax: 419-424-7120
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Paul E. Schmelzer, P.E., P.S.
Safety Director

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

September 27, 2017

Honorable City Council
Findlay, OH 45840

RE: Annual Sewer & Manhole Lining Program, Project No. 35674400

Dear Council Members:

By authorization of Ordinance No. 2017-006, a bid opening was held for the above-referenced project on September 13, 2017. Bids were received from four (4) potential contractors with bid amounts ranging from \$268,986.00 to \$293,415.50. In addition, three alternate bids were solicited for consideration based upon available funding. Totals for the alternates ranged from \$80,795.00 to \$88,330.00. The lowest and best bid was received from Liquid-Force Services (USA), Inc. of Romulus, MI 48174. The total for the base bid and all three (3) alternates was \$349,781. We are including a 5% contingency for any unforeseen items that may come up during installation so the total amount being requested is \$368,000.

This project is included in the 2017 Capital Improvements Plan and the total project estimate is within the budgeted amount. Previously, an amount of \$74,000 was appropriated to the project for startup and repair of a collapsed sewer on Park Street. At this time, an appropriation to complete the planned portion of the project is needed.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate funds as follows:

FROM:	Sewer Fund	\$368,000.00
TO:	Annual Sewer & Manhole Lining Program, Project No. 35674400	\$368,000.00

If you have any questions, please feel free to contact me.

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

City of Findlay

Lydia Mihalik, Mayor

ENGINEERING DEPARTMENT
318 Dorney Plaza, Room 304 • Findlay, OH 45840
Phone: 419-424-7121 • Fax: 419-424-7120
www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.
Safety Director

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

September 28, 2017

Honorable City Council
Findlay, OH 45840

RE: Dalzell Ditch Cleaning
Project No. 32542200

Dear Council Members:

The County is ready to move forward with bidding the project. Per the County Ditch Petition, the City will pay 50% of the construction costs to be assessed to properties located within the City of Findlay Corporation limits up to \$300,000. There was a previous appropriation of \$20,000 made to the project. At this time, I am asking for the remaining \$280,000 be appropriated to the project.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate and transfer funds as follows:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$280,000
TO:	Dalzell Ditch Cleaning Project No. 32542200	\$280,000

If you have any questions, please feel free to contact me.

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

City of Findlay

Lydia Mihalik, Mayor

ENGINEERING DEPARTMENT

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Paul E. Schmelzer, P.E., P.S.
Safety Director
September 28, 2017

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

Honorable City Council
Findlay, OH 45840

RE: Deer Landing Waterline Oversizing

Dear Council Members:

Earlier this year, a request was made for the City to pay for the oversizing of the waterline along Williams Road and Olive Street. The Water and Sewer Committee recommended paying the difference up to \$132,475 at its April 12th meeting and the committee report was approved by Council at its April 18th Council meeting.

The Developer is ready to get started on the project and due to the recent hurricanes in Florida and Texas, the price of all plastic pipe has increased and another jump in prices is anticipated in the early part of October. The Developer is requested that the City pay an additional \$26,880 due to the increase in material cost for the pipe. If approved, this would bring the City's portion up to \$159,355.

I'm not sure if Council feels the need to send the project back to Water and Sewer for another discussion or not but I am going to ask for the legislation so that it can at least get a first reading. If the extra funds are not approved, the legislation can be amended to the previously approved amount.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate funds as follows:

FROM:	Water Fund	\$159,355
TO:	Deer Landing Waterline Oversizing Project No. 35777500	\$159,355

If you have any questions, please feel free to contact me.

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor



Van Horn, Hoover
& Associates, Inc.

Charlotte, NC

P.O. Box 621524
Charlotte, NC 28262
Phone: 704.604.4124
Fax: 419.423.5772

Findlay, OH

3200 N. Main St.
Findlay, OH 45840
Phone: 419.423.5690
Fax: 419.423.5772

March 21, 2017

City of Findlay
318 Dorney Plaza
Findlay, Ohio 45840
Attn: Mr. Paul Schmelzer, P.E., P.S.

Re: Deer Landing Subdivision
Water Extension

Dear Paul:

On behalf of our client, this letter is to serve as a formal submittal to you and to City Council for a request for cost participation for the above project. We have obtained formal bid numbers for the construction from JDR Excavating.

We have worked with JDR to provide numbers break down the costs associated with the offsite waterline construction. The City has requested that the waterline along Williams Road and Olive Street be constructed as a 16" plastic waterline. Based on the discussions with the City, the numbers provided are based on the difference between the 16" required and an 8" plastic line.

Based on the numbers provided by JDR, the following is a breakdown of the costs for the options listed above.

<u>Utility:</u>	<u>16" Cost:</u>	<u>8" Cost:</u>	<u>Difference:</u>
Waterline	\$ 348,575	\$ 216,100	\$ 132,475

Based on the above numbers, the increased cost for the water installation will be \$ 132,475. The developer is requesting the City participate for the increase in construction cost for the upsizing of the utilities based on half of the construction costs of the 16" waterline extension. Therefore we are respectfully requesting the City consider contributing \$ 174,287.50. This would be an increase of \$41,812.50 over the difference in the costs.

If you have any questions, please feel free to contact myself or Roger Best at (419) 306-6471.

Sincerely,

Daniel R. Stone, P.E., P.S. - President
Van Horn, Hoover & Associates, Inc.

Cc: Roger Best

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** to whom was referred a request from Daniel Stone, Van Horn, Hoover & Associates, Inc. to construct either a sixteen-inch (16") or eight-inch (8") plastic water line along Williams Road and Olive Street in the Deer Landing Subdivision.

We recommend

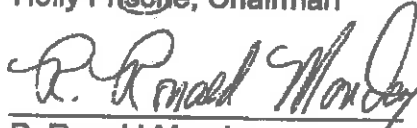
We will pay for difference between 8" cost & 16" Line up to \$32,475 based on previous policy

Aye Nay


Holly Frische, Chairman

LEGISLATION: _____

1st Aye Nay


R. Ronald Monday

DATED: April 12, 2017

2nd Aye Nay


Tim Watson

COMMITTEE:
WATER & SEWER



September 27, 2017

City of Findlay
318 Dorney Plaza
Findlay, Ohio 45840
Attn: Mr. Brian Thomas, P.E., P.S.

REVISED REQUEST

Re: Deer Landing Subdivision
Water Extension

Dear Brian:

The aforementioned project was submitted to the City for consideration in cost participation for waterline construction. The request was run through the process and accepted for cost participation.

Unfortunately due to the hurricanes in Florida and Texas, the pipe materials have increased 35% and are looking to go up again October 1, 2017.

We are requesting the City reconsider the amount being participated based on the following numbers. The numbers increase had nothing to do with our schedule, it was the unfortunate hurricanes that caused the increase.

Based on the revised numbers provided by JDR, the following is a breakdown of the costs for the options listed above.

<u>Utility:</u>	<u>16" Cost:</u>	<u>8" Cost:</u>	<u>Difference:</u>
Waterline	\$ 387,305	\$ 227,950	\$ 159,355

Based on the above numbers, the revised increased cost for the water installation will be \$ 159,355. The initial increase in the cost was \$ 132,475. The overall increase between the initial accepted number and the revised number is **\$ 26,880.**

We are formally requesting that the City participate in the additional fee listed above.

If you have any questions, please feel free to contact myself or Roger Best at (419) 306-6471.

Sincerely,

Daniel R. Stone, P.E., P.S. - President
Van Horn, Hoover & Associates, Inc.

Cc: Roger Best

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, October 12, 2017 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1st Addition located off the east side of TR 227 in Marion Township.**
2. **APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley's Subdivision, a commercial subdivision located on the north side of Tiffin Avenue east of Patriot Drive.**
3. **APPLICATION FOR CONDITIONAL USE #CU-03-2017 for a walk up, take out window for a new restaurant locating at 119 E. Crawford Street. The window will be accessed from the alley on the south side of the building.**
4. **APPLICATION FOR SITE PLAN REVIEW #SP-16-2017 filed by Affordable Mike's LLC, 3640 Marathon Way, Findlay for two proposed storage unit buildings to be added to the site at 3640 Marathon Way.**
5. **APPLICATION FOR SITE PLAN REVIEW #SP-17-2017 filed by Isaac Property Company Ltd. Partnership/Chick-fil-A, 5200 Buffington Road, Atlanta, GA for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue.**
6. **APPLICATION FOR SITE PLAN REVIEW # SP-18-2017 filed by Brain K. Bryson/Jamie B. Smith/200 West, LLC, 9679 Smokies Way, Findlay for a proposed 9 unit townhouse development to be located at 200 S. West Street, Findlay.**

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, September 14, 2017 - 9:00 AM
Municipal Building, Council Chambers

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:

Brian Thomas
Jackie Schroeder
Dan Clinger
Dan DeArment

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Matt Cordonnier, HRPC Director
Jeremy Kalb, Engineering Project Manager
Matt Pickett, Fire Inspector

GUESTS:

Lou Wilin, Dan Stone, Tom Shindledecker, Jim Koehler,
Erik Adkins, Cynthia Jaqua, Gary Bright, Theresa Mihaly,
Larry Lehman, Vu Le, Greg Burks

CALL TO ORDER

ROLL CALL

The following members were present:

Brian Thomas
Jackie Schroeder
Dan Clinger
Dan DeArment

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 August 10, 2017 meeting. Dan DeArment seconded. Motion to accept carried 4-0-0.

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-06-2017 filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1st Addition to the City of Findlay.

HRPC

General Information

This request is located off the east side of TR 77 and off the dead end of Penrose Drive in Spring Lake 1st Addition. It is zoned R-1 Single Family Large Lot. Parcels to the south and west are also zoned R-1. To the north is zoned R-3 Single Family Small Lot and to the east is zoned R-1 One Family in Liberty Township. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

A replat of this area was reviewed and approved in July, 2017.

Staff Analysis

The applicant has filed to replat this area. When they took the plat to the Courthouse, the Auditor informed them that they needed to file to vacate all the underlying streets before they would accept the plat.

We have been under the impression that replatting the area vacates these, but they say no.

Therefore, this is before us to comply with the request of the Auditor and have the rights-of-way formally vacated by the City.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1st Addition to the City of Findlay.

ENGINEERING

No comments

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION.

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1st Addition to the City of Findlay.

DISCUSSION

None

MOTION

Brian Thomas made a motion to recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION** filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1st Addition to the City of Findlay.

2nd: Dan Clinger

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

2. SITE PLAN APPLICATION #SP-12-2017 filed by Golden Corral Corporation/Panda Express, Inc., 1683 Walnut Grove Ave, Rosemead, CA for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel.

HRPC

General Information

This request is located on the south side of Tiffin Avenue east of Londonderry Drive. The lot is zoned B-2 General Commercial. Parcels to the north, east and west are also zoned B-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as General Commercial

Parcel History

This is the site of the former Golden Corral restaurant.

Staff Analysis

The applicant proposes to demolish the existing restaurant building and construct two new smaller restaurants on the site.

Panda Express will occupy the restaurant on the east side of the lot. Setbacks for C-2 General Commercial are 30' front, 15' side and 30' rear. The structure location exceeds all of these. The setback for parking areas is 10' from the property line. The front of the lot and the east side meet the standard. The pavement on the west and south sides are part of the total pavement shared with all the other retail in the area. Although this parcel has its own boundaries, (lot lines) traffic will flow through all areas of the shopping center and adherence to the setback along those lines is not a concern. As long as other traffic aisles are not affected, we feel it makes sense.

Page 3 of the ALTA survey in the plans lists various easements that have been recorded over this parcel concerning utilities and access across the land. It appears that general cross access agreements exist for the drives, parking, walkways, etc. in the development.

Access to the site from Tiffin Avenue is via two curb cuts. The first is to the east of the restaurant in an existing location. Traffic will travel south past the restaurant and then turn into the parking lot. The second, which will be between the two restaurants as proposed, is a new location. It will be approximately in the center of the lot. The current drive, which is farther west, will be closed off. There is an access point shown in the northwest corner that connects with the Jimmy John's restaurant on the west. There is angled parking along the east property line of Jimmy John's and those vehicles will need to exit through the Panda Express lot. It is marked as one way on the plan.

The restaurant is requesting a drive thru window on the east side. Drive thrus are a conditional use and must be approved by FCPC. Stacking required is eight cars from the point of ordering to any road right-of-way. There is only room in the drive up aisle for four vehicles from the order point; however, additional vehicles will not be near any road right-of-way. They will only be backed up in the drive aisles within the site.

Parking requirements are one space per 375 square feet of building in C-2. Both restaurants only total 4400 square feet when combined. The bare minimum parking required is only 12 spaces. The plans show a parking lot with 139 stalls. Appropriate landscaped islands are included in the layout.

The photometric plan indicates foot-candle readings that will exceed the maximum permitted of one at some points on the property line. We recently had a similar issue with lighting at the NWO surgery center at the corner of CR 236 and Tiffin Avenue. This is a similar case of a very commercial area with a great deal of existing lighting as well as heavy traffic. The lighting does not project toward any residential uses and Staff does not feel that there will be any adverse effects. The total height of the light fixtures is 22', which falls within the 25' maximum guideline.

The elevation drawings submitted show that the building will be approximately 23'-6" in height. This is well under the 60' maximum permitted. The building design is modern and all finishes are within the architectural standards of our code. Three sides of the structure will have some signage. Signage on the building is not regulated.

A dumpster is located south of the Panda restaurant. The enclosure is of materials matching the building façade and it is landscaped as required.

A sign detail package proposes two low profile signs on the lot. There will be one sign to identify Panda Express and the unknown second restaurant. This is located at the northeast corner of the lot near the entry on that side. The Golden Corral had a small pylon sign that has been removed. There is currently a pylon sign on this parcel that is for three of the stores in the strip mall behind it, which is located at the drive entrance that will be closed. The applicants wish to move that signage to the west side of the new driveway and it will also be low profile. That pylon sign had been grandfathered and once removed loses its status. The code does not permit two signs on one parcel, so the applicant has filed a case with BZA for permission to relocate it. That case is scheduled to be heard on Thursday, September 21.

The landscaping detail shows the required plantings around the building and in the parking lot islands. The green areas will be a great improvement to the current sea of asphalt.

The second restaurant on the west side of the lot is represented as a spec building of the same size as the Panda Express. It is also shown with a drive thru lane.

All access to the site is limited to the previous discussed drives. The freestanding signage is shared with Panda Express on their low profile sign at the northeast corner of the lot. Any wall signage is not regulated.

The proposed dumpster location is less than 10' from the property line. This will need to be adjusted.

The applicant does wish to have a general approval on the second restaurant even though there is not an immediate plan to construct. In our discussions, we agreed to review both with the understanding that if no permits are issued for the second building within one year that plan does expire and would have to be resubmitted to FCPC. We agreed to give administrative approval to any possible changes that are minor to the layout if necessary and as long as all other requirements of the code are met on that plan.

At this time, phase one will be to construct the Panda Express building, move the driveway as shown and construct the two signs as indicated subject to approval of BZA. The west part of the lot will be left as open parking until a second tenant is obtained.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-12-2017 filed by Golden Corral Corporation/Panda Express, Inc., 1683 Walnut Grove Ave, Rosemead, CA for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel subject to the following conditions:**

- **FCPC grants approval for drive thru service**
- **BZA grants the variance for the second sign**
- **The dumpster enclosure on the west side is moved to comply with setbacks.**

ENGINEERING

Access – Access to the site will be from a new drive approach off Tiffin Ave. The plans show a proposed drive approach being placed east of the existing drive. The existing drive will be removed due to the relocation and a new full height curb will be installed as per plan.

Stormwater Management –The proposed plans show a decrease in impervious area after construction. Due to the decrease in impervious area from existing conditions, no additional detention will be required.

Waterline- There is an existing 2-inch domestic and 6-inch fire line coming from Tiffin Ave. to feed the existing building. No proposed fire line is shown, if a fire suppression system is needed the fire line will need to be ran separately from the domestic line with its own tap. We would like to utilize these two lines for the domestic and fire line going into the new building. The location and installation of the water meter will need to be coordinated with the City of Findlay Water Department.

Sanitary Sewer- The plans propose the installation of two 4-inch sanitary sewer laterals running to the existing 8-inch PVC sanitary sewer that is located to the south of the proposed buildings. The existing 8-inch sewer is flowing towards the SE, so the 4-inch sewer lateral that is shown on the west side of the project will need to be directed towards the downstream direction.

MS4 Requirements – Since the site is located within the City of Findlay corp. limits, the site must comply with the City of Findlay’s MS4 requirements.

General Comments –

- On page C1.0, the drive in the NW corner states “One Way Only”, which direction is the one way. A pavement marking should be added to properly direct traffic.
- The new drive approach does not call out the existing curb to be cut or removed/replaced for the new curb drop.

- Will need more information on CB and MH. We will need proposed grades to check the drives and parking slopes.

Recommendations: Conditional Approval of the site plan subject to the following conditions:

- The existing 2-inch and 6-inch water lines be utilized for the domestic and fire lines.
- The direction of flow for the west sewer lateral be switched to direct flow to the downstream direction.
- The Waterline General Notes will need to be added to the plans.

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 2 total
- Water Tap- 1 total, 2 total if a fire line is needed.

FIRE PREVENTION

The former Golden Corral restaurant has an existing UG fire line. Since the proposed Panda Express restaurant is not sprinkled, provide a city hydrant on the fire line at the drive entrance between the Beverage Barn and former Golden Choral.

Apply for all necessary permits through Wood County Building Dept.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-12-2017 for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel subject to the following conditions:**

- **FCPC grants conditional approval for drive thru service (HRPC)**
- **BZA grants the variance for the second sign (HRPC)**
- **The dumpster enclosure on the west side is moved to comply with setbacks. (HRPC)**
- **The existing 2-inch and 6-inch water lines be utilized for the domestic and fire lines. (ENG)**
- **The direction of flow for the west sewer lateral be switched to direct flow to the downstream direction. (ENG)**
- **The Waterline General Notes will need to be added to the plans. (ENG)**
- **The former Golden Corral restaurant has an existing UG fire line. Since the proposed Panda Express restaurant is not sprinkled, provide a city hydrant on the fire line at the drive entrance between the Beverage Barn and former Golden Corral. (FIRE)**
- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**

DISCUSSION

Dan Clinger stated that the south property line is fairly close to the strip mall. He asked if the ingress/egress on the east side is intended to be improved at all. Mr. Le stated that anything on their lot will be improved. He stated that they are also adding some lighting at the drive. He said this is one reason that the readings are higher here on the plan.

Mr. Clinger stated that if the second building would have any significant traffic pattern change or any major building size changes that they will have to come before the Commission for approval.

Ms. Scrimshaw replied yes. If it is fairly minor and within our realm of administrative approval we will do that.

Mr. Clinger asked if the new entry is two-way. Ms. Scrimshaw replied yes. Mr. Clinger asked if it should have a turn aisle for existing left onto Tiffin Avenue. He asked if it is wide enough for that. Ms. Scrimshaw said it is 30' wide. That could accommodate three lanes. Mr. Le said he thinks their intention was to have just two lanes, but they can revise it to three.

Mr. Clinger said that on the application it said Golden Corral and Panda Express. He asked if there was any relationship between the companies. Vu Le replied that they are in the process of purchasing the property and Golden Corral is still the current owner so they had to list them.

Ms. Scrimshaw stated that this had been one large lot and she believes that when Golden Corral was coming in they wanted to own the land and so it was split off at that time.

Mr. Clinger stated that he thinks there is an existing curb along the drive on the east. He asked if it would be appropriate to extend that curb up to Tiffin Avenue to help further define the ingress/egress point. Mr. Le said that their intention was to leave it as is but they can do that if necessary.

MOTION

Dan Clinger made a motion **to approve SITE PLAN APPLICATION #SP-12-2017 for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel subject to the following conditions:**

- **FCPC grants conditional approval for drive thru service (HRPC)**
- **BZA grants the variance for the second sign (HRPC)**
- **The dumpster enclosure on the west side is moved to comply with setbacks. (HRPC)**
- **The existing 2-inch and 6-inch water lines be utilized for the domestic and fire lines. (ENG)**
- **The direction of flow for the west sewer lateral be switched to direct flow to the downstream direction. (ENG)**
- **The Waterline General Notes will need to be added to the plans. (ENG)**
- **The former Golden Corral restaurant has an existing UG fire line. Since the proposed Panda Express restaurant is not sprinkled, provide a city hydrant on the fire line at the drive entrance between the Beverage Barn and former Golden Corral. (FIRE)**
- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**
- **Making the new approach in the center of the lot 3 lanes with a left turn out added (FCPC)**
- **Continuing the curb on the east drive up to Tiffin Avenue (FCPC)**

2nd: Jackie Schroeder

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

3. SITE PLAN APPLICATION #SP-13-2017 filed by KGD Properties, 655 Fox Run Road, Findlay for a proposed dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 3 of Findlay Commerce Park North subdivision

HRPC

General Information

This request is located on the north side of CR 99. It is on Lot 3 of the proposed Findlay Commerce Park North. It is in Allen Township and is not zoned. Lots to the north, east and west are also in Allen Township and are not zoned. To the south is zoned C-2 General Commercial in the City of Findlay. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Office.

Parcel History

The plat for Findlay Commerce Park North was reviewed and approved by FCPC at the June, 2017 FCPC meeting.

Staff Analysis

The applicant is proposing to construct an approximately 12,900 square foot facility for pet daycare, boarding and grooming. The land is in the process of annexation to the City. The only zoning classification in the City that permits such a use is the I-1 Light Industrial. Thus, the plan will be reviewed within the regulations for I-1.

Setbacks in I-1 are 50' front and 30' on all other sides. The location of the structure meets all of the setback requirements.

Access to the lot will be via a drive entrance located at the east edge of the lot. The applicant had to go before the HRPC Highway and Transportation Committee to establish the location of any driveways onto this major thoroughfare. The Committee decided that a shared access point between this lot and Lot 2 of the subdivision was the best location.

A parking lot with 12 spaces is shown at the front of the lot. Parking in I-1 is calculated at 1.1 space per number of employees on the largest shift. The plans indicate that a maximum of five employees will be on site which calculates to six parking spaces. Because this is a single row of parking that dead ends to the west, one space will need to be striped off as not for parking at the west end. That space will be reserved for a car to turn around if it goes to the end of the lot and all the spaces are full. Otherwise, the vehicle would have to back up through the lot to get out.

The elevation drawings show that the highest point of the building will be approximately 19'-10". The maximum height permitted in I-1 is 60'. There are no architectural standards for industrial buildings.

There is a dumpster in the southeast corner of the lot. The plan only labels it as a dumpster pad. There is no indication of any enclosure. This needs to be enclosed particularly since it is clearly visible from the roadway.

Notes on the plan state that there is no freestanding sign requested at this time. If the applicant does decide to use signage, that will require approval by the zoning department for location and size.

We do not see any fencing on the property. For such a use we would assume there may be outdoor play areas for the dogs. If this is the case, the location of any fencing as well as detail on type and height need to be shown.

Because the site abuts Commercial zoning to the south, there is screening required along CR 99. (See 1161.07.4)

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-13-2017 for a proposed dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 3 of Findlay Commerce Park North subdivision subject to the following conditions:**

- **Striping off the farthest west parking spot and indicating no parking (HRPC)**
- **Enclosure of dumpster area as required (HRPC)**
- **Appropriate screening along CR 99 (HRPC)**

ENGINEERING

Access – Access to the site will be from the north side of CR99.

Sanitary Sewer – The plans propose a new 6-inch lateral to be connected to the 8-inch sewer that is located to the south of the property. The sewer lateral will be running on the east side of the building with five double wyes coming off the proposed lateral. There are also 8 proposed clean outs on the sewer lateral.

Waterline – The plans propose a 1.5-inch service line to be installed on the 8-inch waterline that is on the south side of the property. The tap and meter location will need to be coordinated with the City of Findlay Water Department.

Stormwater Management – Detention calculations have been provided as required. The site is not located within the City of Findlay so any approval would need to come from Hancock County.

MS4 Requirements – The site is not located in the City of Findlay, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

General Comments –The floor plan shows an indoor pool, how is dog hair going to be kept out of the sanitary sewers?

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total
- Water Tap- 2 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-13-2017 for a proposed dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 3 of Findlay Commerce Park North subdivision subject to the following conditions:**

- **Striping off the farthest west parking spot and indicating no parking (HRPC)**
- **Enclosure of dumpster area as required (HRPC)**
- **Appropriate screening along CR 99 (HRPC)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

DISCUSSION

Jeremy Kalb asked how the dog fur will be kept out of the City's system from the swimming pool. Cynthia Jaqua replied that there is a system in the filtration of the pool and it will be cleaned out on a daily basis. It is designed specifically for pet hair.

Mr. Kalb said he also noticed something yesterday in the kennel areas. He asked if there are trench drains run in between the kennels. Ms. Jaqua replied yes, they run lengthwise through the building. Mr. Kalb asked if these will just be for washing out the kennels. He asked if all debris will be pushed down there. Ms. Jaqua replied no. She said he assumes he is referring to fecal matter. That will be picked up and disposed of prior to the washing.

Mr. Pickett said there is an existing hydrant and a proposed. They may need adjusted one way or another depending on location of the drive.

Dan DeArment said he was wondering if they will have enough parking. If you stripe one off at the end you are down to 11 then there are five employees possible, so now you are down to five for clients. He asked how many dogs there could be on site. Ms. Jaqua replied that they have a capacity for 50 in daycare and 42 in the boarding. She said that what they generally see is drop off with a quick turnaround. She said she would like to implement a service by which you don't even have to get out of your car. They will come out and pick up your pet from the vehicle.

Dan Clinger said he also questions the amount of parking. Once you take out the handicapped spaces now you are down two spaces. Mr. Clinger said he would suggest they consider a little more traffic pattern in that area especially if they decide to do the drop off/pick up.

Mr. Clinger the asked what the intent was for the number of sewer cleanouts on the east side of the property. Mr. Stone said that is for potential expansion of the building someday. Mr. Clinger asked what they would do about the parking then if it does expand. Mr. Stone said that the operation is a somewhat new concept and will be demand driven. If they expand the business, they know they will need to expand the parking and there is plenty of room on the site to do so. They are providing minimums now to keep costs down to start with. They feel they have a good starting number and it exceeds what the code requires. Mr. Stone stated that they will be annexed and then will be required to come back to planning commission if they do expand or add new parking areas.

Dan Clinger stated that the City did not require the MS4, but he thought the EPA would need something. Mr. Clinger stated that the pond to the west is considered a regional detention facility and has been designed for Stormwater management as well as Ohio EPA sediment erosion control. Even though they did not have to, they did submit plans to the City to show they were in compliance.

Jackie Schroeder asked about outdoor fencing. Mr. Stone said there will be some, but at the time of submittal they had not decided where exactly. Cynthia Jaqua said she plans to go on the pool house end. There will also be some at the kennel area for those dogs that are strictly there to be boarded.

MOTION

Dan DeArment made a motion **to approve SITE PLAN APPLICATION #SP-13-2017 for a proposed dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 3 of Findlay Commerce Park North subdivision subject to the following conditions:**

- **Striping off the farthest west parking spot and indicating no parking (HRPC)**
- **Enclosure of dumpster area as required (HRPC)**
- **Appropriate screening along CR 99 (HRPC)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

2nd: Dan Clinger

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

4. SITE PLAN APPLICATION #SP-14-2017 filed by EFSE, Ltd., 6 Hunters Gate Drive, Findlay for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision.

HRPC

General Information

This project is located on the west side of W. Romick Parkway. It is zoned I-1 Light Industrial. Lots to the north, east and south are also zoned I-1 Light Industrial. To the west is zoned MH Mobile Home District. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

This is a vacant platted lot.

Staff Analysis

The applicants are proposing a 2375 square foot storage building in the northwest corner of the parcel.

Setbacks in the I-1 District are 50' front, and 30' and all other sides. The building is located within those requirements.

Access to the site will be via a driveway located at the southeast corner of the lot. A 22' wide drive will go west through the parcel and turn north where it widens to a 67' wide pavement up to the proposed building.

Parking for industrial sites is calculated at 1.1 space per employee on the largest shift. The plan states that there are no employees. It also states that four parking spaces are available inside the building.

There are no signs or lighting indicated on the plan.

Consultant for the applicant stated that the building will be approximately 24' in height. The maximum height in industrial is 60'.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-14-2017 for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision.**

ENGINEERING

Access – Access to the site will be from a new drive approach off Romick Parkway. The plans propose a 32-ft. curb cut to come off the west side of Romick Parkway

Stormwater Management – Detention for the site will be provided by the existing detention area located at the west side of the property.

Waterline- The plans propose a 1-inch service line to be tapped onto the 8-inch waterline that is on the east side of the property. The tap and meter location will need to be coordinated with the City of Findlay Water Department.

Sanitary Sewer- The plans propose a new 6-inch lateral to be connected to the existing sanitary lateral that is located on the NE corner of the property.

MS4 Requirements – The disturbed area should be less than one (1) acre so the site will not need to comply with the City of Findlay's MS4 requirements. If the actual disturbed area will be larger than one (1) acre, the site will need to comply with the City of Findlay's MS4 requirements

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Water Tap- 1 total

FIRE PREVENTION

Apply for all necessary permits through Wood County Building Dept.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-14-2017 for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision subject to the following:**

- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**

DISCUSSION

Dan Clinger asked if there will be any restroom facilities for the building. The applicant stated that there will be one. Mr. Clinger asked what the intended use of the building was. The applicant replied that it is for personal storage. He has a boat, RV and a couple of cars he would like to store.

Mr. Clinger asked if there is anything they want to do with the front part of the site. The applicant replied no, not at this point. They may parcel it off at some point.

Mr. Clinger said that if the ditch is cleaned at some point and the current growth is removed would some screening be required from the residential zoning next to it. Ms. Scrimshaw replied that there is actually no specification on that between industrial and mobile home zoning. That must have slipped through the cracks when the book was done.

Mr. Clinger said he would like to add a condition that if lighting is added at some time that it be submitted for review. Mr. Clinger then asked if all the drainage is surface drainage. The applicant replied yes and that it flows to the west. There is also the regional detention pond to the south that serves this lot.

MOTION

Jackie Schroeder made a motion to approve **SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-14-2017 for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision subject to the following:**

- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**
- **If lighting is ever needed the applicant will submit photometric plan for approval (CPC)**

2nd: Brian Thomas

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

5. SITE PLAN APPLICATION #SP-15-2017 filed by Humble Robinson Group LLC, 811 N. Main Street, Bellefontaine, OH for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay.

HRPC

General Information

This project is located on the east side of Crystal Avenue just north of the City limits. It is zoned M-1 Restricted Industrial in Marion Township. To the north is zoned B-1 Institutions and Offices in Marion Township. To the east is zoned C-2 General Commercial in the City of Findlay. To the south is zoned R-3 Multi-Family in Marion Township and M-2 Multiple Family High Density in the City of Findlay. To the west is zoned R-2 Two Family in Marion Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD Planned Mixed Use Development.

Parcel History

This is the former site of Hyway Concrete Pipe.

Staff Analysis

The applicant is proposing to construct a 100,000 square foot warehouse building on an approximately 22.9 acre site. This has been presented as a spec building, so there is no known tenant at this time.

Staff is not sure if the applicant has filed for annexation for this parcel or not at this point. We will review based on City of Findlay standards, but if zoning permits are to be obtained at this time, Marion Township will issue those and their setbacks will take precedence and variances may need to be obtained. They have shown two sets of setbacks on their plans based on each zoning code.

The City of Findlay Zoning Ordinance requires 50' for a front yard in I-1, 75' for any side or rear yards if abutting residential zoning and 30' if it does not abut residential. The north and east property lines abut commercial zonings both in the Township and the City. These can use the 30' setback. The other sides abut residential zoning and must use the 75' setbacks. The south edge of the building is set right at the 75' mark and Marion Township has a 150' setback requirement here and this is an area that may need to go before the Township for a variance.

Access to the site will be via the existing drive location from Crystal Avenue. There is a connection from the multi-family complex directly south of the entry area. It looks like they are using it as a secondary access. Will this remain with the new development?

There are two small parking areas indicated on the east side of the building. One has five spaces and the other has seven. The notes on the plan stated that the maximum number of employees would be 10. The minimum number of spaces required would be 11 and a total of 12 are shown. There is a dock area but not any truck parking indicated on the plans which we would think necessary for warehousing purposes.

The elevation plans show the building to be approximately 40' at the tallest point. The maximum height in the code is 60 feet. There are five truck dock doors indicated as well as five shown as "future".

Notes on the plan state that outdoor lighting will shine only on the property. This is the normal requirement for lighting on any site, but a photometric plan is needed to prove that readings at the property lines are within acceptable limits particularly with residential areas nearby. If there are light poles, the height must be within the 25' maximum.

The plan states that there is no freestanding signage requested. If this is needed in the future it will require review and a permit from the appropriate zoning office at the time.

New landscaping is shown around the Cunningham multi-family property. All other property lines are only indicated as using remaining shrubs and trees. There is nothing indicated on the north side. Industrial must screen from commercial as well as residential. The applicant will need to work on a landscaping plan before the site plan is issued permits.

Once a user is known there may be other items that will need changed on the plan. There could be more parking required, appropriate truck parking areas, etc. These items will need to be reviewed by zoning and HRPC if necessary.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-15-2017 for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay subject to the following conditions:**

- **Photometric plan**
- **Appropriate landscaping to be worked out with HRPC**

ENGINEERING

Access – Access to the site will be from existing from that is coming off the east side of Crystal Ave. The proposed plan does show the existing drive to be widened.

Stormwater Management – Detention for the site will be provided by the proposed regional facility. The detention calculations for the proposed regional facility have been submitted.

Waterline- The plans propose an 8-inch water line to be tied onto the existing 8-inch waterline that is on the west side of the property. There will be a 6-inch fire line as well as a 1.5-inch domestic line coming off the proposed 8-inch waterline. The fire and domestic lines will be run out of the NE corner of the building.

Sanitary Sewer- The plans show an 8-inch sanitary sewer to be run from the existing 8-inch sewer on the east side of Crystal Ave. The new 8-inch sewer line will be run on the north side of the proposed building with an 8x6 wye for the 6-inch lateral off the building.

MS4 Requirements – MS4 Requirements – The site is not located in the City of Findlay, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

Recommendations: Approval of the site plan

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total
- Water Tap- 2 total

FIRE PREVENTION

The site plan shows an 8” water line to the structure. Since the dead end line is over 600’, the water line shall be 10”.

Provide address numbers that are legible from the street.

This structure will require a Knox box.

Apply for all necessary permits through Wood County Building Dept.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-15-2017 for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay subject to the following conditions:**

- **Photometric plan (HRPC)**
- **Appropriate landscaping to be worked out with HRPC**
- **The site plan shows an 8” water line to the structure. Since the dead end line is over 600’, the water line shall be 10”. (FIRE)**
- **Provide address numbers that are legible from the street. (FIRE)**
- **This structure will require a Knox box. (FIRE)**
- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**

DISCUSSION

Ms. Scrimshaw had asked if the drive from the Cunningham duplexes was to remain. They appear to have secondary access from the drive for this project. Mr. Stone said he doesn't think they can do away with it now. Ms. Scrimshaw asked if there is some sort of easement recorded for that. Mr. Stone said he understands that there is no formal agreement but he will check into that.

Jeremy Kalb stated that there will be easements needed for the public waterline. He asked Mr. Stone if the sanitary sewer will be public or private. Mr. Stone said they need to work with the City on that one.

Matt Pickett said he found out that a fire pump will be installed. That may dictate having a 10" line.

Jackie Schroeder asked how this property relates to the special review we did last month for an industrial use on Bright Road and the public roadway that will go in there. Ms. Scrimshaw said that they are talking about having access to that cul-de-sac at some point on the east end of this parcel. Mr. Stone said the waterline will eventually be extended and connect to the waterline for that lot. Mr. Stone said there is an 80' strip between the parcels now. They are working to get that possibly split from the lot to the south to allow for the connection. Dan Clinger asked what would happen to the Crystal Avenue access if they connect to the east. Mr. Stone said it would probably stay the same but that a majority of the vehicles would go out to Bright Road.

Dan Clinger asked what the extent of the cleanup of the site would be. The applicant replied that it is being done through a pilot program through Jobs Ohio. They were required to buy 20 acres, clean up the whole site and then build a spec building to get the grant. The entire site will be cleaned up. All the existing buildings will come down. Only the cell towers and perimeter trees will stay. Vacant areas will pretty much be a gravel lot. Mr. Clinger asked about areas outside this lot. The applicant replied that they do not have to do anything with that. Mr. Stone stated that they do not have control of that. There is going to be a 12-acre development going south of this and they will take care of that clean up. Mr. Stone said that in the agreement between owner and developers, the decent pine row between the lots is to remain for separation. He said the adjoining developers do want to put additional landscaping in. He said that this should exceed the City's requirements. Mr. Stone said that the intent is to annex the property of Humble Robinson and the Strauch property to the south at the same time.

Dan Stone asked if Marion Township permits stone driveways around the building. Mr. Stone stated that the Township will be reviewing this. He said that the drive now will be for access around the building for safety services.

Mr. Clinger asked about detention. Mr. Stone replied that there is a pond going in up by Crystal Avenue for the development. It will take about 2/3 of the property. There is a portion that is physically unable to get that far. He said that once the area does become developed they will have to work with a detention facility back there.

Dan Clinger asked if it is all underground drainage that drops into that or what. Dan Stone replied that Melrose has a series of storm piping that picks up Melrose, picks up this area and basically everything up to Bigelow and Bright. All of that area drains south to that retention pond. He said that unfortunately, this site was not included in that and that is why they had to put in a facility here.

MOTION

Dan Clinger made a motion to **approve SITE PLAN APPLICATION #SP-15-2017 for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay subject to the following conditions:**

- **Photometric plan (HRPC)**
- **Appropriate landscaping to be worked out with HRPC**
- **The site plan shows an 8” water line to the structure. Since the dead end line is over 600’, the water line shall be 10”. (FIRE)**
- **Provide address numbers that are legible from the street. (FIRE)**
- **This structure will require a Knox box. (FIRE)**
- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**
- **Coordinate the drainage with the City (CPC)**

2nd: Dan DeArment

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

Lydia L. Mihalik
Mayor

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

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

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www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.
Safety Director

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

September 29, 2017

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

The City has received payment for the repair of a pickup truck that was damaged in an accident from the City's insurance company in the amount of \$1874.81. It has been deposited in the Water Fund.

An appropriation is respectfully requested as follows:

FROM:	Water Fund (insurance proceeds)	\$1874.81
TO:	Water Treatment Plant 25050000-other	\$1874.81

Thank you for your consideration.

Sincerely,



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

cc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Water Treatment Plant

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
October 3, 2017**

RESOLUTION NO. 012-2017 (*opposition of State Governor's proposed 2017-2018 budget*) **tabled after 1st reading on 4/18/17**
A RESOLUTION STRONGLY OPPOSING THE STATE OF OHIO GOVERNOR'S PROPOSED 2017-2018 BUDGET, WHICH PROPOSES CENTRALIZED COLLECTION OF NET PROFIT TAX RETURNS AND OTHER PROVISIONS RELATED TO THE MUNICIPAL INCOME TAX WHICH WILL CAUSE A SUBSTANTIAL LOSS OF REVENUE NEEDED TO SUPPORT THE HEALTH, SAFETY, WELFARE AND ECONOMIC DEVELOPMENT EFFORTS OF OHIO MUNICIPALITIES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-021 AS AMENDED (*bicycle riding in downtown business district*) **tabled after 3rd reading on 4/18/17 and during 9/19/17 meeting**
AN ORDINANCE AMENDING SECTION 373.11(a)(2) AND REPEALING SECTION 373.13 OF CHAPTER 373 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.

During NEW BUSINESS portion of the May 2, 2017 City Council meeting, a motion was made and seconded to accept the proposed amendments (second amendment to the Ordinance), which was approved. A motion was then made to lift it from the table, but no second to that motion was given, so it was not lifted from the table and remains tabled.

During OLD BUSINESS portion of the September 19, 2017 City Council meeting, a motion was made and seconded to lift it from the table. All were in favor. Then a motion was made and seconded to adopt it, but after discussion, a motion was made and seconded to retable it. The Ordinance remains tabled.

ORDINANCE NO. 2017-073 (*HWE Franchise Agreement*) **requires three (3) readings** **tabled after 3rd reading on 8/15/17**
AN ORDINANCE GRANTING TO HANCOCK-WOOD ELECTRIC COOPERATIVE, INC. ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN AND OPERATE IN THE STREETS, THOROUGHFARES, ALLEYS, BRIDGES AND PUBLIC PLACES OF THE CITY OF FINDLAY, STATE OF OHIO, AND ITS SUCCESSORS, LINES FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND OTHER SERVICES TO PARTS OF THE CITY OF FINDLAY AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER AND OTHER PURPOSES AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH AND ACROSS SAID CITY OF FINDLAY, STATE OF OHIO, SUBJECT TO AND IN COMPLIANCE WITH THE CERTIFIED TERRITORIES FOR ELECTRIC SUPPLIERS ACT (OHIO REVISED CODE SECTIONS 4933.81 TO 4933.90).

ORDINANCE NO. 2017-087 (*mid-year review – retirement severance payout*) **requires three (3) readings** **third reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-088 (*flood appropriation*) **requires three (3) readings** **third reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-089 (*waterline extension to County Landfill*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE BOARD OF HANCOCK COUNTY COMMISSIONERS FOR THE WATERLINE EXTENSION TO THE COUNTY LANDFILL PROJECT NO. 35710800 AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-091 (*salary ordinance for City Council members, President of Council, Treasurer*) **second reading**
AN ORDINANCE ESTABLISHING THE SALARIES FOR CITY COUNCIL MEMBERS, PRESIDENT OF COUNCIL, AND TREASURER OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER ORDINANCES AND/OR PARTS OF ORDINANCES IN CONFLICT HERewith.

ORDINANCE NO. 2017-092 (*Aberdeen Dr/Weselyan Dr/Winston Dr/Penrose Ct vacation*) **requires three (3) readings** **second reading**
AN ORDINANCE VACATING CERTAIN STREETS (HEREINAFTER REFERED TO AS ABERDEEN DRIVE, WESLEYAN DRIVE, WINSTON DRIVE, PENROSE COURT, AND PENROSE DRIVE VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2017-093 (*RLF Administration*) **requires three (3) readings** **second reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-094 (*U of F refunding on a taxable loan*) **requires three (3) readings. Public Hearing on 10/17/17** **second reading**
AN ORDINANCE AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF LEASE REVENUE BONDS PURSUANT TO A MASTER LEASE-PURCHASE AND SUBLEASE-PURCHASE AGREEMENT WITH FIFTH THIRD BANK AND UNIVERSITY OF FINDLAY, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000, THE PROCEEDS OF WHICH WOULD BE USED FOR THE PURPOSE OF FINANCING THE ACQUISITION BY THE CITY OF FINDLAY, OHIO OF AN INTEREST IN THE PROJECT (AS DEFINED BELOW), FOR THE BENEFIT OF UNIVERSITY OF FINDLAY, WHICH OWNS AND OPERATES THE PROJECT, LOCATED WITHIN THE CITY OF FINDLAY, OHIO; AUTHORIZING A TAX EXEMPTION CERTIFICATE AND AGREEMENT; AND AUTHORIZING OTHER DOCUMENTS AND RELATED ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH LEASE REVENUE BONDS.

City of Findlay

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Donald J. Rasmussen
Director of Law

OCTOBER 3, 2017

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, OCTOBER 3, 2017 MEETING.

ORDINANCES

- 2017-095 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2017-096 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2017-097 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.
- 2017-098 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2017-099 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2017-095

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	General Fund (auction proceeds)	\$ 2,124.89
TO:	Fire Department #21014000-other	\$ 2,124.89

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that funds received from items sold on GovDeals.com may be used within the Fire Department.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2017-096

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	Sewer Fund	\$ 368,000.00
TO:	Annual Sewer & Manhole Lining Program <i>Project No. 35674400</i>	\$ 368,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that the planned portion of the aforementioned project may be completed.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2017-097

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated and transfer:

FROM: CIT Fund – Capital Improvements \$ 280,000.00
Restricted Account

TO: Dalzell Ditch Cleaning *Project No. 32542200* \$ 280,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer said funds so that the City's portion of the construction costs may be paid.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2017-098

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	Water Fund	\$ 159,355.00
TO:	Deer Landing Waterline Oversizing <i>Project No. 35777500</i>	\$ 159,355.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that the City's portion of the oversizing of waterline costs along Williams Road and Olive Street may be paid.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2017-099

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	Water Fund (insurance proceeds)	\$ 1,874.81
TO:	Water Treatment Plant #25050000-other	\$ 1,874.81

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that funds received from the City's insurance company may be utilized,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____