

City of Findlay City Planning Commission

Thursday, January 11, 2018 - 9:00 AM

Minutes

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

MEMBERS PRESENT: Mayor Lydia Mihalik
Brian Thomas
Jackie Schroeder
Dan Clinger
Dan DeArment

STAFF ATTENDING: Matt Cordonnier, HRPC Director
Judy Scrimshaw, Development Planner
Todd Richard, Zoning Inspector
Don Rassmussen, Law Director
Jeremy Kalb, Engineering Project Manager

GUESTS: Dan Stone, Brett Gies, Leah Wilson, Jodi Mathias, Tom Shindledecker, Brad Brogan, Erik Adkins, Steve Harper, Doug Jenkins

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Mihalik
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

Jackie Schroeder made a motion to approve the minutes of December 14, 2017. Dan Clinger seconded. Motion carried 5-0-0.

NEW ITEMS

1. PRELIMINARY PLAT APPLICATION #PP-01-2018 for Somerset Park 4th Addition.

General Information

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also 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 Large Lot.

Parcel History

The last Preliminary Plat for the subdivision was reviewed as Somerset Park 1st-3rd Additions in November 2014.

Staff Analysis

The applicant is proposing to extend Silver Lake Drive to the south and add a cul-de-sac street (Wheatfield Dr.) running east from that extension. There will be 15 new residential lots added with this phase.

In the R-1 district, all lots must contain 15,000 square feet and have 100' of lot width. The Liberty Township zoning code defines lot width as being measured at the building setback line. The lots on the cul-de-sac have the width labelled at the right of way line but do not have the measurements shown at the setback line to determine if they meet this requirement. We will need verification of that distance or the approval of the township to vary this. Lots 50 and 51 are under the minimum square footage of 15,000 square feet. These will also require a variance.

The cul-de-sac length exceeds the maximum length of 600'. It appears to be roughly 625' in length. This will also require a variance.

The cul-de-sac is shown with a proposed "island" in the center. We will defer to the Engineers and/or the Township that will have to maintain this, as to the practicality of such a design.

Staff Recommendation

HRPC Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-01-2018 for Somerset Park 4th Addition subject to the following conditions:**

- **Verification of the width of Lots 57, 58 and 59 at the building setback line**
- **Lots 50 and 51 be increased to 15,000 square feet or a variance obtained from Liberty Township**
- **A variance on the length of the cul-de-sac by FCPC and HRPC**

ENGINEERING

General Notes:

- North Arrow is not correct
- Application requires the use of excepted property
- Typical Section - #203 subgrade compaction should be #204 subgrade compaction
- General Note 5 says utility easements in the rear and side yards shall be provided. Assuming this means there will be utility easements around the perimeter of the 4th addition but utilities are not shown at the rear of Lot 58.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION.

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-01-2018 for Somerset Park 4th Addition** subject to the following conditions:

- **Verification of the width of Lots 57, 58 and 59 at the building setback line (HRPC)**
- **Lots 50 and 51 be increased to 15,000 square feet or a variance obtained from Liberty Township (HRPC)**
- **A variance on the length of the cul-de-sac by FCPC and HRPC (HRPC)**
- **Correct North Arrow direction (ENG)**
- **Application requires the use of excepted property (ENG)**
- **Typical Section - #203 subgrade compaction should be #204 subgrade compaction (ENG)**
- **General Note 5 says utility easements in the rear and side yards shall be provided. Assuming this means there will be utility easements around the perimeter of the 4th addition but utilities are not shown at the rear of Lot 58. (ENG)**

DISCUSSION

Judy Scrimshaw stated that the cul-de-sac is less than 600 feet and will not need any variance for the length. Dan Stone has also provided an updated drawing showing that Lots 50 & 51 have been changed to now exceed the 15,000 square foot minimum required by Liberty Township. She said that Mr. Stone had also provided the measurements at the front setback lines for Lots 57, 58 and 59. One is still just maybe .3 feet under the minimum, and they will correct that before the final plat.

Dan Clinger asked if drainage is going to the detention pond there. Dan Stone stated that the cul-de-sac is the high point of the development and everything south of there drains down. Mr. Stone said in the initial design, the cul-de-sac was designed to go into the pond. Mr. Clinger asked if further development occurred to the south, would another detention pond be necessary. Mr. Stone said it would be necessary. Dan DeArment asked for clarification as to what application requires use of accepted property meant. Ms. Scrimshaw mentioned that it referred to the acreage they own to the south but are not platting now. Mr. Stone stated that Dr. Havens owns the land and it will eventually develop into single family residential but for now will remain as vacant land. Mr. Stone said they would add a note that it will eventually be used as single family residential, but will stay as is until the time comes.

MOTION

Dan Clinger made a motion to **approve PRELIMINARY PLAT APPLICATION #PP-01-2018 for Somerset Park 4th Addition.**

2nd: Dan DeArment

VOTE: Yay (5) Nay (0) Abstain (0)

2. APPLICATION FOR SITE PLAN REVIEW #SP-01-2018 filed by Blanchard Valley Center, 1700 E. Sandusky Street, Findlay OH for an addition to a maintenance building and two parking lot expansions.

HRPC

General Information

This property is located on the north side of E. Sandusky Street. The property is zoned R-1 Single Family Low Density. All surrounding land is also zoned R-1. The northern edge of the parcel along E. Main Cross Street is within the 100-year flood plain. The City Land Use Plan designates the area as PMUD (Planned Mixed Use Development)

Parcel History

Location of Blanchard Valley Center, which is a school, workshop and residential complex.

Staff Analysis

The applicant is proposing an approximately 988 square foot addition to the north end of a maintenance building which is located along the east property line. It follows the east building line of the existing structure that is about 18' off the property line. Setbacks in R-1 are only 5 feet.

The parking lot adjacent to this structure is being expanded to the north as well. An existing drive entry from W. Main Cross will be maintained for access to the north. It appears that the new pavement will be just outside the flood plain area. Approximately 29 spaces will be gained.

The parking area at the west side of the site will be reworked to add a drop off area behind the building and at the west end of the playground area.

The building height is 11' at the eaves and slightly under 13' at the peak, which is well below the maximum permitted height of 40'.

The electrical plan shows some existing light fixtures relocated in the parking lots and some new being added to match those. The photometric plan indicates readings at the east property line that exceed one foot candle in spots. Although zoned residential the parcel to the east is a commercial operation (Litter Landing). We are okay with the reading in this instance.

There are a few islands added to the eastern parking lot and one in the new drop off area on the west side. These will contain some landscaping which will be an improvement over the existing conditions. There is some directional signage indicated in the island near the maintenance building. Applicant will need to present the signage requested to the zoning office for compliance.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2018 for an addition to a maintenance building and two parking lot expansions.**

ENGINEERING

Access – Access to the site will be from the existing drive off E. Main Cross as well as the existing parking lot.

Storm water Management – There are two separate parking lot extensions on this job. Both will have their own respective detention ponds for storm water management. Detention calculation were submitted and are good, but would like to see the calculation for the allowable flow instead

of just a note.

Waterline- There are no proposed waterlines shown on the plans.

Storm Sewer- There is no proposed storm shown on the plans.

Sanitary Sewer- There are no proposed sanitary sewer shown on the plans.

MS4 Requirements – The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

General Comments –

- C4.0 – Spot elevation in the island – See me, easier to explain on the plan.
- C4.1 – Need spot elevations on parking lot side of drive to show water is going to the catch basin and not running down the street.
- A1.0 – North arrow does not match site plan pages.
- Detention Calculations – Don’t have a problem with the calculations submitted but want to see the calculation for the allowable flow instead of just a note that it was calculated for a 5 year – 20 min pre-developed flow with I=3.15

Recommendations: Approval of the Site Plan:

The following permits may be required prior to construction:

- Curb Cut Permit- 1 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2018 for an addition to a maintenance building and two parking lot expansions subject to the following conditions:**

- **Provide calculation for the allowable flow instead of just a note that it was calculated for a 5 year – 20 min pre-developed flow with I=3.15 (ENG)**
- **Need spot elevations on parking lot side of drive to show water is going to the catch basin and not running down the street. (ENG)**

DISCUSSION

Jeremy Kalb stated that he had read the spot elevation wrong on the island, so disregard his comment on that.

Mr. DeArment asked if the commercial dumpster along the west property line required fencing. He mentioned that for a hotel, fencing would be required for a dumpster. He proceeded to ask if we need to require screening as it is a permanent dumpster. Ms. Scrimshaw asked Todd Richard if he expected them to screen the dumpster. Mr. Richard said that up until 2012 when the zoning code was rewritten, the dumpster was not expected to be screened. He said that it could be made a condition if desired. This is an existing condition. Mr. DeArment suggested that there at least be some sort of landscaping around the area. Brett Gies stated that they would be adding some

landscaping along the western edge along the property line and the parking lot to help shield headlights. Mr. DeArment noted that the landscaping didn't appear to go past the dumpster and asked that it be continued down past the dumpster.

Mr. Clinger asked if the expansion warranted the additional parking. He noted that the parking lot had not been full prior to the suggestion of expansion. Steve Harper, the representative for Blanchard Valley Center, stated that the additional parking will primarily be used for staff parking and said that the residential building has very limited parking and that it has been agreed that the staff there can park in the additional parking as needed. Mr. Harper stated that some teachers also park in that area and walk across campus to their classrooms, and there are vans along the east perimeter. He said they are looking to give themselves some flexibility and as they move forward with renovations to the industries building, they are considering the possibility of having some conferences and trainings there and can foresee some need for additional parking for those occasions.

Mr. Clinger noted that pine trees were being removed along the east property line, but asked if they would be replacing any vegetation there other than the islands. Mr. Gies stated that no vegetation would be replaced along the east property line along Litter Landing, but are intending to add a six foot tall privacy fence that extends from the existing maintenance building at the southeast along the whole duration of the new parking all the way north. Mr. Gies also stated that there would indeed be landscape improvements in the islands in the eastern parking lot.

Mr. Clinger asked if the drainage off the building addition is just surface drainage for the downspouts coming off that maintenance building or if it tied into the sewer system. Mr. Gies proposed that they maintain it in the same manner that the existing building is, if it's splash blocks that will do that or if it is tied in, we will tie it in. Mr. Clinger asked if the water would get to the catch basin versus surface drainage off the property. Both Mr. Stone and Mr. Gies reassured Mr. Clinger that the water would get to the catch basin. Mr. Stone went on to explain that the water flows in a northerly direction as it is now and that anything that would splash block off this would run down into here as it does today. Mr. Stone pointed out a catch basin and stated it is already a hard surface so there is no increase of runoff from the parking lot to the building.

MOTION

Dan Clinger made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-01-2018 filed by Blanchard Valley Center, 1700 E. Sandusky Street, Findlay OH for an addition to a maintenance building and two parking lot expansions subject to the following conditions:**

- **Provide calculation for the allowable flow instead of just a note that it was calculated for a 5 year – 20 min pre-developed flow with I=3.15 (ENG)**
- **Need spot elevations on parking lot side of drive to show water is going to the catch basin and not running down the street. (ENG)**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

Mayor Mihalik made a **motion to lift PETITION FOR ZONING AMENDMENT #ZA-07-2017 from the table.**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

3. PETITION FOR ZONING AMENDMENT #ZA-07-2017 filed by Roger D Altman, 632 Davis St., Findlay to rezone Lots 7937, 7936 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex

General Information

This request is located on the north side of Davis St. east of Fox Street. It is zoned R-2 Single Family Medium Density. All surrounding properties are also zoned R-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

A house and garage sit on two of the lots and the third is vacant.

Staff Analysis

The applicant is requesting to rezone these three (3) lots to R-4 Duplex/Triplex. The potential buyer would like to be able to construct a duplex on each of the individual lots.

The majority of the homes in this general area are owner occupied. There are a few rentals but these appear to still be single-family residences.

Because the Land Use Plan designates Single Family and the homes surrounding are still single family uses, HRPC Staff does not see a good reason to recommend changing a few lots to R-4 Duplex/Triplex.

DISCUSSION

Mr. Clinger asked City Engineering if there were any plans for improvement along the street such as for it to be curbed and guttered. Jeremy Kalb stated that he did not believe there would be in the near future. Mr. Clinger stated that he did not believe that there was any parking on the street available, or seeing any signage for parking. Mr. Kalb reaffirmed Mr. Clinger's statement. He stated that there are stone areas that people pull off on, and that Davis Street will probably be resurfaced in the next year or so since a water line was run down through there, but putting in new curbs or storm systems is not likely to happen any time soon. Mr. Clinger asked how storm drainage is handled. Mr. Kalb replied that it is all surface drained. He mentioned that that is a concern, so when Mr. Brogan does go to build, to be sure not to push water off onto other properties and to ensure that the water is flowing correctly. Mr. DeArment asked what direction the lot drains to naturally. Mr. Kalb stated that he believes it drains down to Davis Street and then goes east. Mr. Clinger replied that he noticed that the road pavement is higher there than the lawn and sidewalk surface is, so the road is elevated up from that and suggested that it must be a type of ditch drainage.

Mayor Mihalik stated that she did not believe that they would be able to fix the drainage problem with this particular project, nor did she even know for a fact if there was a drainage problem on Davis Street. She redirected the conversation toward discussing the zoning amendment at hand – Mr. Brogan wants to change the zoning from R-2 Single Family Medium Density to R-4 Duplex/Triplex. She proceeded to say that the area needs a face lift in particular portions and that our community is in need of housing, and that what Mr. Brogan has presented to them is a lot clearer than what had been suggested during the previous meeting in December. Mayor Mihalik noted that Mr. Brogan has created a sort-of site plan without showing utilities to explain how he intends to fit these houses on the lot, where cars would be parked, and that this idea is a definite improvement for the neighborhood.

Mr. Clinger asked about the setback of the building. Mr. Brogan replied that he believed it was 20-25 feet. Mr. Brogan said that the existing setback for the current structure starts about where the living room is in his plan, and that all of the houses are setback at different distances. Mr. Brogan stated he is not set on any particular distance for the setback. Ms. Scrimshaw stated that the 25 feet is the minimum for setbacks in that district. Todd Richard commented that the average setback rule could be applied and he could possibly build closer. Ms. Scrimshaw noted that that could make the off street parking availability much smaller and stated that she would prefer the houses to sit back farther to create the longer drive for parking.

Matt Cordonnier stated that all of those are issues to work through with the site design and that Mr. Brogan has provided the information that has been requested and we have seen the feasible way to implement this project. Mr. Cordonnier recommended the approval of the rezoning and stated that there are standards he would have to meet and to let him go through that process.

Mr. Clinger asked if City Planning would see the final site plan and Mayor Mihalik replied that they would not and that it is a zoning application only to build.

Mayor Mihalik thanked Mr. Brogan for the level of detail he provided and stated that she was pleased to see some redevelopment in the area.

MOTION

Dan DeArment made a motion to recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-07-2017 filed by Roger D Altman, 632 Davis St., Findlay to rezone Lots 7937, 7936 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

ADJOURNMENT

Lydia L. Mihalik

Brian Thomas, P.E., P.S.

Mayor

Service Director