

City of Findlay City Planning Commission

Thursday, February 8, 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: Jackie Schroeder
Dan Clinger
Dan DeArment

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

GUESTS: Dan Stone, Leah Wilson, Jodi Mathias, Erik Adkins, Toni Poling, Jeff Dean, Tom Shindeldecker, Doug Jenkins

CALL TO ORDER

ROLL CALL

The following members were present:

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 January 11, 2018. Jackie Schroeder seconded. Motion carried 3-0-0.

NEW ITEMS

1. FINAL PLAT APPLICATION #FP-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

A Preliminary Plat for this phase of the subdivision was reviewed in January, 2018.

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.

All lot sizes comply with the Liberty Township minimum size of 15,000 square feet and 100' at the building setback line.

In a letter we received from the County Engineer's office, they stated that they would not permit the proposed raised island in the cul-de-sac.

Staff Recommendation

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-01-2018 for Somerset Park 4th Addition.**

ENGINEERING

Engineering has some minor comments on the construction drawings and will be working with the consultant to get those comments addressed.

Recommendations: Conditional approval of the plat subject to the construction drawings being modified to the satisfaction of the Engineering department.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

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

- **Final approval of construction drawings by the City Engineer's office (ENG)**

DISCUSSION

Dan Clinger stated that the questions he had posed during the discussion of the preliminary plat. He feels that all were appropriately answered and has no further issues.

MOTION

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

2nd: Jackie Schroeder

VOTE: Yay (3) Nay (0) Abstain (0)

2. FINAL PLAT APPLICATION #FP-02-2018 for Deer Landing 1st Addition

HRPC

General Information

This request is located off the east side of TR 227 in Section 29 of Marion Township. It is zoned R-1 Single Family Residential. Parcels to the north, east and west are also zoned R-1. To the south is zoned A-1 Agriculture in the 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

The Preliminary Plat of Deer Landing 1st Addition was reviewed and approved by FCPC in October, 2017.

Staff Analysis

The applicant is proposing 27 residential lots and one lot for a new detention pond.

Deer Landing and Arrowhead Drives will be extended east and Elk Drive will make a north/south connection between them. Deer Landing Drive will extend east of Elk Drive and stub into the remainder land in the parcel.

All lots are over the 11,000 square foot minimum size that Marion Township requires. Lots 44 and 45 are under the frontage requirement of the Township which is 75'. We know the applicants have met with the Township's zoning commission and perhaps this has been resolved.

Staff Recommendation

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-02-2018 for Deer Landing 1st Addition subject to:**

- **Township approval of the width of Lots 44 and 45**

ENGINEERING

Engineering has some minor comments on the construction drawings and will be working with the consultant to get the comments addressed.

Recommendations: Conditional approval of the plat subject to the construction drawings being modified to the satisfaction of the Engineering department.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-02-2018 for Deer Landing 1st Addition subject to:**

- **Township approval of lot width of Lots 44 and 45 (HRPC)**
- **Final approval of construction drawings by the City Engineer's office (ENG)**

DISCUSSION

Dan Stone stated that they obtained variances for Lots 44 and 45 from Marion Township.

Mr. Clinger mentioned that with the preliminary plat for this item, that there was a resident here mentioning some of drainage issues that were on the original development on Lots 5 and 6. Mr. Stone stated that he met with the owner to discuss his concerns. He said that a small catch basin was put in after all of the construction had occurred, and it wasn't large enough to allow the water to go anywhere. They placed another catch basin in the area, and provided a flood route to the swale, so if water is to drain out of the structure, it will go to the catch basin and through their system and end up in the pond. Mr. Stone told the Commission they have done everything they can physically do out there to eliminate any ponding water. Dan DeArment asked if he had reached out to the neighbor to explain this. Mr. Stone stated that the neighbor was out there as they were surveying but said he would reach out to him to explain exactly what they are doing to eliminate the ponding water out there.

MOTION

Dan Clinger made a motion to **approve FINAL PLAT APPLICATION #FP-02-2018 for Deer Landing 1st Addition subject to the following conditions:**

- Final construction drawings must be appropriate.

2nd: Jackie Schroeder

VOTE: Yay (3) Nay (0) Abstain (0)

3. APPLICATION FOR CHANGE OF USE #CU-01-2018 filed by Toni Poling, 1329 Woodworth Drive, Findlay to operate a child care facility at 800 Canterbury Drive.

HRPC

General Information

This request is located on the west side of Canterbury Drive just south of the intersection with Tiffin Avenue. It is zoned O-1 Institutions and Offices. Property to the north and west is also zoned O-1. To the south and east is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

This is currently a vacant single family home.

Staff Analysis

The applicant is requesting to change the use of the dwelling to a Child Day Care Center. Day Care Centers are a primary use in the O-1 zoning district.

There are no changes proposed to the footprint of the structure. Cosmetically, the front of the building will change and major renovations will be done to the interior to turn it into space suitable for the intended use.

The applicant is negotiating with the office building on the opposite corner of Canterbury and Tiffin Avenue to lease parking spaces to accommodate employee parking during the day. We would advise some legal recorded document that grants that permission to the Day Care in perpetuity in case of an ownership change on either end.

The applicant is requesting permission to have a second curb cut onto Canterbury to allow for a u-shaped drive for pick up and drop off of children. She would like it to be wide enough for 2 cars to pass. The site looks tight and the drawing is not to scale so it is difficult to tell if this would work.

The rear yard will be fenced in for an outdoor play area. The area on the north end of the home where the existing air conditioning unit is located will also be fenced in and used for trash containers as well.

The applicant proposes planting evergreens along the property lines to the north and south as a buffer for the homes there.

Staff Recommendation

HRPC Staff would like to see some scaled, engineered drawings to determine if the drive will work before issuing any recommendation of approval.

ENGINEERING

Need more information on how the U-shaped drive is going to fit within the property. Looking at the location of the current drive it appears it would be difficult to have a drive that can accommodate the mobility of larger vehicles. The drive may need to be relocated to the north to allow for the needed turn radius.

Would like to see if some onsite parking would be available if the drive was reconfigured.

Recommendations: Tabling the Conditional Use until more information is given on the size and location of the proposed U-shaped drive.

FIRE PREVENTION

Provide all necessary information to Wood County Bldg. Dept. for the proper permits.

STAFF RECOMMENDATION

Staff recommends **that FCPC table APPLICATION FOR CHANGE OF USE #CU-01-2018 to operate a childcare facility at 800 Canterbury Drive until a drawing can be provided to show how a u-shaped drive can be accommodated on the site.**

DISCUSSION

Mr. Clinger mentioned that handicap access is essential and a ramp should be placed to access the facility, which may play a part in how the parking is configured. He also stated that he would like to see parking mostly on-site as the site appears to be large enough to do so. He said his concern with the parking with the building on the adjacent corner is that he isn't sure if the parking is entirely occupied at the moment, so the dynamic could change. Judy Scrimshaw said that that is why she suggested getting a recorded document from the building owner to show that

she has a certain number of spaces in the lot, for perpetuity. Mr. Clinger asked if six spots are necessary, and Ms. Scrimshaw stated it was for staff parking. Mr. Clinger stated that he would still like to see those parking spots on site and still thinks it is possible.

Mr. DeArment asked if employees could legally park on the street. Ms. Scrimshaw said that there is parking on that street but was unsure of length of parking time. She said she doesn't think there is a limitation as it is a residential neighborhood. Toni Poling said that she was trying to avoid parking most of the staff onsite because she wants to maintain a residential feel to the facility and plans to add trees out front as well. Ms. Poling stated she will, however, do the plans the way the Planning Commission requests.

Mr. Clinger asked about the height of the fence in the backyard. Ms. Poling stated she had intended to go with a six-foot fence but recently found out she could have an eight-foot fence if desired. She said she would like a privacy fence either way.

MOTION

Dan Clinger made a motion to **table APPLICATION FOR CHANGE OF USE #CU-01-2018 filed by Toni Poling, 1329 Woodworth Drive, Findlay to operate a child care facility at 800 Canterbury Drive.** They would like Ms. Poling to come back with a drawing to show how the driveway can work and some addition on-site parking if possible.

2nd: Jackie Schroeder

VOTE: Yay (3) Nay (0) Abstain (0)

ADJOURNMENT

Lydia L. Mihalik
Mayor

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