

City of Findlay City Planning Commission

Thursday, June 14, 2018 – 3:00 PM

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
Jackie Schroeder
Brian Thomas
Dan DeArment

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

GUESTS: Dan Stone, Erik Adkins, Tom Shindeldecker, Dennis Heldman, Lou Wilin, Kathy Carte, Carol J. Reed-Tarney, Margaret Flemion, Jodi Mathias, Judith Brandt, Marcene Wallace, Jack D. Patterson, Robert Meeks, Charles Beagle. Howie Magens, Starley Cannon, Gary Parsell, Leah Fox, John Redman, Charles Beagle

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Mihalik
Jackie Schroeder
Brian Thomas
Dan DeArment

SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of May 10, 2018. Jackie Schroeder seconded. Motion carried 4-0-0.

ITEMS TABLED AT THE MAY 10, 2018 MEETING

APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-05-2018 filed to rezone part of Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

General Information

This request is located on the south side of E. Foulke Avenue just west of the railroad tracks. It is zoned R-2 Single Family Medium Density. All parcels to the north, south and west are also zoned R-2. To the east is zoned R-3 Single Family Small Lot. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

Parcel History

This parcel is a vacant lot.

Staff Analysis

The applicant is proposing to rezone this parcel to R-4 Duplex/Triplex in order to be able to construct a duplex someday.

This parcel has never had a structure on it. It appears that the applicant purchased the property along with the house at 323 E. Foulke in 1997. He sold the house in 2003 and retained the vacant lot next door. He is currently trying to sell this lot.

Staff did a check on the properties surrounding this lot on the Auditor's website. The majority seem to be single family homes except for 231 E. Foulke and 220 Allen Avenue. We have been working on the proposed zoning map changes and this area is designated on that mapping proposal to go to R-3 Single Family. We plan to present two scenarios of the map when it comes to these spots of multi-family. One is to keep them zoned single family and they remain legal non-conforming uses or identify these existing spots and give them the appropriate zoning to make them conforming. That route will have to be decided after review by CPC and City Council.

A vacant lot would probably go to the majority of the zoning since it does not create a new non-conformity.

Staff Recommendation

HRPC Staff is neutral on **PETITION FOR ZONING AMENDMENT #ZA-04-2018 filed to rezone part of Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex because it is a viable building lot for Single Family and the neighborhood is predominately single family, but a duplex may work as well as long as adequate parking can be provided.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

DISCUSSION

Dan DeArment said that his understanding was that when the owner of the property, John Redman, purchased it, it was zoned so he could place a duplex on that lot. Judy Scrimshaw said that it was B-Residential on the previous map and he could have placed a duplex there. Mr. DeArment said that the map was changed on Mr. Redman, and Mayor Mihalik agreed. Mr. DeArment said he was leaning toward favoring the change. Jackie Schroeder agreed. Ms. Scrimshaw asked if that was a motion. Mr. DeArment said it could be.

Mayor Mihalik said she felt the area was ripe for redevelopment and that particular parcel would benefit from development in general. She mentioned that on the other side of Foulke Ave. there have been duplexes/triplexes constructed and they've turned out well and are a great addition to the area. She said this is an opportunity for the neighborhood to be improved but Mr. Redman would have to be able to meet the zoning conditions for a duplex. Mayor Mihalik asked Todd Richard if he had had any conversations with Mr. Redman about zoning conditions. Mr. Richard said that if he had, it was a long time ago but he imagined that they had to have discussed some development standards. Mr. Redman agreed. Mr. Richard said he'd like to think they had discussed setbacks and things like that because he doesn't like to have people jump into things like these and start to develop if they can't meet the setbacks. Mayor Mihalik asked Mr. Redman if he had had an evaluation done to see if he could meet the conditions of the zoning code for that particular use. Mr. Redman said he had. He said that there are some trees on the lot and there's only one tree that would be in the way. He said he has been maintaining the property for over 15 years and is tired of mowing. Mayor Mihalik thanked him for keeping up with maintenance. Mr. Redman said Habitat for Humanity will not build next to a railroad track and FHA won't finance a house next to tracks so someone would likely have to finance it or get a loan.

MOTION

Dan DeArment made a motion to recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2018 filed to rezone part of Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

2nd: Jackie Schroeder

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

Matt Cordonnier suggested that **APPLICATION FOR CONDITIONAL USE #CU-03-2018** be removed from the table for consideration.

Mayor Mihalik made a motion to remove **APPLICATION FOR CONDITIONAL USE #CU-03-2018** filed by **James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ** to operate a **Residential Treatment Center at 1800 Manor Hill Road, Findlay.**

2nd: Brian Thomas

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

HRPC

General Information

This request is located on the west side of Manor Hill Road south of Silverstone Drive and north of Bluestone Drive. It is zoned M-2 Multiple Family. Parcels to the north and south are zoned c-2 General Commercial. To the west is zoned MH Mobile Home District and to the east is zoned CD Condominium District. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Regional Commercial

Parcel History

This building was originally constructed as a restaurant. Most recently it was rezoned Multi-Family and approved by Planning Commission to be converted to an Assisted Living Facility in 2009. The facility was remodeled, but never opened.

Staff Analysis

The applicants wish to purchase this property and change the use to a licensed and accredited Residential Treatment Center.

The M-2 District lists Nursing and Convalescence Homes as a Conditional Use. A Convalescence Home is defined as a place where persons are housed or lodged and furnished with meals, and medical care. Staff interprets this definition to fit the use requested.

All Conditional Uses require Planning Commission approval.

The applicants are not proposing any structural changes to the property. There is more than ample parking available on the site.

DISCUSSION

Mayor Mihalik asked Mr. Cordonnier if he had received any further information on this item. Mr. Cordonnier stated that the applicant contacted him the day after the meeting and asked for clarification on what was requested from Planning Commission. They called back a few days later and indicated that they were no longer interested in pursuing the project. Mayor Mihalik asked if there had been any further discussions with the applicant. Mr. Cordonnier stated that there had not been and he does not believe anyone requesting this use is here today. He said they've had no further comment from them since they day after the meeting.

Mr. DeArment made a motion to deny the application. Ms. Schroeder seconded.

Carol Reed-Tarney, who resides at 1712 Hillstone Dr., said that she wanted to thank Tom Shindledecker and Dennis Hellmann for their expertise and assistance with helping them relay their questions and concerns to the Planning Commission. She also wanted to thank the other presidents from neighboring condo associations and other people who helped to solicit and circulate the petitions, and helped to notify everyone about the change in time for the Planning Commission meeting.

Ms. Reed-Tarney said that she believed it was unacceptable that she was the only one notified of the change in time for this meeting. She said as far as she was aware, no other members of the condo associations received any notification about the change. When she was called and told that she was going to receive a notification in the mail, she said that she would take care of notifying everyone. Mr. Reed-Tarney said over 270 people signed the petition and deserved to receive a letter from the Planning Commission to make sure that they were able to attend the meeting. She contacted the presidents and they helped her contact everyone that this was changed. She said that people asked if this was a ploy on the part of the Planning Commission to discourage them from taking an interest in this or if the applicants could only show up later. She said she was not given any details but later on received notification that the change was due to the Mayor wishing to attend the meeting but having a prior commitment that conflicted with the usual time. Ms. Reed-Tarney said that anyone who asked her after that was told that it was due to a conflict in the Mayor's schedule.

Ms. Reed-Tarney wanted to reiterate that the neighborhood is no place for a treatment facility. She said their neighborhood is densely populated and is comprised of aging and elderly individuals. She said many of them live alone or are incapacitated. Ms. Reed-Tarney reiterated that she felt this was unacceptable and the Planning Commission put stress on their neighbors which has caused anxiety attacks for some and others contacted security companies to see if their home could be fitted for security cameras. She said that they all moved to the neighborhood because of how quiet and peaceful it is. Ms. Reed-Tarney said that she was aware that the drug and alcohol rehabilitation business is very lucrative and is big business. She said it doesn't belong in a neighborhood with senior citizens and a gym. She said that several residents did reports on the applicants and the information they found on them was not good – both on them and the businesses they run. She said other residents looked into what a proper drug and alcohol rehabilitation facility should look like and she left some of those with Mr. Cordonnier, Mr. Hellmann, and the Mayor. Ms. Reed-Tarney said that many of those reports on other communities with the facilities were negative. She said that more research needed to be done on the facility, the services provided, the costs to the community, and on the applicants themselves. She said let those facilities come in but make sure they are an asset to the community, not a detriment.

Mayor Mihalik said she didn't see their engagement as a negative thing and this is how the process is set up to work. She said it is rare that people come in and talk to the Planning Commission when making decisions. She also said that they have committed to City Council that they are working on improving the way they correspond with residents of zoning changes. She said as far as notifications, they are looking at widening the radius of people who get notified, and putting signs on the site of any potential zoning change or Planning Commission hearing.

Mayor Mihalik said that it is her fault that Ms. Reed-Tarney was the contact person for the meeting change. When Mayor Mihalik received the petitions from Mr. Cordonnier, she was under the impression that there was a single point of contact and thought the most efficient way to communicate with everyone would be to go through Ms. Reed-Tarney. She said she figured they had an email group set up to contact everyone or have already been meeting. She also pointed out that mail is less reliable and is not cheap. Mayor Mihalik apologized for the miscommunication and said that they are wanted here and assured them it was a last second change in her schedule. She told Mr. Cordonnier she wanted to be at this meeting since she was unable to attend the previous one. She felt it was important to be at this meeting because of the interest. Mayor Mihalik brought up that there have been some things said about Planning Commission having already deciding on this issue prior to meeting and assured everyone that that was not the case because she had asked staff to do research on this particular company and talk with Precia Stuby. She said she wanted to give the application its due process. She apologized again for the notification issues and the introduction of the item to agenda causing any undue stress. She stated that this is the process and the facility would be a permitted use in the zoning code in that particular area but it does have to go through an open public process so that the public can be made aware of it. Mayor Mihalik said that this is part of their job and that this issue definitely needed community conversation. She said she is thankful that people care enough to come here and talk to Planning Commission about this. She said real estate is a big investment and the reason we have this process is to give the applicant a fair opportunity and to give the public a voice as well.

MOTION

Dan DeArment made a motion to **deny APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.**

2nd: Jackie Schroeder

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

2. PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family.

HRPC

General Information

This request is located off the south side of Lima Avenue west of Cory Street. It is zoned R-2 Single Family Low Density. Lots to the east and west are also zoned R-2. To the north is zoned C-2 General Commercial and to the south is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to rezone this lot to M-2 Multiple Family in order to sell as a legal 4 unit dwelling.

The applicant wrote in his letter that he had purchased the home as a duplex and according to information in Todd Richard's files; it was converted to 4 units somewhere around 1985. The units are all one bedroom. The owner has stated that all the units are currently rented to single persons. This lot was zoned B Residential prior to the zoning code changes in 2012. B residential did permit duplexes.

One of the biggest concerns in Multi-Family is off street parking. Multi-family generally requires 2.5 spaces per unit. There is a paved area along the alley between the house and a garage that has four (4) parking spaces. There is an old two-car garage at the rear of the lot and it is our understanding that this is storage for the owner. There are another four parking spaces along the back alley on the east side of the garage and the applicant has said that this is a shared parking area with the house at 219 Lima Avenue. Part of the pavement is on this lot, and part is on the neighbor's. He stated that he and the neighbor agreed to pave this area between their garages many years ago. 219 Lima Avenue is a single-family house.

An item of concern is that a four family unit would require Wood County Building Department approval. Anything over three units falls under State Building Code.

Staff Recommendation

HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family subject to:

- A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking.
- A permit is obtained from City zoning to officially have the building on record as 4 units

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family subject to:

- **A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking. (HRPC)**
- **A permit is obtained from the City Zoning Department to officially have the building on record as 4 units (HRPC)**

DISCUSSION

Mr. DeArment asked if the house would meet the State Building Code. Mr. Richard said he didn't know. He said it was probably a conversion that happened without anyone knowing about it. Mr. DeArment asked if there was a requirement. Mr. Richard said he wasn't sure if there was a statute of limitations or anything along those lines and wasn't sure how Wood County dealt with those types of things. He wasn't sure if there could be a retroactive building code requirement through them. Mayor Mihalik said that if it was a use change, it would likely trigger something from Wood County. She said right now, it is grandfathered. Mr. Richard said it isn't legal and is not grandfathered because it is not currently legal. Mayor Mihalik asked what it was zoned prior to the zoning change. Ms. Scrimshaw said it was formerly B-Residential which permitted a duplex and that is what it formerly was. She said the applicant didn't inform Zoning when the change was made into four units. Mr. DeArment asked if it were reverted to triplex if it would not have to be to State Building Code. Mr. Richard said that was correct. Mr. DeArment said he would lean toward being in compliance. Ms. Schroeder asked if that's something that gets checked with Wood County upon sale of the property. Mr. Cordonnier said he didn't think so. He said if they were building a new four unit building, they would have to be in compliance and would be inspected. He said we do not know what would trigger a Wood County inspection. He said it might be grandfathered in but we don't know what will cause them to inspect.

Ms. Schroder asked the applicants if they have looked into what it would take to make it compliant with the State Building Code. Starley Cannon, the realtor, said they haven't yet because they were made aware when they went to close on the house that this was a non-compliant situation. When it came to the appraisal, the buyer was already approved; they received a notification telling them it had been denied because it was a four unit. Ms. Cannon said Gary Parsell, the owner of 221 Lima Ave., was unaware. She said she has talked with Zoning and has been told that there is no excuse. She said it was an unintentional mistake on his part, and said the units are beautifully laid out but neither realized they were non-compliant. Ms. Cannon said years ago after the flood, Mr. Parsell purchased and converted the property. She said she shouldn't have assumed that it was all taken care of, but she did. She said at that point, she learned that the four units didn't have the proper permits. Mayor Mihalik brought up that Ms. Schroeder asked about State Building Code Requirements. Ms. Cannon said she has not looked into those and thought this was the first step in the process. Mayor Mihalik said it is the first step but Ms. Schroeder was just trying to understand if they had looked into the requirements at this point and whether they would even be able to conform to the requirements of a multi-family property. Ms. Cannon asked if it said multi-family on the tax card. Mayor Mihalik said it might. Ms. Cannon asked if they might have mercy on them since it's been there for a while. Mayor Mihalik said since the use isn't changing, she isn't certain what the requirements will be of them to make it compliant. She said they are asking about these requirements because they don't want to change zoning unless they know they can comply with the requirements.

Ms. Cannon said she understood and said she was fine with whatever Mr. Parsell needs to do. She said when marketing the home, that the four units made it possible for Mr. Parsell to see return in his investment. Ms. Cannon said when he converted it; he thought it wasn't an issue because he was not changing the exterior of the home.

Mayor Mihalik said that one of the conditions for approval was there being a formal agreement obtained with the adjoining land owner about parking and asked if that had been worked out already. Mr. Parsell said they've been friends for forty years and had an informal agreement that parking was okay. He said they shouldn't have an issue with that. He said he would talk to his neighbor and see if she would agree to that.

Mayor Mihalik said they have a few more weeks before this item goes before Council. She said if they were to say yes today, the rest would all be dependent upon getting the formal agreement worked out, figure out the regulations with Wood County, and get everything wrapped up. So it is something to keep an eye on to ensure everything is taken care of and that the new owner is indeed interested in keeping the property up to commercial multi-family standards, and then Council will base their decision on that. Don Rasmussen said either this could be tabled allowing the applicant to go up to Wood County and see, or they can approve it and still will have time to go through those steps. Mayor Mihalik said she felt they should keep it on its path so that it can get through; otherwise it will be held up with Planning and Zoning and won't be at the Council meeting until August. Mr. Cordonnier stated that it should have its first reading on Tuesday, June 19, and the second reading on July 3, and then the last on July 17. Mayor Mihalik said that they have about a month to get everything situated unless it is tabled, and in that case, they would be seen again for this on July 12. Mr. Rasmussen said that it would then be seen by Council on July 17. Mr. Cordonnier stated that he believed it could stay on track without being tabled and could be carefully watched over and revisited before the Council meeting that way it doesn't slow the applicant down. Mayor Mihalik asked Mr. Parsell and Ms. Cannon if this course of action worked for them. Ms. Cannon said it would. Mayor Mihalik said this would still give them time to research and take care of the remaining issues. Ms. Cannon asked if anyone had a contact for Wood County. Mr. Richard said she should speak to Mike Rudey and gave her his phone number – 419.354.9190.

Mayor Mihalik asked if the Commission was okay with this arrangement. They agreed. Mr. Cordonnier suggested that if the applicant speaks with Wood County and things go wrong there, it might be beneficial to add a statement about zoning to R-4 and creating a triplex as a fallback position that way Council knows what the next best thing is for the applicant.

MOTION

Mayor Lydia Mihalik made a motion to **recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family subject to the following conditions:**

- **A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking.**
- **A permit is obtained from City zoning to officially have the building on record as 4 units**

- The owner goes about the process of investigating the viability of the need to conform to the commercial building code. If not, the Planning Commission recommends the change to R-4, permitting a triplex.

2nd: Dan DeArment

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

3. PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9th-11th Addition.

HRPC

General Information

This plat is located in Allen Township south of CR 99 and on the east side of CR 140. Allen Township is not zoned. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

HRPC reviewed and approved this Preliminary Plat at its May 16, 2018 meeting.

Staff Analysis

The applicants are proposing a three-phase development in this portion of the Woods at Hillcrest. The full plat contains 46 new residential building lots, three (3) new streets and the extension to the north of the existing Bushwillow Drive.

Lot sizes are consistent with the rest of the subdivision. Because there is no zoning, there are no standard widths and sizes required. The City will provide water and sewer to the development.

There were some minor issues from the County Engineer's office that needed corrected when it came before HRPC last month. Those have been corrected on this submittal.

Staff Recommendation

HRPC Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9th-11th Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9th-11th Addition.**

DISCUSSION

Mr. DeArment asked if the drainage is all regional or if it was going to the two ponds down in the corner. Dan Stone said it would go to the two ponds south of the cul-de-sac. Mr. DeArment asked if this would hold future drainage. Mr. Stone said it would and the two ponds were developed for the whole drainage area. There are two because of the high-pressure lines that run between the two areas.

MOTION

Dan DeArment made a motion to **approve PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9th-11th Addition.**

2nd: Brian Thomas

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 filed by Hancock County Agricultural Society, 1017 E. Sandusky Street, Findlay for a 7680 square foot cattle barn.

HRPC

General Information

This request is located off the south side of E Sandusky Street. It is zoned PO Park and Open Space. Parcels to the south, east and west are zoned R-2 Single Family Medium Density. To the north is zoned R-1 Single Family Low Density. It is located within the 100 year flood plain. The City Land Use Plan designates the site as PRD Planned Residential Development.

Parcel History

The last site plan for the Fairgrounds was in August 2017 for the Event Building.

Staff Analysis

The applicants wish to construct a 7680 square foot cattle barn near the eastern edge of the fairgrounds property.

It will be a post frame building with stone flooring. It appears to be approximately 26' at the peak in height. Maximum height permitted is 35' in the Park and Open Space district.

Buildings must be setback a minimum of 30' from any residential area. The building abuts residential on the east side and site is 114' from that property line.

Staff received one inquiry from the owner of a multi-family complex on Fishlock Avenue. The question was concerning whether or not the barn would be used year round for any livestock. We checked with the Hancock County Agricultural Society and confirmed that this building is strictly for the fair and will be used as storage in the off-season.

Because it is located in the flood plain, the Applicant will need to work with Todd Richard on any flood related issues and flood development permits that may be required.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 for a 7680 square foot cattle barn to be located at 1017 E. Sandusky Street.

ENGINEERING

Access –

Will be using the existing drives and roads located within the Hancock County Fairgrounds.

Sanitary Sewer –

There is no proposed Sanitary Sewer

Since the wash racks are being moved, the drains cannot be hooked up to the storm sewer, the wash rack drains must be tied into a sanitary sewer.

Waterline –

No Proposed Waterline, plans just shows the adjustment of the wash rack above ground water system.

Stormwater Management –

Detention for the development will be provided by the Lye Creek Expansion that was constructed for the Events building.

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.

Recommendations:

Conditional approval of the site plan subject to the following conditions:

- Wash rack drains need to be tied into the Sanitary Sewer.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Storm Tap Permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 for a 7680 square foot cattle barn at 1017 E Sandusky Street subject to the following conditions:

- **Apply for all necessary permits with the Wood County Building Department (FIRE)**
- **Wash rack drains are tied into the Sanitary Sewer. (ENG)**
- **Work with Todd Richard on any issues for development in the flood plain (HRPC**

DISCUSSION

Brian Thomas asked if it mattered if the building had a stone floor as far as zoning or flood. Mr. Richard said they would look at a volume balancing. He said that's a great question for a gravel floor. He asked Mr. Stone what the difference is between existing grade and BFE. Mr. Richard said it's usually less than half of a foot. Mr. Stone said that right now we are at existing grade which is 779. He said BFE is at 78.50 and we're half foot above it. Mr. Richard said that if they can do the LOMA, problem is solved and it will be removed from the flood plain. Mr. DeArment asked what that meant. Mr. Richard said there is a process they can go through with some survey work to show that an area shouldn't have been mapped in the flood plain in the first place. FEMA then reviews that and sends a letter stating that it is no longer in a flood area which exempts the applicant from any flood requirements. Mr. Richard told Mr. Stone he didn't realize that they were above BFE and asked if this was for the entire footprint. Mr. Stone said it was. Mr. Thomas said he was asking about the stone flooring because he knew some barn animals don't like to stand on stone and wanted to check that this wasn't a concern through Zoning. Mayor Mihalik said that she wanted it to be on the record that we are a compassionate Planning Commission that cares about both people and animals. Mr. Richard said when he spoke to Charles Beagle, he was under the impression it would be a dirt floor. Mr. Beagle said it will be a show ring with bleachers and a fitting area. Mr. Thomas said as long as there is no flooding or zoning issue, it is fine. Mr. Richard said it is.

Mr. DeArment asked if they were planning to build this summer to have up by the fair. Mr. Beagle said yes, it must be up by the fair. He said they received a generous donation allowing this project to go forward provided it is up by the fair.

MOTION

Mayor Lydia Mihalik made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 filed by Hancock County Agricultural Society, 1017 E. Sandusky Street, Findlay for a 7680 square foot cattle barn.**

2nd: Jackie Schroeder

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

ADJOURNMENT

Lydia L. Mihalik
Mayor

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