

# City of Findlay City Planning Commission

Thursday, March 14, 2013 - 9:00 AM  
Municipal Building, Council Chambers

## Minutes

### **MEMBERS PRESENT:**

Mayor Lydia Mihalik  
Director Paul Schmelzer  
Joe Opperman  
Thom Hershey  
Grant Russel

### **STAFF ATTENDING:**

Todd Richard, Zoning Inspector  
Judy Scrimshaw, HRPC Staff  
Matt Pickett, FFD  
Steve Wilson, City Engineer

### **GUESTS:**

Ben Berry, Joe Edinger, Todd Jenkins, John Whitson,  
Shawn Garmong, Lou Wilin, Jeff Betts

## CALL TO ORDER

### ROLL CALL

The following members were present:

Mayor Lydia Mihalik  
Director Paul Schmelzer  
Thom Hershey  
Joe Opperman  
Grant Russel

### SWEARING IN

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

### APPROVAL OF MINUTES

P. Schmelzer moved to approve the minutes of the December 13, 2012 meeting. The December minutes were not in the packet at the January, 2013 meeting. J. Opperman seconded the motion. Motion carried 5-0.

The January minutes were also presented for approval. P. Schmelzer made a motion to approve the January 10, 2013 minutes. Thom Hershey stated that he wished to make a correction. On item CU-01-2013, he was listed as having made the motion, but he had not. P. Schmelzer had been the one to make the motion. P. Schmelzer moved to correct that item in the minutes. T. Hershey seconded. Minutes approved with correction 5-0.

### **NEW ITEMS**

**1. PETITION FOR ZONING AMENDMENT #ZA-01-2013** filed by Joseph F Edinger, 820 Third Street, Findlay to rezone **123 Cherry Street**, Findlay, Oh from R-3 Single Family High Density to C-3 Downtown Commercial.

### **HRPC**

#### **General Information**

The site is located on the south side of Cherry Street just east of the Norfolk and Southern Railroad tracks. The application stated the zoning as R-3 but in zooming in on the map it was discovered that it is actually zoned C-1 Local Commercial. The properties to the west are zoned C-3 Downtown Commercial and the properties to the north, south and east are zoned R-3 Single Family High Density. The site is not located within the 100 year flood plain.

#### **Parcel History**

This site has been home to various commercial uses over the years.

#### **Staff Analysis**

At the September 10, 2009 meeting of FCPC a request was made to rezone this parcel from C Residential to B-3 Central Business (same as C-3 Downtown Commercial in current code). The same garage type building existed on the parcel at that time and had been used for an auto repair business prior to that time. Council passed the ordinance in November, 2009.

I assume that this is a case of map error in the conversion from the old code to new last year. Staff has no issue with returning the property to its prior designation.

### **ENGINEERING**

**No Comment**

### **FIRE PREVENTION**

**No Comment**

### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval of **PETITION FOR ZONING AMENDMENT #ZA-01-2013** to Findlay City Council.

### **DISCUSSION**

J. Edinger asked to speak. He was not aware until today that the existing zoning of his parcel was different than what he had thought when he applied. He would like to know the difference

between C-1 and C-3. He would like to get the least restrictive classification he can to preserve the economic viability of the property. He has already obtained the variance necessary for the pet crematorium.

T. Richard explained that the C-3 district has no setbacks and no parking requirements. That would probably be the biggest difference in the districts.

J. Edinger asked what he could do in a C-1 and not in the C-3 district. P. Schmelzer asked if perhaps we should table this item to give Mr. Edinger time to consider the ramifications of the different zoning districts.

J. Edinger stated that he would just like some clarification on the differences. J. Scrimshaw replied that due to the size of the site she would see the lack of setbacks and parking requirements in the C-3 district as having the most impact on his parcel. If he is in C-1 and perhaps wants to expand the building, he will have to work within the confines of the setbacks. If a use needs more parking than there is room on the site, there would be another issue. He can easily run out of room here.

J. Edinger stated that he would go with the C-3 Downtown Commercial as the best course at this time.

P. Schmelzer asked if we should amend the request to correct the current zoning stated. J. Scrimshaw stated that Mr. Edinger is not changed the classification that he is asking for and she will be sure when the case goes to Planning & Zoning that they note the correction before Council takes any action.

T. Hershey asked about the large metal containers on the property. J. Edinger responded that they were there when he purchased and he has been working on having them removed. Two of them are sold and he is trying to get them moved out. One is still under lease, but he intends to remove all at some point. He has been working with T. Richard on this.

**MOTION:** P. Schmelzer made a motion to recommend approval of **PETITION FOR ZONING AMENDMENT #ZA-01-2013 to rezone 123 Cherry Street from C-1 Local Commercial to C-3 Downtown Commercial** to Findlay City Council.

**2<sup>nd</sup>:** G. Russel seconded.

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

**2. PETITION FOR ZONING AMENDMENT #ZA-02-2013** filed by Leonard Gilbert, 14478 Dutch Cross Rd, Centerburg OH 43011 to rezone **147 Garfield Avenue** from R-2 Single Family Residential to R-4 Two Family High Density.

**HRPC**  
**General Information**

The parcel in this request is located on the south side of Garfield Avenue just west of the intersection of Myrtle Avenue. It is zoned R-2 Single Family Medium Density and all surrounding parcels are also zoned R-2. The parcel is not located in the 100 year flood plain.

### **Staff Analysis**

The applicant is requesting to change the zoning to R-4 Two Family High Density because it currently exists as a duplex.

According to Todd Richard, Zoning Inspector for the City, this home was never legally changed to a duplex. It only came to his attention when he received a call from an appraiser regarding the property.

When the City was in the process of adopting the new zoning code, it was proposed at one time to try to locate all duplexes in the neighborhoods and zone each of them as such. The idea was abandoned because it was felt that too many illegal and nonconforming duplexes would potentially be legitimized by this. Currently any duplexes in a single family zoning district are considered as nonconforming uses.

The property proposed for rezoning in this application can continue as a duplex but Staff does not feel it warrants a zoning change because it was changed illegally to a two family dwelling.

### **ENGINEERING**

**No comment**

### **FIRE PREVENTION**

**No Comment**

### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend denial of **PETITION FOR ZONING AMENDMENT #ZA-02-2013** to Findlay City Council.

### **DISCUSSION**

T. Richard commented that the property doesn't meet frontage requirements and therefore is a non-conforming lot. The home was converted in the mid 70's without permit. The owner's options were to request a zone change or convert back to single family.

T. Hershey questioned how we can require someone to convert such a use back after 40 years.

T. Richard replied that when an appraiser asks him if something is legal, he can't say that it is in such cases. He doesn't like trying to go back on these, but he can't tell someone it is a legal use.

G. Russel quoted the part of the comments regarding consideration of finding these duplexes and rezoning them individually. If we had gone this route, would this have been rezoned?

J. Scrimshaw stated that if it was not legal, we would not rezone. T. Richard commented that this area was B Residential when this was done and it was a permitted use. We have always had in our code that a conversion from single family to multiple family required a permit.

T. Hershey asked if we could just go back to the owner and have them buy a permit for double fee or whatever the code states. That seems more logical given it was a legal use at the time.

P. Schmelzer stated that if we try to make someone convert a property back to a legal use we could be rendering the property value less. He could then see the property falling into disrepair if a bank won't finance.

T. Hershey feels that we can make them pay for the permit and allow to continue as a non-conforming use.

P. Schmelzer asked if the owner was in attendance. Anyone representing the owner? No answer.

**MOTION:**

P. Schmelzer made a **motion to table PETITION FOR ZONING AMENDMENT #ZA-02-2013** to rezone **147 Garfield Avenue** from R-2 Single Family Residential to R-4 Two Family High Density.

2<sup>nd</sup>: Thom Hershey

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

**3. ALLEY VACATION PETITION #AV-01-2013** filed by RJT Properties, LLC, 400 W. Main Cross Street, Findlay to vacate an east/west alley extending west from Liberty Street behind Dietsch Brothers Ice Cream.

**HRPC**

**General Information**

The alley runs west from Liberty Street just north of W. Main Cross and dead ends into a parcel owned by the City of Findlay. (former Hochstetler Old Mill)

**Parcel History**

None

**Staff Analysis**

The alley in this petition is 16.5' wide and runs for approximately 162.5' west from Liberty Street. It dead ends into City owned land and is not used for access to that land.

The applicant owns all parcels on the north and south sides of this alleyway.

Staff recommends approval of the request to vacate the alley right of way if the Engineering and Fire departments have no objections.

**ENGINEERING**

No comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends approval of **ALLEY VACATION PETITION #AV-01-2013**.

**DISCUSSION**

S. Wilson stated that there are no City utilities in the alleyway. AEP has some power lines there and they are working with the owner on those.

S. Garmong, representing the owner, stated that the reason for the request is to expand the building north.

**MOTION: :**

Thom Hershey made the motion to **recommend approval to City Council of ALLEY VACATION PETITION #AV-01-2013**.

2<sup>nd</sup>: Paul Schmelzer

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

**4. SITE PLAN APPLICATION #SP-03-13** filed by George M. Whitson, 1706 Imperial Lane, Findlay, OH for a proposed Hilton Garden Inn to be located at 1050 Interstate Drive West, Findlay, OH.

**HRPC**

**General Information**

This project is located on the eastern part of Lot 2 of the Interstate West Subdivision at the northwest corner of CR 300 (Northridge Rd.) and Interstate Drive West. It is zoned C-2 General Commercial. Land to the south and east is also zoned C-2. Land to the north is zoned R-1 One Family in Liberty Township and to the west is zoned R-2 One Family in Liberty Township. The City of Findlay Land Use Plan designates the area as Commercial. The property is not located within the 100 year flood plain.

**Parcel History**

This is a vacant parcel. The final plat was recorded and it was rezoned to C-2 General Commercial in January, 2013.

**Staff Analysis**

The applicant is proposing to construct a 5 story, 108 room Hilton Garden Inn and a park area. Motels are a permitted use in the C-2 General Commercial district.

The proposed use is required to provide parking at a rate of 1 space per 375 square feet. (Chapter 1161.11.6) The entire building is 81,605 square feet with a minimum requirement of 218 parking spaces. The plan shows 219 spaces in the lot. Parking is laid out in a 90 degree pattern and all spaces are 9' wide and either 18' or 20' deep. All aisle widths are 24'. There are four access points shown for the hotel. Three are on Interstate Drive West and one is proposed onto CR 300 (Northridge Rd.). Staff feels that the three (3) access points onto Interstate Drive West provide ample ingress/egress to the site. Beer Barrel Pizza on the east side of CR 300 requested an access onto CR 300/Northridge Rd. last year and was denied that access also. It

was noted then that this is a secondary thoroughfare on the City and County Thoroughfare plans and it carries a significant amount of traffic. The traffic has increased considerably in recent time with the addition of the cinema and other businesses south of this site. The traffic moves at a good clip through here also. We feel that this subdivision was developed with public right of way intended to serve the development and therefore no access is needed directly onto CR 300.

Setbacks required are 45' front yard, 50' for east side yard and 60' west side yard as it abuts a residential zoning, and 60' rear yard abutting residential zoning also. (page 84 – Chapter 1135) Using the full size of Lot 2 as reference, all setbacks are exceeded. There are “proposed” property lines shown on the plan that would separate the east 503.5' of the parcel from the full Lot 2 and also split that piece into two separate parcels, one for the hotel and the other for the park area. A replat of Lot 2 will be required if this split is desired.

The exterior elevation plans show a four sided architecture design with various articulations on each façade. The building consists of 5 stories. A height of 50'-8” is indicated at the start of the attic level. The maximum height permitted in the C-2 district is 60'. It would appear that considering the roof peaks above that line, the building will exceed the maximum by 6 or 7 feet. A variance on the height could be granted by the BZA. **Spoke with the Engineer for the developer on Friday. Says the plan submitted is a prototype drawing and they are working on the roof line to remedy the height issue.**

The attached landscaping plan meets and exceeds the requirements of the zoning code. The only residential uses near the development are located on the north side of TR 94. A mixed deciduous and evergreen screen planting area is shown on the north property line. A park like open space with pond, fountain, putting greens, sport practice areas and walking path is provided here also.

Sidewalks are shown along the three street sides of the development area.

#### **Staff Recommendation**

HRPC Staff recommends approval of the site plan for Hilton Garden Inn subject to the following:

- Elimination of the access proposed onto CR 300/Northridge Road
- Variance for the building height which exceeds the 60' maximum

#### **ENGINEERING**

**Access** – To remain consistent with previous decisions regarding access on North Ridge Road, we recommend the proposed entrance at the east side of the property be eliminated. Access locations on Interstate Drive are acceptable.

**Water** – Line sizes for domestic and fire protection were not shown on the submitted plan. Fire hydrant on Interstate Drive will need to be relocated if drive entrance location cannot be changed. Site plan should show existing waterline and hydrants on the east side of North Ridge Road.

**Sanitary Sewer** – May be desirable to connect 8” service line into nearby manhole instead of direct connection to 12” main sewer.

**Stormwater Management** – Proposed on-site drainage system is acceptable. Detention will be

provided by a regional pond at the southwest corner of the subdivision. Existing pond has capacity to handle 100 year storm conveyed from HGI; future development in the subdivision may require expansion of the detention volume. If the underlying property ownership changes hands, recommend an easement be recorded for the drainage swale along the north side of Interstate Drive.

**Sidewalks** – Shown on the plan.

**Recommendation:**      **Conditional approval of the plan, subject to recommended changes.**

The following permits will be needed prior to construction:

- Sanitary Sewer Permit
- Waterline Permit
- Storm Sewer Permit
- Approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

-Move existing hydrant(s) located on Interstate Dr. within 6' to the edge of the pavement at entrance(s).

-Provide fire hydrant within 100' of Fire Department Connection (FDC). Hydrant shall not be placed on fire line and be supplied by a minimum of a 6" water main if looped. Water main shall be at least 8" if the water main is not looped (dead end).

-FDC area shall be kept clear of planting material, landscaping, parking spaces, utilities, etc. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. FDC shall be 5 inch Stortz fitting with 30 degree angled elbow.

-Any natural gas or electric meter within driving area shall have crash protection.

-Knox Box shall be required for buildings with sprinkler and/or fire alarm systems.

-There are no existing hydrants on the west side of North Ridge Rd. If the proposed entrance/exit is approved, provide a hydrant within 6' to the edge of the pavement.

### **STAFF RECOMMENDATION**

Staff recommends Approval of **SITE PLAN #SP-03-2013 for the Hilton Garden Inn subject to the following conditions:**

1. Elimination of the access proposed onto CR 300/Northridge Road (HRPC & ENG)
2. Variance for the building height which exceeds the 60' maximum if necessary (HRPC)
3. Show water line sizes for domestic and fire (ENG)
4. Relocate fire hydrant from drive entrance. Move within 6' to edge of the pavement at entrance. (ENG) (FIRE)
5. Show existing waterline and hydrants on east side of Northridge Rd. (ENG)
6. Connect 8" sanitary service line into nearby manhole instead of direct connection to 12" main (ENG)
7. If property ownership changes, recommend a recorded easement for drainage swale



on north side of Interstate Drive. (ENG)

8. Provide fire hydrant within 100' of Fire Department Connection (FDC). Hydrant shall not be placed on fire line and be supplied by a minimum of a 6" water main if looped. Water main shall be at least 8" if the water main is not looped (dead end).

9. FDC area shall be kept clear of planting material, landscaping, parking spaces, utilities, etc. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. FDC shall be 5 inch Stortz fitting with 30 degree angled elbow.

10. Any natural gas or electric meter within driving area shall have crash protection.

11. Knox Box shall be required for buildings with sprinkler and/or fire alarm systems.

12. There are no existing hydrants on the west side of North Ridge Rd. If the proposed entrance/exit is approved, provide a hydrant within 6' to the edge of the pavement.

### **DISCUSSION**

T. Jenkins stated that the main reason for requesting an access onto CR 300 was that it might be helpful for fire/emergency vehicles as well as general maintenance traffic. If it is denied, they have no problem with that decision.

P. Schmelzer commented that the extensive landscaping plans are appreciated. The developer has put a lot of effort in creating an attractive area for the abutting property owners to view.

T. Richard asked that the clients be sure to follow the maximum standards for directional signage.

P. Schmelzer stated that the provided parking is only one space over the minimum and that depending on the location of the fire department connection that space could be lost. M. Pickett commented that depending on the location of a hydrant at the north end of the building, they may need to stripe a spot in front of that as well.

G. Russel said that he is very interested in the intent of the park/recreational area. Who will be using the practice fields?

T. Jenkins responded that the intent is to leave large flat open areas. Often there are travelling soccer tournaments and they may be hotel patrons. They would be able to use the areas when at the hotel. There is no intent to permit scheduling of the fields for organized team practices. The patrons will have use and if neighbors want to walk over and enjoy the park they can also.

P. Schmelzer stated that he thought the concept was a great idea. Local tournaments fill the hotels in town and he can see this as an asset to those staying at this location.

**MOTION:** P. Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-03-13 for a proposed Hilton Garden Inn** to be located at 1050 Interstate Drive West, Findlay, OH **subject to the following conditions:**

1. Elimination of the access proposed onto CR 300/Northridge Road (HRPC & ENG)
2. Show water line sizes for domestic and fire (ENG)
3. Relocate fire hydrant from drive entrance. Move within 6' to edge of the pavement at entrance. (ENG) (FIRE)
4. Show existing waterline and hydrants on east side of Northridge Rd. (ENG)
5. Connect 8" sanitary service line into nearby manhole instead of direct connection to 12" main (ENG)

6. If property ownership changes, recommend a recorded easement for drainage swale on north side of Interstate Drive. (ENG)
7. Provide fire hydrant within 100' of Fire Department Connection (FDC). Hydrant shall not be placed on fire line and be supplied by a minimum of a 6" water main if looped. Water main shall be at least 8" if the water main is not looped (dead end).
8. FDC area shall be kept clear of planting material, landscaping, parking spaces, utilities, etc. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. FDC shall be 5 inch Stortz fitting with 30 degree angled elbow.
9. Any natural gas or electric meter within driving area shall have crash protection.
10. Knox Box shall be required for buildings with sprinkler and/or fire alarm systems.
11. SWP3 plan prepared by licensed individual (ENG)

**2<sup>nd</sup>:** T. Hershey

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

**5. SITE PLAN APPLICATION #SP-04-2013** filed by Hutton Growth One LLC, 736 Cherry Street, Chattanooga, TN for proposed Family Dollar store to be located at 820 Tiffin Avenue, Findlay.

### HRPC

#### **General Information**

This project is located on the northwest corner of Tiffin Avenue (US 224) and Carnahan Avenue. The site is zoned C-2 General Commercial. Land to the south and east is also zoned C-2. To the west is zoned C-2 and R-2 Single Family. To the north is zoned R-2 Single Family. The City of Findlay Land Use Plan designates the area as Regional Commercial. It is not located within the 100 year flood plain.

#### **Parcel History**

This development is proposed on the sites of the former Findlay Motel and Flag City Diner.

#### **Staff Analysis**

The applicant is proposing to demolish the former motel and restaurant buildings and construct a Family Dollar Store on the premises. There are multiple lots involved in the development and the applicant needs to combine all parcels into one. This can be done by simple language being added to the deeds when being transferred. HRPC Staff can provide acceptable language to accomplish this.

The store has an 8,389 square foot building footprint with a 7,952 square foot interior finished area. The proposed use is required to provide parking at a rate of 1 space per 375 square feet. (Chapter 1161.11.6) If using the entire footprint of the building, this will require 23 parking spaces. The plan shows 29 spaces.

Setbacks for the C-2 district (Chapter 1135) are 50' for a front yard on a major thoroughfare, 60' for the rear and west side as they abut residential uses and 45' on the east side abutting a minor street (Carnahan). All of the setbacks are exceeded according to the plan. The proposed sign location and parking areas are required to be a minimum of 10' from the property lines and that requirement is met in the plans also.

There are two access points shown on the plans. One will be in the southwest corner of the parcel on Tiffin Avenue and another will be on the east side onto Carnahan Avenue. This will eliminate one of the existing curb cuts onto Tiffin Avenue. The cut to be closed does show new curb and gutter in that location. There is an existing parking lot at the rear of the home at 816 Tiffin Avenue located on the west side of the site. Traffic enters this lot via an alley in the rear. This was extra parking for the restaurant. (The Gilley's are current owners of the restaurant parcel and this home). The only means of exiting that parking lot is currently along the west side of the proposed parcel out onto Tiffin Avenue. It appears that there is only about an 8' width of pavement from the property line of the proposed Family Dollar to remain as the driving path for that lot. There are also a few spaces that abut the house that would only be able (due to the angle) to pull in from Tiffin Avenue and have to back out into the entry drive of the new store and then drive north to the rear alley to exit. These spaces should be eliminated as they present potential for conflict with traffic entering the proposed store site. If the parking to the rear of the home is to remain, the current owners and the Family Dollar store should enter into a cross access agreement. It appears that there will not be any division between the pavement of the store and the private home. It looks like delivery and refuse trucks will be entering from Tiffin Avenue and heading north to the far northwest corner of the building. The pavement is completely open to the alleys in this area. No large trucks, such as semis, should be using the alley to exit unless Family Dollar intends to improve these alleys with heavy duty pavement.

The sign location for the pylon type sign proposed meets the 10' setback requirement. Details show the structure to be 20' in total height with a sign face of slightly under 54 square feet. The maximum height permitted in C-2 is 30' and with 200+ feet of frontage the sign face is well within limits also.

The plan shows light poles at various locations on the lot. According to the City Zoning Code lighting standards (Chapter 1169.09.4 – (B) 2.) “The level of lighting shall not exceed 0.5 foot candles at any residential property line or 1.0 foot candles at any non-residential property line.” It appears from the photometric plan that the lighting slightly exceeds this at the property line on the south west side by the home at 812 Tiffin Avenue. Numbers range from .2 to .8 in this area.

A landscaping plan has been provided per code requirement. The existing site is totally covered in asphalt and buildings. The new development will have grass areas along Tiffin Avenue, at the rear of the site and along most of the Carnahan Avenue frontage. Foundation plantings are shown on the east and north sides of the buildings. Shrubbery and trees are indicated along the south side of the parking lot. Trees are also planted in the bumped out island areas in the parking lot. Multiple trees are provided in the grass areas at the north end of the lot. Because of the homes abutting the north and west side of the parcel, Staff would apply Level 2 Screening as in Chapter 1161.07.3 in the City zoning code. C. Option 3 was used for the store on N. Main Street. This scenario provided fencing as well as landscaping with trees and shrubs. Staff would like to see a 6' privacy fence along the full north property line, the west line from the northwest corner down to the opening onto the alleyway and on the east side approximately 50' from the northeast corner as it aligns with the property line of the home located at 609 Carnahan.

Elevation drawings of all four sides of the building were provided with the plans. The primary façade (front of building) has a change in height in the center portion. The entry is covered with a canopy. A brick veneer covers all four sides of the structure. The brick veneer is broken up in the upper third of the walls with 2 small stucco finish “stripes”.

### **Staff Recommendation**

- Combination of all lots into one parcel.
- Eliminate angled parking spaces along east side of home at 812 Tiffin Avenue
- Record an easement of access between 812 Tiffin Avenue and Family Dollar site for driveway from Tiffin Avenue
- No truck traffic onto alleyways at the northwest corner of site unless developer improves to heavy duty pavement per City standards.
- Install privacy fencing along north, east and west property lines as specified in narrative
- Rectify lighting issues along west side

### **ENGINEERING**

**Access** – Physical access to the site would remain unchanged. Access easement will be required for property to the west if underlying property ownership changes hands.

**Water** – New services will be connected to existing taps.

**Sanitary Sewer** – Will be connected to existing service.

**Stormwater Management** – Proposed on-site pipe sizes may need to be reduced to match capacity of existing outlet. No on-site detention will be required as impervious area is being reduced.

**Sidewalks** – Existing sidewalks will remain.

**Recommendation:**        **Approval of the plan, subject to review of internal drainage.**

The following permits will be needed prior to construction:

- Sanitary Sewer Permit
- Waterline Permit
- Storm Sewer Permit

### **FIRE PREVENTION**

- Knox Box shall be required for buildings with sprinkler and/or fire alarm systems.

-FDC location shall be located within acceptable distance of hydrants. FDC shall be 5 inch Storz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear.

-Any natural gas or electric meter within the driving area shall have crash protection.

### **STAFF RECOMMENDATION**

Staff recommends Approval of **SITE PLAN #SP-04-2013 for Family Dollar, 820 Tiffin Avenue subject to the following conditions:**

1. Eliminate angled parking spaces along east side of home at 812 Tiffin Avenue (HRPC)
2. Record an easement of access between 812 Tiffin Avenue and Family Dollar site for driveway from Tiffin Avenue (HPRC & ENG)

3. No truck traffic onto alleyways at the northwest corner of site unless developer improves to heavy duty pavement per City standards. (HRPC)
4. Install privacy fencing along north, east and west property lines as specified in narrative (HRPC)
5. Rectify lighting issues along west side (HRPC)
6. Proposed on site pipe sizes may need to be reduced to match capacity of existing outlet (ENG)
7. Combination of all lots in the development area into one parcel. (HRPC)
9. Internal drainage plan approved per Engineer (ENG)
10. Knox Box shall be required for buildings with sprinkler and/or fire alarm systems.
11. FDC location shall be located within acceptable distance of hydrants. FDC shall be 5 inch Stortz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear.
12. Any natural gas or electric meter within the driving area shall have crash protection.
13. Review of internal drainage by City Engineer (ENG)

### **DISCUSSION**

B. Berry stated that he believes that the house to the west of the site is an office use. He based the lighting on that being commercial instead of residential. It is zoned commercial. J. Scrimshaw responded that if the use is commercial then the lighting plan does comply.

Mr. Berry commented that he did agree with us on the three (3) parking spots along the home. Shared access will not be a problem.

In regard to the trucking, B. Berry stated that the vehicles will enter from Tiffin and swing into the front of store then back into the rear area. This will leave them nose out to Tiffin Avenue to exit. Does not see any reason for their delivery trucks to ever have to use the alley. P. Schmelzer added that this will also be relevant to the demolition process. He does not want any heavily loaded trucks on the alley or Carnahan Avenue during demo.

B. Berry stated that the store will not be sprinkled so those items related in the fire comments will not be applicable.

P. Schmelzer noted that on the Alta Survey that they are also in ownership of Parcel 2. This parcel should also be included in any access agreement. Mr. Berry stated that yes they had to purchase the entire site. They have no use for that building now and are not sure what they will do with it in the near future. They will be sure it has access.

Mr. Schmelzer also stated that they will need to analyze the drainage for the site and provide details to the engineer. An SWP3 plan which complies with the Ohio EPA needs to be prepared. The EPA is cracking down on this now and the City wants to be sure everything is in compliance.

T. Hershey asked how far from Tiffin Avenue the drive onto Carnahan is located. S. Wilson stated that it is 100 feet.

P. Schmelzer moved to **approve SITE PLAN APPLICATION #SP-04-2013** for the proposed **Family Dollar store to be located at 820 Tiffin Avenue**, Findlay subject to the following

conditions:

1. Eliminate angled parking spaces along east side of home at 816 Tiffin Avenue (HRPC)
2. Record an easement of access between 816 Tiffin Avenue, the remaining motel building located at the corner of Central Avenue and the east/west alley and the Family Dollar site for driveway from Tiffin Avenue (HRPC & ENG)
3. No truck traffic onto alleyways at the northwest corner of site unless developer improves to heavy duty pavement per City standards. (HRPC)
4. Install privacy fencing along north, east and west property lines as specified in narrative (HRPC)
5. Rectify lighting issues along west side (HRPC)
6. Proposed on site pipe sizes may need to be reduced to match capacity of existing outlet (ENG)
7. Combination of all lots in the development area into one parcel. (HRPC)
8. Internal drainage plan approved per Engineer (ENG)
9. FDC location shall be located within acceptable distance of hydrants. FDC shall be 5 inch Stortz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear.
10. Any natural gas or electric meter within the driving area shall have crash protection.
11. Submittal of a certified SWP3 plan (ENG)

2<sup>nd</sup>: T. Hershey

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

## **6. DISCUSSION OF AN UPDATE TO THE CITY OF FINDLAY FLOOD DAMAGE REDUCTION ORDINANCE** filed by Todd Richard, Zoning/Floodplain Administrator.

T. Richard presented the amendments to the Flood Damage Reduction Ordinance. He stated that ODNR had reviewed and approved and there were other in-house reviews. He has beefed up the definitions. Hopes the new Ordinance will be more user-friendly and enforceable.

P. Schmelzer commented the Todd had done a good job with the document.

T. Richard added that something he would also like to include in the ordinance is a requirement that streets have a crown at or above BFE (Base Flood Elevation). The County added this to their Subdivision Regulations after the 2007 flood. P. Schmelzer responded that he would recommend including that language in the ordinance.

J. Opperman asked for an explanation. P. Schmelzer replied that basically the center of the streets would be high enough to provide for a dry area during a flood so that vehicles could travel down the streets. J. Scrimshaw explained that the County Subdivision Regulations require a 10' wide area of dry passage through the center of the street. T. Richard commented that FEMA had allowed subdivisions to use the roadways as flood storage for many years, but he doesn't think that this is permitted any longer.

**MOTION:** P. Schmelzer made a motion to recommend approval of the amendments to the Flood Damage Reduction Ordinance with the addition of the dry passage through the center of the streets included to Findlay City Council.

**2<sup>nd</sup>:** T. Hershey

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

**ADJOURNMENT**

With no further business the meeting was adjourned.

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Lydia L. Mihalik  
Mayor

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