

City of Findlay City Planning Commission

Thursday, June 13, 2013 - 9:00 AM
Municipal Building, Council Chambers

Minutes

MEMBERS PRESENT:

Director Paul Schmelzer
Thom Hershey
Joe Opperman

STAFF ATTENDING:

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

GUESTS:

Todd Jenkins, Dan Stone, Tony Scanlon, John Vorst, Kyle Reichenbach, Sue Read, Chris Matheny, Richard Sherbrook, Bob Nichols, Dave Chance, Mike McClure, Paul Craun, various others

CALL TO ORDER

ROLL CALL

The following members were present:

Director Paul Schmelzer
Thom Hershey
Joe Opperman

SWEARING IN

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

APPROVAL OF MINUTES

T. Hershey moved to approve the minutes of the May 9, 2013 meeting with one correction. At the bottom of page 2 it mistakenly states the Mr. Hershey made the motion and seconded it as well. P. Schmelzer second. Motion to accept with correction carried 3-0.

NEW ITEMS

1. PRELIMINARY PLAT #PP-01-2013 filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Southridge Estates**.

HRPC

General Information

This plat is located along the north side of TR 145 and west of Goldenrod Lane. The land is zoned R-1 Single Family Low Density Residential. The properties to the north and east are also zoned R-1. The property to the south is zoned R-3 Single Family High Density. To the west is zoned R-1 One Family in Liberty Township. The City Land Use Plan designates the land as Single Family Large Lot. The site is not located within the 100 year flood plain.

Parcel History

This site is currently vacant land. The last preliminary plat was approved in 2002. The first final plat was recorded in 2002 and another in 2003.

Staff Analysis

The applicant is proposing to expand the subdivision to the west out to Western Avenue and south to TR 145. There will be 46 new single family lots. Katarina Lane will be extended west to Western Avenue and Paige Lane will extend south to TR 145. There will also be one new cul-de-sac (Viburnum Court) running south from Katarina Lane.

The R-1 District has a minimum lot frontage of 65' and minimum square footage of 10,000 per lot. There are a few lots in the plat that do not meet these requirements. Lots 107, 108 and 109 are less than 10,000 square feet. (Each is 9,750) Lots 94, 102, and 106 are under the 65' minimum frontage.

HRPC Staff recommends approval of the Preliminary Plat of Southridge Estates subject to the following condition:

- Correcting the lot size on Lots 107, 108 and 109 and the width on Lots 94, 102 and 106

ENGINEERING

No Comment

FIRE PREVENTION

- Do existing hydrants coincide with proposed streets on Western Ave./Twp. Rd. 145?
- Move hydrant to corner of Katrina Ln. & Western Ave.
- Move hydrant to the NW corner of Katrina Ln. & Paige Ln.
- Driving surface and hydrants shall be in place prior to construction

STAFF RECOMMENDATION

Staff recommends that FCPC **approve the Preliminary Plat of Southridge Estates subject to the following :**

- Correcting the lot size on Lots 107, 108 and 109 and the width on Lots 94, 102 and 106 (HRPC)

- Do existing hydrants coincide with proposed streets on Western Ave./Twp. Rd. 145? (FIRE)
- Move hydrant to corner of Katrina Ln. & Western Ave. (FIRE)
- Move hydrant to the NW corner of Katrina Ln. & Paige Ln. (FIRE)
- Driving surface and hydrants shall be in place prior to construction (FIRE)

DISCUSSION

M. Pickett asked if they had found out how the hydrants coincided with the others and with the streets. D. Stone stated that they were working on that. M. Pickett said it was not a problem since this is still a preliminary plat.

MOTION:

T. Hershey made a **motion to approve PRELIMINARY PLAT #PP-01-2013** for Southridge Estates subject to the conditions noted:

2nd: J. Opperman

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

2. PRELIMINARY PLAT #PP-02-2013 filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Woods at Hillcrest 8th, 9th, & 10th Additions.**

HRPC

General Information

This is a residential subdivision located in Section 35 of Allen Township. It is off the east side of CR 140 and bounded by existing Woods at Hillcrest on the east and older Hillcrest Additions to the south. Allen Township is not zoned. Land to the north east and west is all in Allen Township and therefore is not zoned. To the south which is Liberty Township, is zoned R-1 One Family and R-2 One Family. The City of Findlay Land Use Plan designates the area as Single Family Large Lot. The property is not located within the 100 year flood plain.

Parcel History

The last preliminary plat was approved for this subdivision was in 2001. HRPC reviewed and approved this preliminary plat with conditions at its May 21, 2013 meeting.

Staff Analysis

The applicant is proposing an additional 90 lots west of the current platted Woods at Hillcrest. The subdivision will run west to CR 140.

Because there is no zoning in Allen Township, there is not a minimum lot size or frontage requirement. All the lots appear to be consistent with the previous phases of the development in regard to size. All lots are intended for single family use.

The developer is planning on a three (3) phase development of the subdivision. As each phase is final platted, issues such as temporary turnarounds on any stub streets will be addressed.

ENGINEERING

No Comment

FIRE PREVENTION

Place one additional hydrant on Fall Creek Dr.

Driving surface and hydrants shall be in place prior to construction

STAFF RECOMMENDATION

Staff recommends that FCPC **approve Preliminary Plat #PP-02-2013 of The Woods at Hillcrest 8th, 9th and 10th Additions subject to the following conditions:**

- Place one additional hydrant on Fall Creek Drive
- Driving surface and hydrants shall be in place prior to construction

DISCUSSION

P. Schmelzer stated that the packet did not have the stub street to the north. J. Scrimshaw apologized, she must have copied wrong one. T. Hershey asked if there were any other conditions that HRPC had found. J. Scrimshaw stated no.

P. Schmelzer asked if there were any other comments on this item. Mike McClure asked to speak. He stated that during heavy rains there is water that comes through from the woods and ends up in the back yards of lots along Chagrin Valley. P. Schmelzer replied that this is only a preliminary plat. In this phase we are giving the developer feedback on the total layout. When the final plats are brought in for approval, all engineering details such as the drainage will have to be worked out. He noted that there are often more rear yard catch basins put in to handle run off. All those concerns will be addressed in construction drawings prior to approval of Final Plats. He assured Mr. McClure that he would be notified again when a phase near him is to be platted.

Dave Chance spoke next. He asked about Lot 202 which seems to be an odd one. Much of it is under the power line easement. How can someone possibly build there? Also there is still a piece of land behind him that is vacant. J. Scrimshaw stated that someone had brought in a deed just yesterday to transfer that piece. It is not included in the plat and from what she could tell it transferred from one of Mr. Koehler's business entities to another of his business entities. So Mr. Koehler does still own it.

MOTION:

T. Hershey made a **motion to approve PRELIMINARY PLAT #PP-02-2013** of the Woods at Hillcrest 8th, 9th and 10th Additions subject to the following:

- Place one additional hydrant on Fall Creek Drive
- Driving surface and hydrants shall be in place prior to construction

2nd: J. Opperman

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

3. PRELIMINARY PLAT #PP-03-2013 filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 1st – 3rd Additions**.

HRPC

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 was approved in 2006. A Final Plat of Somerset Park was also approved in 2006.

Staff Analysis

The applicant is proposing to expand the existing subdivision to the south. The new phases will contain an additional 24 single family lots. The developer is proposing to complete the project in three (3) phases.

Liberty Township requires lots in its R-1 District to have a minimum 15,000 square feet and frontage of 100'. All of the parcels meet the square footage requirement but there are two (2) lots (#32 and 33 in the 2nd Addition) which are under the 100' frontage. The lot lines should either be adjusted or a variance granted by the Township. The Township could refuse to issue a building permit on the lots that are under sized.

As each phase is final platted, issues such as temporary turnarounds on any stub streets will be addressed.

Staff Recommendation

HRPC Staff recommends approval of **PRELIMINARY PLAT #PP-03-2013** for **Somerset Park 1st – 3rd Additions** subject to the following condition:

- Correction of lot size on Lots 32 & 33 or variance from the Township

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT #PP-03-2013** for **Somerset Park 1st – 3rd Additions** subject to the following condition:

1. Correction of lot size on Lots 32 & 33 or variance from the Township (HRPC)

DISCUSSION

None

MOTION:

T. Hershey made a **motion to approve PRELIMINARY PLAT #PP-03-2013 for Somerset Park 1st – 3rd Additions** subject to the following condition:

1. Correction of lot size on Lots 32 & 33 or variance from the Township (HRPC)

2nd: J. Opperman

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

4. SITE PLAN APPLICATION #SP-11 -2013 filed by Kyle Reichenbach, 127 W. Hardin Street, Findlay, OH 45840 for a **parking lot at 201 W. Hardin Street, Findlay.**

HRPC

General Information

This project is located on the southwest corner of the intersection of W. Hardin Street and S. Cory Street . The property is currently zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. The lots are not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The lots in this request were reviewed at the May 9, 2013 CPC meeting for a request to rezone to C-3 Downtown Commercial. The request also includes the four lots east of this parcel and one lot west (205 W. Hardin St.) of the site. CPC recommended approval to Findlay City Council. Council gave the ordinance to rezone its first reading on June 4, 2013.

Staff Analysis

The site is currently 3 lots with a residence on each lot. The homes are in disrepair and are scheduled for demolition. The lots directly north and east are existing parking lots.

The applicant is proposing to construct a 28 space parking lot. Parking will be in a 45 degree angle layout with 14 spaces on each side. The drive aisle will one way and will be 14' wide. The size and dimensions of the lots and aisle are in compliance with regulations.

Ingress will be from W. Hardin Street and egress will be to the alley to the south of the lot. This is the same pattern as the existing lots in the area.

A 6' high privacy fence is shown along the west property line as screening for the residence next door. Landscaping is shown along S. Cory Street. There are some existing shrubs and trees near along the south end of the street. Additional bushes and four (4) shade trees are proposed to be added along the remaining Cory Street frontage.

The plan indicates a directional sign at each end of the lot. There are no sign details. Such signs can be no more than 2' high and 2 square feet in size per section 1161.12.2 (D) of the City zoning code. Signs will need approval from the City Zoning Inspector.

There are two (2) light fixtures indicated on the plan. There are no details on the type of lighting proposed.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-11 -2013** for a **parking lot at 201 W. Hardin Street, Findlay** subject to the following conditions:

- Approval of directional signs
- Approval of lighting

ENGINEERING

Access – Proposed entrance off of W Hardin Street and exit onto alley at the rear of the parcel is acceptable.

Water – Existing water services will need to be disconnected in coordination with demolition of existing structures.

Sanitary Sewer – Existing sewer laterals will need to be plugged during demolition of existing structures.

Stormwater Management – On-site drainage system and detention meet the City’s requirements.

Sidewalks – Existing sidewalks will remain in place. No new walks are required.

Recommendation: Approval of the plan.

The following permits will be needed prior to construction:

- Storm Sewer Permit
- Approved Stormwater Pollution Prevention Plan
- Demolition permit

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-11 -2013** for a **parking lot at 201 W. Hardin Street, Findlay** subject to the following conditions:

- Approval of directional signs (HRPC)
- Approval of lighting plan (HRPC)
- Existing water services will need to be disconnected in coordination with demolition of existing structures. (ENG)
- Existing sanitary sewer laterals will need to be plugged during demolition of existing structures. (ENG)

DISCUSSION

J. Opperman asked where the lights in question were located on the plan. D. Stone stated that they are on the west property line by the rental house. The owner of that property has parking spaces at the rear of his lot and the light on the south end of Mr. Reichenbach’s proposed parking lot may be helpful in illuminating that area also.

J. Opperman replied that he is not sure if two (2) light fixtures that far apart will cover the lot adequately. D. Stone stated that they may add a center fixture if needed.

P. Schmelzer clarified with City Prosecutor, D. Rasmussen what stage the rezoning was in today. The second reading will be next Tuesday and the third will be at the first meeting in July. P. Schmelzer asked Mr. Reichenbach if the timing will work out for his project.

K. Reichenbach replied that he is in the process of moving on the demolition phase. The timing should not be a problem.

MOTION: P. Schmelzer made a **motion to recommend approval of SITE PLAN APPLICATION #SP-11 -2013** for a **parking lot at 201 W. Hardin Street, Findlay.**

2nd: T. Hershey

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

5. FINAL PLAT #FP-03-2013 filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat of Lots 4 & 11 in Flag City Station.**

HRPC

General Information

This request is located on the north side of Tiffin Avenue. It is zoned C-2 General Commercial and all abutting properties are also zone C-2 General Commercial. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This subdivision is part of an existing planned shopping area which includes the area from Kohl's Department Store east to Wal-Mart.

Staff Analysis

The applicant is proposing to combine existing Lots 4 & 11 into one parcel. These lots contain Radio Shack, Bellacino's, Staples, PetSmart, and Rue 21.

Staff Recommendation

HRPC Staff recommends approval of the Plat.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends Approval of **FINAL PLAT #FP-03-2013** filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat in Flag City Station.**

DISCUSSION

J. Opperman stated that he did not understand the reason for doing this. If you are in that strip mall you can't see any lots out there. P. Schmelzer stated that this had probably been set up initially so that a tenant had their only parking attached to their store.

MOTION: P. Schmelzer made a **motion to recommend approval of FINAL PLAT #FP-03-2013 for a Replat of Lots 4 & 11 in Flag City Station.**

2nd: T. Hershey

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

6. PRELIMINARY PLAT #PP-04-2013 filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition.**

HRPC

General Information

This subdivision is located on the east side of CR 140 in Section 3 of Liberty Township. It is zoned as PUD (Planned Unit Development) in the Township. Abutting land on all sides of the proposal are zoned R-1 One Family. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The last Preliminary Plat we have on record was approved in 2006. The Preliminary Plat was reviewed by HRPC on March 20, 2013 and approved with conditions.

Staff Analysis

The applicant is proposing a villa type community in this phase of the subdivision. The applicant recently received a PUD designation from Liberty Township in order to have a smaller lot size than the R-1 underlying zoning. There are 30 single family lots platted. The streets are to be dedicated as public.

There are two (2) Common Area parcels on the plat. One on the west side has a pond and grass area. The second on the east side has a pond and open space grass area as well as a walking path around the pond. Both areas will be maintained through the Homeowners Association.

The PUD approved by Liberty Township permits lots of 8,000 square feet with a minimum frontage of 60 feet. All lots as shown meet or exceed these minimums.

A stub street running south from Andrew Jackson Lane is shown as a "Future Street". The right of way is dedicated but it is not shown as being paved. If the developer is permitted to leave this stub as unpaved, there needs to be a bond posted to install if necessary and documentation of who will maintain the grass areas until such time as a road is constructed.

There is also a proposed 2' "Buffer Lot" shown at the end of this stub street. The applicant explained to HRPC that this was to serve as a deterrent to anyone that might wish to construct a home or create a lot off the end of the street. We have not seen any language prepared stating

how this can be removed and under what conditions. The point of the stub street into the vacant land to the south is to provide for a connection at some time if that land would develop. There have been instances where lots were created on the dead ends of these streets and thus cut them off for that continuation of roadways. We have had instances of a 2' buffer as a no access easement. An example is Somerset Park. The buffer lot is shown along the lots which abut CR 95 to insure that no curb cuts are allowed directly onto the road. In this instance it is a permanent buffer. If this buffer strip does remain it should be labeled as a Lot E and included in the covenants and restrictions.

The plat does show the additional 30' of proposed right of way along the east side for CR 140 as required in the Subdivision Regulations.

Staff Recommendation

HRPC Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved
- Approval of the “buffer lot” and proper labeling and conditions for removal.

ENGINEERING

No Comments

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved (HRPC)
- Approval of the “buffer lot” and proper labeling and conditions for removal. (HRPC)

DISCUSSION

T. Hershey asked if there can be a resolution of the stub street before the Final Plat. J. Scrimshaw stated that it will have to be resolved on the Final Plat.

MOTION: T. Hershey made a **motion to approve PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the conditions presented by HRPC.

2nd: P. Schmelzer

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

7. FINAL PLAT #FP-04-2013 filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition.**

HRPC

General Information

This subdivision is located on the east side of CR 140 in Section 3 of Liberty Township. It is zoned as PUD (Planned Unit Development) in the Township. Abutting land on all sides of the proposal are zoned R-1 One Family. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The last Preliminary Plat we have on record was approved in 2006. The Preliminary Plat was reviewed by HRPC on March 20, 2013 and approved with conditions. The Preliminary Plat for this item was reviewed today as Agenda item #7.

Staff Analysis

The applicant is proposing a villa type community in this phase of the subdivision. The applicant recently received a PUD designation from Liberty Township in order to have a smaller lot size than the R-1 underlying zoning. There are 30 single family lots platted. The streets are to be dedicated as public.

There are two (2) Common Area parcels on the plat. One on the west side has a pond and grass area. The second on the east side has a pond and open space grass area as well as a walking path around the pond. Both areas will be maintained through the Homeowners Association.

The PUD approved by Liberty Township permits lots of 8,000 square feet with a minimum frontage of 60 feet. All lots as shown meet or exceed these minimums.

A stub street running south from Andrew Jackson Lane is shown as a "Future Street". The right of way is dedicated but it is not shown as being paved. If the developer is permitted to leave this stub as unpaved, there needs to be a bond posted to install if necessary and documentation of who will maintain the grass areas until such time as a road is constructed.

There is also a proposed 2' "Buffer Lot" shown at the end of this stub street. The applicant explained to HRPC that this was to serve as a deterrent to anyone that might wish to construct a home or create a lot off the end of the street. We have not seen any language prepared stating how this can be removed and under what conditions. The point of the stub street into the vacant land to the south is to provide for a connection at some time if that land would develop. There have been instances where lots were created on the dead ends of these streets and thus cut them off for that continuation of roadways. We have had instances of a 2' buffer as a no access easement. An example is Somerset Park. The buffer lot is shown along the lots which abut CR 95 to insure that no curb cuts are allowed directly onto the road. In this instance it is a permanent buffer. If this buffer strip does remain it should be labeled as a Lot E and included in the covenants and restrictions.

The plat does show the additional 30' of proposed right of way along the east side for CR 140 as required in the Subdivision Regulations. The word "proposed" should be removed on the Final Plat.

Staff Recommendation

HRPC Staff recommends approval of **FINAL PLAT #FP-04-2013** for **Glenmar Subdivision 1st**
Addition subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved
- Approval of the “buffer lot” and proper labeling and conditions for removal.
- Remove “proposed” from the right of way along CR 140

ENGINEERING

Construction plans will need to be submitted and reviewed before we can make a recommendation on approval of the final plat.

FIRE PREVENTION

Plan does not show the 8” water line being extended on Andrew Jackson Ln. Place hydrant in middle of Andrew Jackson Ln.

Driving surface and hydrants shall be in place prior to construction

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved (HRPC)
- Approval of the “buffer lot” and proper labeling and conditions for removal. (HRPC)
- Remove “proposed” from the right of way along CR 140 (HRPC)
- Submittal and approval of Construction plans for the final plat (ENG)
- Plan does not show the 8” water line being extended on Andrew Jackson Ln. Place hydrant in middle of Andrew Jackson Ln. (FIRE)
- Driving surface and hydrants shall be in place prior to construction (FIRE)

DISCUSSION

J. Scrimshaw stated that T. Scanlon had shown her a plat from the Toledo area that had a 2’ buffer strip. In this instance, it had been turned over to the government entity instead of being a lot controlled by a homeowner’s association.

P. Schmelzer replied that right of way needs to be dedicated according to subdivision requirements. A bond should be provided for any such right of ways. He cannot vote for something that puts a parcel in that right of way in the hands of an association. He would like to amend the conditions to approve with the removal of the buffer lot and a bond posted for the entire right of way or that the developer amend the plat to meet current regulations.

T. Scanlon stated that he would amend the plat to a smaller phase for final approval. J. Scrimshaw noted that you are presented with a plat showing the full subdivision at this meeting and wanted to be sure that everyone understood that what finally comes in for recording may be different than what you see today. She also noted that what the developer is proposing on this drawing cannot be changed because it was submitted to Liberty Township as a PUD. They cannot change anything in the layout without going back to the Township for approval.

P. Schmelzer stated that it is fine with him if they come in with a smaller version for signatures. The Engineer will only review construction drawings for the phase they submit.

T. Hershey noted that he felt this is a prime example of why we don’t have Preliminary and Final

Plats for review simultaneously.

P. Schmelzer asked if the applicants were okay with the conditions. They replied. Mr. Schmelzer stated his motion to approve again.

MOTION

P. Schmelzer moved to **approve FINAL PLAT #FP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition** subject to the following condition:

- To approve with the removal of the buffer lot and a bond posted for the entire right of way or that the developer amend the plat to meet current regulations.

2nd: T. Hershey

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

8. SITE PLAN APPLICATION #SP-12-2013 filed by Hancock Historical Museum Association, 422 W. Sandusky Street, Findlay for **proposed Historical Museum Service Station to be located at 400 Liberty Street, Findlay, OH.**

HRPC

General Information

This project is to be located on the southwest corner of Putnam Street and Liberty Street. The land is zoned C-1 Local Commercial. Parcels to the south and west are also zoned C-1. To the north is I-1 Light Industrial and to the east is C-2 General Commercial. The very front edge of the parcel along Putnam Street is in the 100 year flood plain. The Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The applicant is proposing to remove some concrete and stone areas on the site and construct a Transportation Building directly north of an existing warehouse building.

The new building will be located 25' from the right of way of Putnam Street and 43' from Liberty Street. 25' is the minimum set back in the C-1 District.

There appears to be two (2) drive cuts on the Putnam Street side of this portion of the Museum site. One of these will be eliminated and a single new access point will be constructed to serve the new building, the existing warehouse and the parking lot area.

The building elevations show a brick façade with tall windows/garage type doors on two sides. A plan was submitted showing perimeter landscaping of shrubbery around the building and a few new trees to be planted on the Putman Street side.

We did not see any indication of any new lighting or signage for the site.

Staff Recommendation

HRPC Staff recommends approval of the plan.

ENGINEERING

Access – Will relocate existing access on Putnam Street.

Water – Separate water service will need to be installed for new building.

Sanitary Sewer – Sewer can be connected to existing lateral. Recommend installing new pipe from this connection to the main sewer on Putnam Street.

Stormwater Management – On-site drainage system meet the City’s requirements. Detention is not required since existing site is 100% impervious.

Sidewalks – Existing sidewalks will remain in place. No new walks are required.

Recommendation: Approval of the plan.

The following permits will be needed prior to construction:

- Waterline permit
- Sanitary Sewer Permit
- Storm Sewer Permit
- Curb & Walk Permit for replacement of existing
- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2013 for the proposed Historical Museum Service Station/Transportation Building to be located at 400 Liberty Street, Findlay, OH.**

DISCUSSION

J. Opperman asked why it was referred to as a “service station”. T. Jenkins explained that the building has been fashioned after an old time gas/service station. It will house transportation related memorabilia.

MOTION

T. Hershey moved to **approve SITE PLAN APPLICATION #SP-12-2013 for proposed Historical Museum Service Station/Transportation Building to be located at 400 Liberty Street, Findlay, OH.**

2nd: T. Hershey

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

9. ALLEY/STREET VACATION PETITION #AV-04-2013 filed by Isabel Sue Reed, 207 Prospect Avenue, Findlay, OH to vacate a north/south alley running between Ash and Prospect Avenues.

HRPC

General Information

This request is to vacate an existing alleyway running north/south between Ash Avenue and Prospect Avenue. It is the first open alley east of the Church.

Parcel History

None

Staff Analysis

The petition was signed by all four (4) abutting owners. All of the properties use the alley as access to the rear of their lots and garages.

ENGINEERING

No objection to the requested vacation.

FIRE PREVENTION

Currently, out buildings and garages exist behind the residential homes and it provides off street parking for the residents. The alley will allow for structural firefighting and FFD truck access. If allowed to vacate the alley, a recommendation would be not to block either end.

STAFF RECOMMENDATION

Staff recommends approval to City Council of **ALLEY/STREET VACATION PETITION #AV-04-2013** to vacate a north/south alley running between Ash and Prospect Avenues.

DISCUSSION

An applicant stated that they wished to close the alley for several reasons. There are small children here and traffic speeds down the alley. Crime has been prevalent. They have had thefts and vandalism in the alley. They feel that if there is no through traffic, it will be less likely for the crime to occur. The owners would like to place a barrier in the center of the alley to stop the through traffic.

J. Opperman commented that he would like to see it put into policy that when someone requests the alley vacated they must close it off. P. Schmelzer replied that we look at whether there is a public interest in keeping the right of way. If all the abutting owners agree to vacate the alley he's not sure if the City cares what they do with it after that. There are multiple other open alleys in the neighborhood to provide access for through traffic.

T. Hershey stated that he thought we had denied alley vacations on occasion when there was no good reason to vacate.

P. Schmelzer made a motion to recommend approval of the alley vacation with the condition that the alley is closed to through traffic. J. Opperman seconded. Motion failed. **VOTE:** Yay (1) Nay (2) Abstain (0)

D. Rasmussen commented that we could put a restriction on alleys such as this but once it is

vacated it is private property. He would not like to confuse things with placing conditions on it.

MOTION

P. Schmelzer moved to recommend **approval to City Council of ALLEY/STREET VACATION PETITION #AV-04-2013** to vacate a north/south alley running between Ash and Prospect Avenues.

2nd: T. Hershey

VOTE: Yay (2) Nay (1) Abstain (0)

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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