

City of Findlay City Planning Commission

Thursday, January 9, 2014 - 9:00 AM
Municipal Building, Council Chambers

Minutes

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

MEMBERS PRESENT:

Lydia Mihalik
Paul Schmelzer
Joe Opperman
Thom Hershey
Dan Clinger

STAFF ATTENDING:

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

GUESTS:

Dan Stone, Dennis Bash, Phil Rooney, Shawn Garmong,
Lou Wilin, Brett Gies

CALL TO ORDER

ROLL CALL

The following members were present:

Lydia Mihalik
Paul Schmelzer
Joe Opperman
Thom Hershey
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Thom Hershey made a motion to approve the minutes of the December 12, 2013 meeting with the correction of two typos on page 4. Joe Opperman seconded. Motion to accept carried 5-0.

ITEM TABLED AT THE DECEMBER 12, 2013 MEETING

Paul Schmelzer made a motion to remove **Conditional Use Application # CU-04-2013** from the table. Joe Opperman seconded the motion. Motion carried 5-0-0.

APPLICATION FOR CONDITIONAL USE #CU-04-2013 filed by Fernco Development, Ltd., Lenco Development, Ltd., & Norco Development, Ltd., c/o Philip L. Rooney, 119 E. Crawford St., Findlay for an emergency services garage to be located at 1155 Croy Drive, Findlay, OH.

HRPC

General Information

This site plan is located on the east side of Croy Drive directly north of the Flag City Auto Wash. The land is zoned MH Mobile Home district. The properties to the north and east are also zoned MH. The property to the south and west is zoned C-2 General Commercial. The City Land Use Plan designates the land as Regional Commercial. The site is not located within the 100 year flood plain.

Parcel History

The building is currently used for storage and maintenance for the mobile home park.

Staff Analysis

There are no new buildings being constructed in this request. The applicants wish to convert the existing building into an emergency services garage for an ambulance service. Emergency services are a Conditional Use in the Mobile Home District. The Conditional Use requires CPC approval.

Level 2 screening is required where the property abuts the mobile home park.

There are no details on utility connections, etc. on the small plan enclosed. There are certainly issues that need to be addressed with the Wood County Building Department on the interior requirements of the building. Zoning does not have any jurisdiction on anything other than the footprint and this is not changing.

ENGINEERING

Access – An existing drive on Croy Drive is adequate for the proposed use.

Water & Sanitary Sewer – Water and sewer connections are not shown on the site plan?

Stormwater Management – No change in pervious area is proposed so additional detention will not be required.

Sidewalks – Existing sidewalks will remain in place.

Recommendation: Endorsement of the proposed use subject to change of use and occupancy requirements required by Wood County Building Department.

The following permits may be required prior to construction:

- Sanitary Sewer permits
- Water permits

- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

Submit all plan information to Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of CONDITIONAL USE APPLICATION #CU-04-2013** for the conversion of an existing maintenance building into an emergency services garage to be located at 1155 Croy Drive subject to the following conditions:

- Level 2 screening to be provided along north and east sides which abut the mobile home park (HRPC)
- Engineering approval of connection points for water and sewer (ENG)
- Approval of Wood County Building Department (ENG & FIRE)

DISCUSSION

Paul Schmelzer asked when the vehicles will turn on lights and sirens. Dennis Bash stated that they can come out with lights and then hit sirens when they hit the major thoroughfare.

Steve Wilson noted in his comments that the water line details were now shown on a revised plan and are adequate.

MOTION

Tom Hershey made a **motion to approve CONDITIONAL USE APPLICATION #CU-04-2013** for the conversion of an existing maintenance building into an emergency services garage at 1155 Croy Drive subject to the conditions listed.

- Level 2 screening to be provided along north and east sides which abut the mobile home park (HRPC)
- Engineering approval of connection points for water and sewer (ENG)
- Approval of Wood County Building Department (ENG & FIRE)

2nd: Dan Clinger

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

NEW ITEMS

1. SITE PLAN APPLICATION #SP-01-2014 filed by Hancock County Performing Arts Center, 101 W. Sandusky Street, Suite 207, Findlay, OH for a performing arts center to be located at 200 W. Main Cross Street, Findlay, OH.

HRPC

General Information

This project is located in the block bounded by W. Main Cross on the south, S. West Street on the west, W. Front Street on the north and S. Cory Street on the east. It is zoned C-3 Downtown. Land to the south and east is also zoned C-3. To the north and west is zoned C-2 General Commercial. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Downtown.

Parcel History

This is the site of the former Central Middle School. Much of the building was demolished in 2013 and the auditorium section remains.

Staff Analysis

The applicant is proposing to revamp the remaining auditorium structure, construct an addition to the existing building and construct new parking lots to serve the facility.

The existing building will be expanded on the west and north sides. The north side addition will allow for backstage areas for such things as dressing rooms, storage and offices while the main purpose of the western addition will be a new lobby/lounge area. The loading and service area will be off the north end of the building as well. There is an alternative building addition shown for the northwest corner which will be placed into grass and landscaping if it is not built in the initial development. There are no setbacks in the C-3 District.

While the former school building had no access points onto W. Main Cross Street, the applicant is proposing two one-way entry only accesses for the lobby entry and parking lot. An angled entry point will allow for drop off at the lobby entry doors. This area is wide enough for two lanes. It also extends in a single lane along the sidewalk abutting the west side of the building giving the potential for cars to pull ahead and drop off along the walkway. Immediately west of that entry will be a straight in drive to the parking lot. We can see potential for on-site conflict of traffic for those coming out of the drop off lane into the main parking lot drive area. Yield signage may be required as a reminder. There is one ingress/egress point on each of the other streets abutting the site.

The layout has 238 parking spaces shown on the plan. The C-3 District has no required parking. Council adopted a new landscaping plan for Downtown parking lots in December, 2013. The ordinance requires a decorative wall and landscaping for parking lots along Main Street and Main Cross Street. The site plan shows the required masonry/fence combination along W. Main Cross Street and continuing around the corner along S. West Street to the entry point into the parking lot. Decorative signage is shown to be located on the wall at the corner of Main Cross and S. West Street as permitted. Abundant landscaping is indicated along the Main Cross Street frontage with evergreens provided the rest of the way down S. West, Front Street and Cory Street. Island bump outs are indicated in the parking lot along the north half of the property. These are provided with landscaping as well. The parking lot in the southwest corner of the site has no bump out islands only striping. This area is left open to be used as a potential outdoor venue.

The lighting plan submitted shows 0 foot-candles at any property lines abutting residential uses. The maximum limit is .5 foot-candles. There are some relatively high counts at the access point at S. Cory Street, anywhere from 1.1 to 1.3 foot-candles on the east side of the street. The code maximum along non-residential is 1.0 foot-candle. This area would abut the back of the Library and a County owned building.

The main identification signage for the site is shown to be located on a low wall in the island between the two entry points on W. Main Cross. The details will have to be submitted to Todd Richard for approval and separate permit. There may be some interior directional signage needed and Mr. Richard had mentioned that he would sit down with the applicants and work out the details on this issue. There is mention of an "electronic marquee" on the east side of the building in the elevation drawings. There is no detail about what this may look like, but we

would encourage that the applicants meet with Mr. Richard to discuss this item as well.

HRPC is very supportive of this project. We know it will be a great asset to the community and will serve to put a good “face” on this entry corridor to the downtown area.

ENGINEERING

Water: The 8” waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3” taps. The domestic tap should be 4”, and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization.

Sanitary: The existing sanitary lateral is a permitted connection point. Consultant to review City records for existing utilities. There are existing force mains on Front Street that do not show on the utility plan.

Storm Sewer: Storm sewer connection points are adequate. Consultant to confirm labeling of combined sewers to ensure no further connections are made to a sanitary sewer.

Detention: No detention is required. The proposed site has a lower runoff coefficient than the old school site had.

Flood Zone: There are no flood zone considerations. The property was removed through a prior LOMA application.

Access: Access to the site is adequate. There is a potential conflict point at the point where the Main Cross access drives converge. Walks/Ramps should be redone at the intersections to comply with latest ADA standards.

Recommendation:

The engineering department recommends approval subject to the following conditions:

Looping of the waterline to Front Street, along with proper tap size and valves.
Coordinate with the City regarding the replacement of waterline on Front Street.
Walks and ramps to meet ADA standards

FIRE PREVENTION

- Recommend to extend the proposed 8” Cory St. water line north to W. Front St. providing a looped system.
- A Knox Box will be required for buildings with alarm and sprinkler systems.
- Natural gas or electric meters within the driving area shall have crash protection.
- The Fire Department Connection (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. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD.

STAFF RECOMMENDATION

Staff recommends that FCPC **recommend approval of SITE PLAN APPLICATION #SP-01-**

2014 for the Marathon Center for the Performing Arts to be located at 200 W. Main Cross Street, Findlay, OH subject to the following:

- The 8” waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3” taps. The domestic tap should be 4”, and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization. (ENG & FIRE)
- Walks/Ramps should be redone at the intersections to comply with latest ADA standards. (ENG)
- A Knox Box will be required for buildings with alarm and sprinkler systems. (FIRE)
- Natural gas or electric meters within the driving area shall have crash protection. (FIRE)
- The Fire Department Connection (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. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD. (FIRE)
- Review and approval of all signage by the City Zoning Department (HRPC)

DISCUSSION

Dan Stone stated that they had numerous conversations with the City regarding the water lines and they were aware that they would need to go to Front Street with those.

Tom Hershey stated that he was curious as to how the property was removed from the floodplain when it obviously had water in 2007. Dan Stone replied that most of the flooding in 2007 was due to back up and on the east side of the building there was ramp that led down that had been removed. Based on actual elevations of the land it is at or above base flood elevation.

Dan Clinger stated that he had concerns about the interior movements in the parking lot. You’ll have trucks coming into the rear of the site off of Cory Street. It looks like it could be a little difficult for them to exit out. His thought is to move the southwest entrance more north and have more of a straight shot to the West for the trucks to exit. This is just a personal comment he said for someone to look at but that he thought it made sense.

Mr. Clinger then stated that he had concerns about the two entrances off of W. Main Cross St. and wondered if that could be handled with just one. He would like to see that reevaluated and restudied.

Dan Clinger also had some concerns about the water situation. A sump was put in when it was a school. He is concerned with flooding in the basement area again. You can put a backflow preventer in the drainage line but still have a foundation that is susceptible to additional water intake. There’s a very sandy area at the location. That is where they get most of their water. You can’t stop the potential ground water penetration. I think they will need some additional work on that part.

Thom Hershey stated that he was also concerned about the two (2) entry points from W. Main Cross Street. We have three (3) lanes going down to one coming into the site. It seems like it could be a somewhat dangerous situation. Even though it may be marked as entry only, there is

no real way to control that factor either. You will have people try to exit from that area. If we have to have an entrance there he would much rather see one entrance going in to the drop off area.

Lydia Mihalik asked Mr. Stone if they had looked at other options in this area. Dan Stone replied that initially they had a two way access point and the drop off lane. They met with the City and they felt that reducing the width of that entry to the one lane and only having the drop off bypass was more acceptable to the Administration. So that is the way they are presenting it to the Planning Commission. I know the client would like to maintain these two (2) access points.

Dan Clinger asked if he felt there would be a lot trouble getting cars in if they only have the double lane at the drop off area. Dan Stone replied that there could be congestion if there are buses or other large vehicles trying to drop off there. The direct entry lane would allow other vehicles to enter the site without waiting on those vehicles to move.

Thom Hershey asked if there couldn't just be signage that indicates that parking is down Cory Street, West Street and Front Street. The front would only be drop off. Dan Stone replied that there could be signage but thinks it would clutter up the front and some of the aesthetics of the building if there is a lot of directional signage there. They want to try and get the patrons into the site and not block up W. Main Cross Street.

Lydia Mihalik asked how many cars could be stacked in the area of the two lanes off W. Main Cross. Judy Scrimshaw replied and confirmed with Dan Stone that she had measured the lane to be around 100' long. That should easily hold 5 cars and since there are two lanes side by side there could potentially be 10 cars in queue. There is also the area just ahead along the sidewalk where a few could pull forward.

Dan Clinger stated that it does seem to make sense to have two lanes for the drop off, but he still has concerns about two cuts in that close of a vicinity. He asked Dan Stone if he saw what he meant in his comment on the vehicles at the rear of the site moving out to West Street. Dan Stone replied yes and that they could look at that realignment.

Lydia Mihalik asked if they were thinking about on-site signage to help regulate the traffic flow from the two lanes of the one-way entry. She doesn't want people running into each other. Dan Stone stated that as recommended by HRPC and engineering, some yield signs and do not enter signs would help with potential conflicts in that area.

Lydia Malik commented that she's thinking about 30 minutes before show time and everyone wants to drop off their wife and kids and there is an absolute mess. West Main Cross has come to a standstill with the traffic trying to turn left or right into the site. She just wonders how essential the direct in lane is to the site.

Tom Hershey stated that he would think if they keep the two lane drop off and move it a little more west and have signage that it is for drop off only would help. Dan Stone replied that moving it west would make it a very difficult turn. The way it is now it lines up with the angle of the building. I think the location would have to stay the same. They would lose a little of the stacking by moving it over.

Tom Hershey said the only thing the single lane really does is provide more access for people

simply going in to park. He feels there's plenty of access on the other three sides of the building for those just wishing to park.

Ms. Mihalik asked what the distance is between the traffic light and the one way access. Dan Stone replied that the property is 400 feet wide and it is nearly in the center. So 200 to 230 feet to the west and probably less than 200 feet to the east.

Ms. Mihalik asked Steve Wilson what the standard distance for ingress/egress points to a stoplight is. Steve Wilson said he did not know off the top of his head. Lydia stated that she thought it was 500 feet but she could be wrong. Both Mr. Wilson and Ms. Scrimshaw replied that they did not think that there was any standard rule.

Matt Cordonnier stated that the one thing that gives him some comfort with this plan is that most times it will be used in off peak hours. It is not an everyday use. I know it will be very successful and used quite often but it is not like an office complex with people coming in at 8 and leaving at 5 every day. With that in mind he thought that perhaps on a Saturday at 6 that it will not be that much of a disruption. So, he thinks there can be a little more "forgiveness" in the design.

Thom Hershey asked what about at 10 or 11:00 on Saturday night when people are looking to get out. Do we think that they will pay attention to entry only signs? Matt Cordonnier replied that he thinks most will be parked closer to one of the other three exits rather than the front area. The good thing is that we do have a lot of access to the site. All sides have access. Personally he would prefer to go to an area close to a traffic light to make a left or right turn out. He knows a few will go out that way but in general he didn't see there being a long queue of people trying to exit there which will be the most difficult. Lydia Mihalik stated that she saw people getting into the site as more of an issue than getting out.

Paul Schmelzer said that he thought Matt made an excellent point about the peak times that this will be used. I think the fact that the building is already so close to the road is what is causing the logistical issue with the drop off. I think if you are going to eliminate something he would have to eliminate the 2 lane road that is right in front. You'd have to go with the entrance that gets the people into the site and not have a drop off adjacent to the building. You would have to extend the drop off lane farther south so people could get off the main drive and stop to drop people off. If you don't provide it they will do it anyway. It's not ideal at that intersection. I just don't know that I could come up with anything better other than just saying that you can't have a drop off lane and I don't know if that is what we want to do either.

MOTION

Tom Hershey made a **motion to approve SITE PLAN APPLICATION #SP-01-2014** for a performing arts center to be located at 200 W. Main Cross Street, Findlay, OH subject to the Staff recommendations listed.

- The 8" waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3" taps. The domestic tap should be 4", and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization. (ENG & FIRE)
- Walks/Ramps should be redone at the intersections to comply with latest ADA standards.

(ENG)

- A Knox Box will be required for buildings with alarm and sprinkler systems. (FIRE)
- Natural gas or electric meters within the driving area shall have crash protection. (FIRE)
- The Fire Department Connection (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. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD. (FIRE)
- Review and approval of all signage by the City Zoning Department (HRPC)

2nd: Paul Schmelzer

Thom Hershey then moved to amend the motion that the one lane entrance be eliminated. There was discussion in regard to process on this motion. The amended motion died for lack of a second. A vote was taken on the original motion.

VOTE: Yay (3) Nay (1) Abstain (1)

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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