

City of Findlay

City Planning Commission

Thursday, February 13, 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 for each item)

MEMBERS PRESENT:

Lydia Mihalik
Paul Schmelzer
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, Todd Jenkins, Jack Berry

CALL TO ORDER

ROLL CALL

The following members were present:

Lydia Mihalik
Paul Schmelzer
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 January 9, 2014 meeting. Dan Clinger seconded. Motion to accept carried 4-0.

NEW ITEMS

1. FINAL PLAT APPLICATION #FP-01-014 filed by George M Whitson, 1706 Imperial Lane, Findlay for a **Replat of Lot 1 of the Interstate West Subdivision.**

HRPC

General Information

This replat is located on the south side of Interstate Drive west of CR 300. The land is zoned C-2 General Commercial. Land to the north and east is also C-2. To the west is zoned R-2 One Family in Liberty Township and to the south is zoned I-1 Light Industrial in Liberty Township. The property is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The Interstate West Subdivision was reviewed and approved by FCPC in September, 2005.

Staff Analysis

The applicant is proposing to split current Lot 1 into three (3) parcels. There will also be a short cul-de-sac (King Court) running south from Interstate Drive.

Lots 5 and 6 are located on the east side of the cul-de-sac and abut CR 300 on their east side. No access will be permitted directly onto CR 300 for any development.

HRPC Staff recommends approval of the Replat of Lot 1 of the Interstate West Subdivision.

ENGINEERING

Access – Cul de sac for King Court connects to the south side of Interstate Drive west of North Ridge Road. No objections to proposed access.

Water & Sanitary Sewer – Water and sanitary sewer already exist and is accessible to each of the proposed lots.

Stormwater Management – Proposed storm sewer on King Court drains into existing storm sewer on Interstate Drive that drains into a regional detention pond for the Interstate West subdivision.

Recommendation: Approval of the final plat

FIRE PREVENTION

Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8” water line shall be installed.

STAFF RECOMMENDATION

Staff recommends approval of FINAL PLAT APPLICATION #FP-01-014 for a **Replat of Lot 1 of the Interstate West Subdivision subject to the following conditions:**

- Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8” water line shall be installed. (FIRE)

DISCUSSION

Todd Jenkins explained that he had discussions regarding the fire hydrant. The location was

proposed at the lot line, but this may be adjusted. They have no problem with installing an 8” line and hydrant.

Thom Hershey asked if there were any prospects for any of the lots. Mr. Jenkins stated that they have a restaurant proposal.

MOTION

Tom Hershey made a **motion to approve FINAL PLAT APPLICATION #FP-01-2014** for a **Replat of Lot 1 of the Interstate West Subdivision** subject to the following condition:

- Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8” water line shall be installed.

2nd: Dan Clinger

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

2. FINAL PLAT APPLICATION #FP-02-2014 filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for the **Fergus Subdivision**.

HRPC

General Information

This property is located on the north side of Trenton Avenue just west of Morey Avenue. The area is zoned C-2 General Commercial. All abutting land to the east, south and west is also zoned C-2. To the north is zoned MH Mobile Home. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the former site of Findlay Truck Lines.

Staff Analysis

The applicant is proposing a two (2) lot commercial subdivision.

Each of the lots runs through from Trenton Avenue to Madison Avenue. The two (2) lots will share ingress/egress when developed. The City will only issue one curb cut onto each roadway for the subdivision.

The appropriate building setbacks are shown on the plat.

HRPC Staff recommends approval of the plat of Fergus Subdivision.

ENGINEERING

No objections. Recommend approval of the final plat

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC **approve FINAL PLAT APPLICATION #FP-02-2014** for the

Fergus Subdivision.

DISCUSSION

Dan Clinger asked a question in regard to the curb cuts. I see that you're allowing a cut onto Trenton Avenue and is that to apply to the cut onto Madison Avenue as well or would that be a separate permit. Judy Scrimshaw explained that they are showing a 30 foot wide ingress/egress down the center of the property that both lots will share and that works out to fall within the bounds of the setbacks required for side yard so that area would never be developed anyway. Dan Stone asked if they could build right up to that possibly. Judy Scrimshaw replied that they can get close but she doubted that anyone would actually go that close to the property line knowing that it is a drive.

Paul Schmelzer stated that the setbacks are really irrelevant to the plat. He doesn't know why they have them on there. If zoning would change and the setbacks change, then they would be bound by what is on the plat. J. Scrimshaw replied that those setbacks have always been shown on final plats.

MOTION

Paul Schmelzer made a **motion to approve FINAL PLAT APPLICATION #FP-02-2014 for the Fergus Subdivision.**

2nd: Thom Hershey

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

3. SITE PLAN APPLICATION #SP-02-2014 filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay.

HRPC

General Information

This site is on the north side of Trenton Avenue west of Morey Street. It is zoned C-2 General Commercial. All land to the east, west and south is also zoned C-2. Land to the north is MH Mobile Home. 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 is the former site of Findlay Truck Lines. The applicant submitted this site plan in November, 2013 for Special Review.

Staff Analysis

The applicant is proposing to construct an Advance Auto Parts store on Lot 1 of the Fergus Subdivision. The plat was reviewed in Item 2 of today's agenda. The proposal is for a 6,895 square foot store on the .8372 acre site.

There are 26 parking spaces shown which exceeds the requirement. The minimum required would be 19 at one per 375 square feet. The pavement is set back 10' from the right of way as required.

The building meets all setback minimums. (50' front, 15' side and 50' rear as it abuts a residential use)

The landscaping is indicated on the plan. A level 2 buffer was recommended for the rear along Madison Avenue. There will be foundation plantings and plantings along the frontage.

A single access is proposed from Trenton Avenue. Trenton Avenue is full of multiple drive cuts in close proximity and cars often come head to head in the turn lane to get into one restaurant or another on opposite sides of the street. There is also a single access onto Madison Avenue. We hope that more traffic will exit here and turn east to get onto Morey then head south where they can exit onto Trenton Avenue at the traffic signal. There will be cross access easements recorded for the two (2) parcels.

The building meets minimal architectural standards. The applicant discussed projecting the sign area on the building out to create some depth and provide some overhang above the doorway. Two tones of color and a band will break up the monotony of the straight walls.

There is no sign detail provided today but a location in front of the Advance Auto store is shown. It is in the middle of the parking spaces along the front of the site. The plans indicate that it is to be a pylon sign. This sign was discussed during the Special Review in November. HRPC Staff recommends that a low profile sign be used here and most anywhere there is new development. We have had several low profile signs in recent developments. There is no restriction on signage located on the building and the Advance sign is certainly a prominent feature there. There are very few signs in the area of the proposed new auto parts store and beginning the trend here would make sense. Landscaping is to be provided within the area around the low profile sign. 50% of this is to be evergreen. (1161.12.8 E) A planting detail for that area will need to be provided at the time of application for the sign permit.

A small directional sign is shown at the ingress/egress from Madison Avenue. It is located only about 2' from the property line. This will limit the size of the sign to 2 square feet and no more than 2' in height. (1161.12.2 D)

Staff Recommendation

HRPC Staff recommends approval of Site Plan #SP-02-2014 subject to the following conditions:

- No pylon sign for the site. We recommend a Low Profile Sign with landscaping as required in the Code.

ENGINEERING

Access – Will share an existing access to both Trenton Avenue and Madison Avenue with Lot 2 of the Fergus Subdivision. No objections to proposed access.

Water & Sanitary Sewer –Water service for the proposed building shall be tapped at Madison and extended to the proposed connection location so that the tap and valve are more in line with the proposed connection point. The existing service can be utilized for the next lot. There are no issues with proposed sanitary sewer connection point.

Stormwater Management – Existing site is 100% impervious so stormwater detention is not required. The proposed storm water connection pipe shall be reduced from 12" to 8". All applicable NPDES regulations shall apply.

Sidewalks – Existing sidewalks will remain in place and be replaced as required.

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Sanitary Sewer permit
- Water permit
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

- A Knox Box will be required for newly constructed buildings.

STAFF RECOMMENDATION

Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-02-2014** for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay subject to the following conditions:

- No pylon sign for the site. We recommend a Low Profile Sign with landscaping as required in the Code. (HRPC)
- Water service for the proposed building shall be tapped at Madison and extended to the proposed connection location so that the tap and valve are more in line with the proposed connection point. The existing service can be utilized for the next lot. (ENG)
- The proposed storm water connection pipe shall be reduced from 12” to 8”. All applicable NPDES regulations shall apply. (ENG)
- A Knox Box will be required for newly constructed buildings. (FIRE)

DISCUSSION

John Fergus stated that he thought the engineering comments were appropriate. He had comments from the fire department regarding not using mulch but using river stone in their planting areas. He said they would be happy to do that. We had the conversation before about the signage and he said his piece and we’ve all said ours as well. He said he would go with the signage as proposed. Paul Schmelzer stated that he thought they had a great plan in a great location. Thanks for your investment and for working with us in understanding the issues with the signage. One comment that he had was in regards to the shared access. He said that an easement shows on the site plan but not on the plat. He would like to see that shown on the plat.

Mr. Fergus stated that normally what we prefer to do it is to have an easement document recorded with the plat. We don’t have another user for the other lot at this time. He said nothing is forever and to have it on the plat.... Mr. Schmelzer stated that he knows that and that is why he’s asking for it. Mr. Fergus stated that if it never develops what happens? We can amend the recorded document easier than the plat. Paul Schmelzer stated that was fair enough.

Dan Clinger stated that in regard to the internal flow he wanted to know what type of trucks there would be. He is wary of the idea of putting semi-truck traffic onto Madison Avenue. Mr. Fergus stated that advanced services their own buildings with their own distribution centers. Trucks come once a week. Stock comes on wrapped pallets. There would now be two stores in Findlay. They will probably come from the eastside store and he would guess they would exit out the rear to Madison to get to the traffic light at Trenton Avenue. Dan Clinger asked if deliveries were at day or night time. Mr. Fergus stated that typically daytime since the store manager wants to be there. Dan Clinger asked is it a full-size truck. John Fergus stated yes it would be a full-size truck maybe on the site for 10 to 15 minutes to unload. All the goods are wrapped on pallets and

easily removed from the truck in a short amount of time. Mr. Fergus also stated that they recycle all the cardboard, packaging, etc. So there's not a lot or waste of trash on the site. We also recycle batteries so they will take those back with them.

Dan Clinger stated that he did not see any screening on the west side of the building and wondered if any would be required here. Mr. Fergus replied that there's a fence there now. Judy Scrimshaw stated that it is also zoned commercial to the west. Mr. Fergus commented that he thought we're all hoping this new development may serve as a catalyst to encourage other development down the street. We have the Level 2 buffer at the rear and the other landscaping as discussed. We plan to leave the fence on the west for now until hopefully the use may change there.

Thom Hershey commented that he thinks it will be a nice improvement to Trenton Avenue.

MOTION

Thom Hershey made a **motion to approve SITE PLAN APPLICATION #SP-02-2014 for Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay.

2nd: Dan Clinger

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

4. SITE PLAN APPLICATION #SP-03-2014 filed by Gateway Church, 9555 CR 9, Findlay for an addition to the south end of the building and additional parking.

HRPC

General Information

This site plan is located on the east side of CR 9 just south of the Liberty Dold subdivision. The land is zoned A-1 Agriculture in Liberty Township. The property to the south and west is also zoned A-1. To the north and east is zoned R-2 One Family. The City Land Use Plan designates the land as SF Large Lot. The site is not located within the 100 year flood plain.

Parcel History

The existing church was constructed in 2005.

Staff Analysis

The applicants are requesting to construct an addition to the south side of the existing church building.

The plan states that an additional 900 seats will be added to the church with this addition. The parking proposes 403 new spaces which well exceeds the 300 spaces required at one (1) per each three (3) seats in the code.

The building is well within all setbacks.

There are no new accesses requested for the site. The two (2) existing points of access on CR 9 will be maintained.

There is no indication of any additional signage for the property either.

Staff Recommendation

HRPC Staff recommends approval of Site Plan #SP-02-2014 for the addition to Gateway Church.

ENGINEERING

Access – No new access points are proposed for the site; 2 access points exist that meet our access management requirements. The south entrance will be widened.

Water & Sanitary Sewer – A new domestic water service and fire protection line are proposed. Sanitary sewer will utilize the existing service.

Stormwater Management – Additional detention is proposed that satisfies our stormwater management requirements

Sidewalks – Outside the City limits so sidewalks are not required

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Water permit
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

The Fire line installation is subject to FFD approval. Discussion is ongoing at this time.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-03-2014** for an addition to Gateway Church, 9555 CR 9, Findlay and additional parking subject to the following condition:

- The Fire line installation is subject to FFD approval. Discussion is ongoing at this time. (FIRE)

DISCUSSION

Dan Clinger stated he had a question on the internal flow of the parking lot. The new lot to the west of the Church is not connected to the existing lot there. Is there some reason for that? Dan Stone stated that it is just the way it was designed. They could look at combining them if the Commission desired. Paul Schmelzer stated that ultimately he thought it is a good idea, but it is totally their decision.

MOTION

Thom Hershey made a **motion to approve SITE PLAN APPLICATION #SP-03-2014** for an addition to the south end of the building and additional parking for Gateway Church, 9555 CR 9

2nd: Dan Clinger

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

OTHER DISCUSSION

Thom Hershey said he had heard there was a new proposal for the access on West Main Cross for the Performing Arts Center. Paul Schmelzer stated that they are eliminating the direct in northward entry and keeping the angular drop off lane. Dan Clinger asked if that would be coming back for approval to the Commission. Lydia Mihalik stated that it can be handled administratively when the plans are submitted for permits.

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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