

City of Findlay City Planning Commission

Thursday, April 10, 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 Cordonnier, HRPC Director
Steve Wilson, City Engineer
Todd Richard, Zoning Inspector

GUESTS:

John Saranzak, Dave Mrowzinski, Dave Moore, 3 others

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 March 13, 2014 meeting. Dan Clinger seconded. Motion to accept carried 5-0.

Mayor Mihalik stated that since Phil Rooney was not yet present and represents the applicant for the zoning request, she would like to skip down to item #2 one the agenda and consider it first. The Commission agreed.

NEW ITEMS

2. SITE PLAN REVIEW APPLICATION #SP-05-2014 filed by Speedway LLC, 500 Speedway Drive, Enon, OH for CNG building and addition to canopy at 3730 Speedway Drive, Findlay.

HRPC

General Information

This property is located on the south side of CR 99 at the intersection of Speedway Drive. The area is zoned C-2 General Commercial. Land to the north is in Allen Township and has no zoning. All abutting land to the east, south and west is also zoned C-2. 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 site of a Speedway gas station and convenience store.

Staff Analysis

The applicant is proposing to add on to the existing fueling canopy, expand the asphalt areas considerably, relocate a shed and add a CNG (Compressed Natural Gas) component to the facility.

The first thing we noticed is that the site consists of two (2) separate parcels and they are in two (2) different ownerships. The main lot with the Speedway station on it is owned by EMRO Marketing and the smaller piece at the south end is listed as Speedway Superamerica. The site plan crosses the property line into the Speedway Superamerica parcel. These parcels need to be combined as one and under one name. I had mentioned this to the applicant when they filed their applicant.

Gas Stations are a Conditional Use in the C-2 District. While the Code does not require screening of one commercial use from another, Staff feels that a landscape buffer between the expansion and the abutting motel would be good practice in this instance. Because it is a conditional use CPC can place other conditions on the plan if they wish.

The new construction on the south end of the parcel meets the minimum 15' side yard setback required for the C-2 General Commercial district. The current dumpster is being relocated to the northwest corner (rear) of the existing store.

The canopy area is being expanding approximately 55' south with an additional three (3) pump islands.

Staff Recommendation

HRPC Staff recommends approval of the site plan subject to the following conditions:

- Proper combination of the parcels into one under a singular ownership
- Installation of a landscape buffer on the south property line abutting the motel

ENGINEERING

Access – Ingress and egress will not be changed. Applicant has proposed increasing the curb radius in the southwest quadrant of the CR 99/Speedway Drive intersection and we find this to be appropriate.

Water & Sanitary Sewer – No changes to current services are proposed.

Stormwater Management – There will be a significant increase in impervious area. An analysis of the existing stormwater detention will need to be submitted for review.

Sidewalks – No changes are proposed.

Recommendation: Approval of the plan subject to submittal and approval of stormwater detention analysis.

The following permits will be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

Apply for proper permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends that FCPC **approve SITE PLAN REVIEW APPLICATION #SP-05-2014** for CNG buildings, new pavement and addition to canopy at 3730 Speedway Drive, Findlay subject to the following conditions:

- Proper combination of the parcels into one under a singular ownership (HRPC)
- Installation of a landscape buffer on the south property line abutting the motel (HRPC)
- Submittal and approval of stormwater detention analysis. (ENG)
- Application for proper permits with Wood County Building Department (FIRE)

DISCUSSION

Dan Clinger asked if the tanks are underground. Mr. Saranzak replied yes. The CNG compound area is a shed and it will be fenced in.

Mr. Clinger asked what type of screening will be used. Judy Scrimshaw replied that the code does not address screening of one commercial use from another in C-2. CPC can designate if they wish. She and Todd Richard had discussed this and talked about evergreens that will become fairly solid. Mr. Clinger asked if it was up to the Commission to define the buffer. Ms. Scrimshaw stated that HRPC and Zoning could make the call if the Commission desired.

Paul Schmelzer stated that he felt we should use one of the prescribed standards that are in our code.

MOTION

Tom Hershey made a **motion to approve SITE PLAN REVIEW APPLICATION #SP-05-2014** for CNG building and addition to canopy at 3730 Speedway Drive, Findlay.

2nd: Paul Schmelzer

Joe Opperman asked questions in regard to what CNG is. Dave Mrowzinski answered his questions. Mr. Schmelzer asked what the purpose of the “compound” area was. Mr.

Mrowzinski explained how much gas is stored at any time and how it is produced as needed on site. The compound is where the compression process takes place.

Dan Clinger asked how much noise there may be from the compressors. It is located right beside a hotel and he wondered if it would be disruptive to the occupants. Mr. Mrowzinski replied that the freeway noise here is probably louder. The compressors are probably somewhere in the 70 decibel range. Mr. Clinger asked if the noise is muffled by virtue of the shed. Dave Mrowzinski explained that compressor itself is inside an enclosure. The enclosure has sound proofing or dampening material in it. If all the doors are open at some time it may be louder. It is not a consistent sound. It is only on demand. It may run a total of 2 – 4 hours per day. This is not all at once. It will kick on as needed for no more than 15 minutes while someone is using it and then kick off.

Mayor Mihalik thanked Mr. Mrowzinski for all of the information he had provided and asked for a vote on the motion to approve.

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

1. APPLICATION TO ZONE LAND UPON ANNEXATION #ZA-01-2014 filed by Philip Rooney for the Ranzau/Jaqua Annexation located in Sections 5 and 6 of Marion Township between E. Bigelow Avenue, Crystal Avenue and CR 212 to be zoned to I-1 Light Industrial.

HRPC

General Information

The land in this request is currently in Marion Township. A 79.24 acre parcel on the far west end is zoned M-1 Restricted Industrial and the remainder of the land is zoned A-1 Agriculture in the Township. Land to the north is in Allen Township and has no zoning. To the west is zoned M-2 Industrial in Marion Township. To the south is a mix of M-1 Restricted Industrial, B-3 General Business and R-2 Two Family Residential in the Township. To the east across Crystal Avenue is zoned O-1 Institutions and Offices and I-1 Light Industrial. The property is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

None

Staff Analysis

This property is currently in the process of being annexed to the City. The documents are sitting in the City Auditor's office for a required 60 day period. The City requires that a zoning designation be applied to annexed lands immediately upon the finalization of the annexation process.

The applicant is requesting the I-1 Light Industrial district for the parcels. This is in agreement with the City's Land Use Plan.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council the designation of I-1 Light Industrial for the Ranzau/Jaqua annexation.

DISCUSSION

Thom Hershey asked if we had any idea of any users for the property in the request. Paul Schmelzer said that discussions are ongoing with a light industrial user for a portion of the land. He stated that they wished to get the entire property annexed and zoned appropriately so it can be marketable by the Alliance for other potential industrial users.

Mr. Hershey asked if a strip would be reserved for the extension of Blanchard Street through here. Steve Wilson explained that that actually is west of this land and does not impact this parcel directly.

Dan Clinger asked for an explanation of where the parcel is connected to the City and how the excluded parts are still connected to Marion Township. Judy Scrimshaw explained that all of the land south of Bigelow Avenue is in the Township and those excepted parcels on the north side of Bigelow will connect to the Township there. The Ranzau land will connect with the City across CR 18 (Crystal Avenue) at the site on Owens Community College.

MOTION

Tom Hershey made a **motion to recommend approval to Findlay City Council for APPLICATION TO ZONE LAND UPON ANNEXATION #ZA-01-2014** for the Ranzau/Jaqua Annexation located in Sections 5 and 6 of Marion Township between E. Bigelow Avenue, Crystal Avenue and CR 212 to be zoned to I-1 Light Industrial.

2nd: Dan Clinger **VOTE:** Yay (5) Nay (0) 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