

# City of Findlay City Planning Commission

Thursday, May 8, 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  
Dan Clinger  
Joe Opperman

### **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, Lou Wilin, Phil Rooney, Martin Terry, Myreon Cobb, Michele Miller, Gale Oplinger, Jon Yoxtheimer, Dan Wright, Roger Barton, Tim Mayle, Chris Schmenk, Marla Boes, Mike Lammers, David Kuenzli, Tom Shindeldecker, Paul Craun, Dennis Bash, Melissa Soto, Guy Lyon

### **CALL TO ORDER**

### **ROLL CALL**

The following members were present:

Lydia Mihalik  
Paul Schmelzer  
Dan Clinger  
Joe Opperman

### **SWEARING IN**

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

### **APPROVAL OF MINUTES**

Dan Clinger made a motion to approve the minutes of the April 10, 2014 meeting. Paul Schmelzer seconded. Motion to accept carried 4-0

## **NEW ITEMS**

**1. ALLEY/STREET VACATION PETITION #AV-04-2014** filed by The University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the portion of W. Foulke Avenue running between Morey Avenue and N. Cory Street.**

### **HRPC**

#### **General Information**

This request is to vacate that portion of West Foulke Avenue from Morey Avenue east to N. Cory Street.

#### **Parcel History**

The area is currently a mix of residential and university related uses.

#### **Staff Analysis**

The University of Findlay owns all parcels abutting this portion of W. Foulke Avenue. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

#### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-04-2014 to vacate the portion of W. Foulke Avenue running between Morey Avenue and N. Cory Street.**

### **ENGINEERING**

No objections. Easements for the sanitary sewer and waterline will need to be maintained until final plans for the UF Stadium are submitted. According to Todd Jenkins at Peterman Associates, the University will propose relocating the sanitary sewer beginning at the intersection of Cory & Foulke, follow Cory south to the north side of Howard Run, then follow Howard Run in an easement across University property to connect to an existing sanitary sewer on Morey Avenue. Todd also states that UF will have no need for the waterline on Foulke Ave. so they will propose to abandon it in place.

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

**Recommend approval to Findlay City Council for ALLEY/STREET VACATION PETITION #AV-04-2014 to vacate the portion of W. Foulke Avenue running between Morey Avenue and N. Cory Street.**

### **DISCUSSION**

Because the first five (5) items on the agenda are all alley/street vacation requests filed by the University of Findlay which are related the Commission agreed to review all at the same time. Mayor Mihalik asked Todd Jenkins to give the Commission a summary of the requests.

Todd Jenkins stated that the University had been before the Commission in November with a conceptual plan for a proposed football/lacrosse stadium. That stadium will occupy the area on the south side of Trenton between Morey Avenue and Cory Street and north of the creek. To

accomplish that, right now Foulke Avenue runs through the middle of the site roughly about where the 50 yard line will be. As such they are asking to vacate that portion of street as well as some alleys that have not been vacated yet. This will allow the University to move forward with relocation of some utilities and the finalization of plans.

Steve Wilson stated that he had seen conceptual plans for how the utilities in Foulke Avenue will be relocated or discontinued. As always in these cases the City will maintain easement of access for those utilities until we get those plans approved.

Dan Clinger asked if there were any buildings going to remain on the site. Todd Jenkins replied that there are a couple. The Oiler Point apartments and the building at the corner of Morey and Trenton are set to remain. Down towards the southwest there are some properties that the University does not own at this time and they will be working around those.

Mr. Clinger then asked if those conceptual plans for water and sewer are submitted. Todd Jenkins replied yes. They will be moving the 20" sanitary sewer line. They have reviewed this and it appears that everything should work. They have run the concept by Steve Wilson and they are in the process of getting started with those final plans now.

Dan Clinger asked if abandoning the waterline on W. Foulke will have any effect on the City's loop for fire protection or anything. Mr. Jenkins replied that it should not have any drastic effects. They can use the two (2) taps at either end for the fire lines. There is a complete loop around the entire block.

Joe Opperman asked if abandoning the line and leaving it there will have any effect on some future use of the property. Mr. Jenkins said that it should not. There are lines in the area that can be reused for fire lines to the stadium.

### **MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-04-2014 to vacate the portion of W. Foulke Avenue running between Morey Avenue and N. Cory Street.**

2<sup>nd</sup>: Joe Opperman

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

**2. ALLEY/STREET VACATION PETITION #AV-05-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the first north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

### **HRPC**

#### **General Information**

This request is for the first north/south alley west of N. Cory Street.

#### **Parcel History**

The area is currently a mix of residential and university related uses.

#### **Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-05-2014 to vacate the first north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**ENGINEERING**

No Objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2014 to vacate the first north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**DISCUSSION**

Discussion is included in agenda Item 1 for items 1-5.

**MOTION**

Dan Clinger made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-05-2014 to vacate the first north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

2<sup>nd</sup>: Joe Opperman

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

**3. ALLEY/STREET VACATION PETITION #AV-06-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

**HRPC**

**General Information**

This request is for the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.

**Parcel History**

The area is currently a mix of residential and university related uses.

**Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-06-2014 to vacate the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

**ENGINEERING**

No Objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to City Council of **ALLEY/STREET VACATION PETITION #AV-06-2014 to vacate the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

**DISCUSSION**

Discussion is included in agenda Item 1 for items 1-5.

**MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-06-2014 to vacate the first north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

2<sup>nd</sup>:            Dan Clinger

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

**4. ALLEY/STREET VACATION PETITION #AV-07-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**HRPC**

**General Information**

This request is to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.

**Parcel History**

The area is currently a mix of residential and university related uses.

**Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-07-2014 to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**ENGINEERING**

No Objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council for ALLEY/STREET VACATION PETITION #AV-07-2014 to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

**DISCUSSION**

Discussion is included in agenda Item 1 for items 1-5.

**MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-07-2014 to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.**

2<sup>nd</sup>: Dan Clinger

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

**5. ALLEY/STREET VACATION PETITION #AV-08-2014** filed by the University of Findlay, 1000 N. Main Street, Findlay, OH to **vacate the second north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

**HRPC**

**General Information**

This request is to vacate the second north/south alley right of way east of Morey Avenue running from W. Trenton Avenue to W. Foulke Avenue

**Parcel History**

The area is currently a mix of residential and university related uses.

**Staff Analysis**

The University of Findlay owns all parcels abutting this alley. A new football/lacrosse stadium is planned in this area which will be constructed across this street and several alleyways. The University presented a conceptual plan to CPC at its November 14, 2013 meeting.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council for**

**ALLEY/STREET VACATION PETITION #AV-08-2014 to vacate the second north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

**DISCUSSION**

Discussion is included in agenda Item 1 for items 1-5.

**MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-08-2014 to vacate the second north/south alley east of Morey Avenue from W. Trenton Avenue to W. Foulke Avenue.**

2<sup>nd</sup>: Dan Clinger

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

**6. ALLEY/STREET VACATION PETITION #AV-09-2014** filed by Jonathon Yoxtheimer, 1100 6<sup>th</sup> Street, Findlay, OH to **vacate the first north/south alley east of Eastview Drive running north from 6<sup>th</sup> Street to the first east/west alley.**

**HRPC**

**General Information**

The alley in this request runs north from 6<sup>th</sup> Street up to 5<sup>th</sup> Street. The applicant is only requesting that the south half be vacated.

**Parcel History**

This alley runs between residential properties.

**Staff Analysis**

The applicant is requesting to vacate this alley along the west side of his lot. He is only requesting that it be vacated to the first intersecting east/west alley which also abuts his property. He has a separate request next on the agenda for the east/west alley.

The alley is unimproved for the entire length. There are no driveways using the right of way for access.

One property owner at 1425 Eastview Drive has not signed the petition. According to the Rules of Council for the vacation of right of way, Council may still vacate an alley without all signatures as long as a majority of abutting owners has signed the petition. If not all owners have signed, the vacation request must be advertised for six (6) consecutive weeks.

**Staff Recommendation**

HRPC Staff recommends approval of the vacation as long as the Engineer or utilities have no issues.

**ENGINEERING**

All abutting owners have not signed the petition. Otherwise, no objections. An easement will need to be maintained for the sanitary sewer located in this alley.

## FIRE PREVENTION

No Comment

## STAFF RECOMMENDATION

Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-09-2014** to vacate the first north/south alley east of Eastview Drive running north from 6<sup>th</sup> Street to the first east/west alley subject to the following condition:

- The applicant being aware that the City will still have an easement for its sanitary sewer.

## DISCUSSION

Dan Clinger stated that there are power poles in the alley and asked if the power company maintains a separate easement. Steve Wilson replied that any utility that is there inherits an easement if an alley is vacated.

Paul Schmelzer asked if the applicant had been in contact with the one owner that did not sign. Jon Yoxtheimer stated that he had knocked several times and usually does not get an answer. He said he doesn't believe he lives at the home.

Judy Scrimshaw asked the applicant to explain to the Commission why he was asking to vacate the alley. Mr. Yoxtheimer explained that they are the lowest property in the neighborhood. They receive all the water from around them when it floods. He would like to be able to do something to help keep their property from flooding by reexcavating his yard. Will still hold the same amount of water but keep it away from his home more. He believes everyone around him will benefit in the long run. He has spoken with all his neighbors. No one has had any objections with his plans. He knows it won't solve the problem completely but would like to improve the situation.

Mr. Schmelzer stated that he is having a hard time figuring out how the applicant can accomplish that with half an alley added to his property but that probably has nothing to do with the matter at hand.

## MOTION

Paul Schmelzer made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-09-2014** to vacate the first north/south alley east of Eastview Drive running north from 6<sup>th</sup> Street to the first east/west alley.

2<sup>nd</sup>: Dan Clinger

Dan Clinger asked who handles the advertising. Mayor Mihalik stated that City Council is responsible.

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

Mr. Schmelzer stated that for the record he wanted to state the he was only voting for a partial alley vacation because it is unimproved.



**7. ALLEY/STREET VACATION PETITION #AV-10-2014** filed by Jonathon Yoxtheimer, 1100 6<sup>th</sup> Street, Findlay, OH to **vacate the first east/west alley north of 6<sup>th</sup> Street between 1100 6<sup>th</sup> Street and 1101 5<sup>th</sup> Street.**

**HRPC**

**General Information**

The alley in this request runs east from the alley in the prior petition and continues out to Amelia Avenue. The applicant is only requesting that the first 100' be vacated.

**Parcel History**

This alley runs between residential properties.

**Staff Analysis**

The applicant is requesting to vacate this alley along the north side of his lot. He is only requesting that it be vacated to his east property line.

The alley is unimproved for the entire length. There are no driveways using the right of way for access.

Both owners that abut the north side of the alley (1101 and 1111 5<sup>th</sup> Street) have signed the petition also. According to the Rules of Council for the vacation of right of way, Council may still vacate an alley without all signatures as long as a majority of abutting owners has signed the petition. If not all owners have signed, the vacation request must be advertised for six (6) consecutive weeks. Council can choose to vacate out to the next north/south alley to the east by that process.

**Staff Recommendation**

HRPC Staff recommends approval of the vacation as long as the Engineer or utilities have no issues.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-10-2014** to **vacate the first 100' of the first east/west alley north of 6<sup>th</sup> Street between 1100 6<sup>th</sup> Street and 1101 5<sup>th</sup> Street.**

**DISCUSSION**

None

**MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-10-2014** to **vacate the first east/west alley north of 6<sup>th</sup> Street between 1100 6<sup>th</sup> Street and 1101 5<sup>th</sup> Street.**

2<sup>nd</sup>: Joe Opperman

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

**8. ALLEY/STREET VACATION PETITION #AV-11-2014** filed by Findlay YMCA, 300 E. Lincoln Street, Findlay, OH and Central Church of Christ, 307 E. Hardin Street, Findlay, OH to **vacate the first east/west alley north of E. Lincoln Street from East Street to the first north/south alley.**

**HRPC**

**General Information**

The alley in this request runs east from East Street between the YMCA and Central Church of Christ. The applicant is requesting to vacate to the first north/south alley.

**Parcel History**

None

**Staff Analysis**

This is an improved alley which is currently used by the YMCA and the Church for ingress/egress to their properties. The alley does continue farther east to an intersection with Grand Avenue.

The two applicants own all the lots abutting the alley in this request.

**Staff Recommendation**

HRPC Staff recommends approval of the vacation as long as the Engineer or utilities have no issues.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends approval of **ALLEY/STREET VACATION PETITION #AV-11-2014** to **vacate the first east/west alley north of E. Lincoln Street from East Street to the first north/south alley.**

**DISCUSSION**

Dan Clinger addressed the chair of the Commission. He stated that he is a member of the YMCA Building and Grounds Committee so he would abstain from discussion and voting on this issue.

Mr. Schmelzer asked Phil Rooney if the YMCA had communicated their intentions to the owners in close proximity. Mr. Rooney replied that he is one of the owners and he had spoken to both owners on either side of him as well as Mrs. Soto. He thought the only one not spoken with directly was the property owner at the corner of Grand Avenue and E. Hardin Street.

**MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of ALLEY/STREET**

**VACATION PETITION #AV-11-2014 to vacate the first east/west alley north of E. Lincoln Street from East Street to the first north/south alley.**

2<sup>nd</sup>: Joe Opperman

**VOTE:** Yay (3) Nay (0) Abstain (1)

**9. PETITION FOR ZONING AMENDMENT #ZA-02-2014 filed by Findlay YMCA, and Central Church of Christ, to rezone a block generally bounded by East Street on the west, E. Hardin Street on the north, Grand Avenue on the east and E. Lincoln Street on the south from C-2 General Commercial to C-3 Downtown.**

**HRPC**

**General Information**

The land in this request is currently zoned C-2 General Commercial. Land to the north and south is also C-2. To the East is zoned C-2 and I-1 Light Industrial and to the west is zoned C-3 Downtown. A small portion in the northeast corner of the request is within the 100 year flood plain. The Findlay Land Use Plan designates the area where the existing YMCA is located as well as the lots occupied by the Church as Downtown. The remainder is designated as Single Family Small Lot.

**Parcel History**

The parcels in the request are the location of the current YMCA, Central Church of Christ and a mix of small business and residential uses.

**Staff Analysis**

The YMCA and the Church own the vast majority of the land submitted to be rezoned. There are six (6) parcels that are individually owned and are residential. As stated in the General Information section, all of the parcels are currently zoned C-2 General Commercial. Thus, all of the dwellings are non-conforming uses. Changing the zoning to C-3 will not affect them one way or the other.

If the YMCA plans to expand in the future, the C-3 zoning will permit them to use more of the available land. The current building location cannot meet the required setbacks now. The change to C-3 will permit them to follow the existing building lines or even come out to the right of way line.

Staff did notice that there were a few parcels omitted on the list parcels that the YMCA owns. Lots 587, 588, 589 and the south 125' of Lot 590 should be listed on the petition. The description of the lots to be included in the rezoning appear to be correct. The application requires the owners of at least 50% of the frontage of the lots under consideration have signed the petition. Together the Church and the YMCA owned over 1400' of frontage to about 400' owned by others.

**Staff Recommendation**

HRPC Staff would recommend approval of the request to rezone.

**ENGINEERING**

No objections

## FIRE PREVENTION

No Comment

## STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2014 to rezone a block generally bounded by East Street on the west, E. Hardin Street on the north, Grand Avenue on the east and E. Lincoln Street on the south from C-2 General Commercial to C-3 Downtown.**

## DISCUSSION

Mr. Schmelzer stated that he assumed that when Mr. Rooney communicated with the neighbors regarding the alley vacation that the rezoning was also a part of the discussion. Mr. Rooney replied yes. Mr. Schmelzer asked if there were any objections. Phil Rooney stated that as our Staff Report had stated, the homes are currently non-conforming and will still be non-conforming. Ms. Scrimshaw stated that our office had communicated with Ms. Soto and had sent her some information. She has the very small lot on Grand Avenue. We thought it might be a little to her advantage with C-3 not having the setbacks.

Paul Schmelzer asked Todd Richard if they can expand the non-conforming use. Mr. Richard stated no.

## MOTION

Paul Schmelzer made a **motion to recommend to Council approval of PETITION FOR ZONING AMENDMENT #ZA-02-2014 to rezone a block generally bounded by East Street on the west, E. Hardin Street on the north, Grand Avenue on the east and E. Lincoln Street on the south from C-2 General Commercial to C-3 Downtown.**

2<sup>nd</sup>: Lydia Mihalik

**VOTE:** Yay (3) Nay (0) Abstain (1)

**10. PETITION FOR ZONING AMENDMENT #ZA-03-2014** filed by Blanchard Valley Health System and Findlay Spectrum Properties, LLC to **rezone Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and A in the Eastern Woods Office Park from C-1 Local Commercial to O-1 Institutions and Offices District.**

## HRPC

### **General Information**

The lots in this request are currently zoned C-1 Local Commercial in the Eastern Woods Subdivision. Land to the north is zoned M-2 Multiple Family. To the east and west is zoned C-1 Local Commercial and to the south is zoned R-1 Single Family in Marion Township. The land is not located within the 100 year flood plain. The City Land Use Plan designates the area as PMUD (Planned Mixed Use Development).

### **Parcel History**

The portion of the Eastern Woods Subdivision was intended for medical/office uses.

### **Staff Analysis**

At the time that this land was annexed to the City from Marion Township, the zoning classification which made the most sense to accommodate the planned uses was B-1 Local Business. This was converted to C-1 Local Commercial when the zoning code was revamped and adopted in January, 2012.

The new version of the zoning code has the O-1 Institutions and Offices district which is the more logical fit for the area. A medical office park certainly fits in this category.

#### **Staff Recommendation**

HRPC Staff recommends approval of the change to O-1 Institutions and Offices.

#### **ENGINEERING**

No objections

#### **FIRE PREVENTION**

No Comment

#### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-03-2014 to rezone Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and A in the Eastern Woods Office Park from C-1 Local Commercial to O-1 Institutions and Offices District.**

#### **DISCUSSION**

Dan Clinger asked if the land to the east is also in the City? Mr. Rooney replied yes. Mr. Clinger asked is the O-1 district provides setbacks different than the C-1 and is that why the request is here. Mr. Rooney stated that the problem was actually that C-1 has a maximum building size of 15,000 square feet and the hospital wants to do an addition that would take it well over that. There are already existing buildings larger than 15,000 square feet. Dennis Bash stated that Spectrum has plans for a future addition also of about 13,000 square feet. The hospital is planning a radiation therapy addition just short of 14,000 square feet.

#### **MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of PETITION FOR ZONING AMENDMENT #ZA-03-2014 to rezone Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and A in the Eastern Woods Office Park from C-1 Local Commercial to O-1 Institutions and Offices District.**

2<sup>nd</sup>: Joe Opperman

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

**11. APPLICATION FOR CONDITIONAL USE #CU-01-2014** submitted by Miami Valley Pizza, LLC, PO Box 370, Kent OH for a **Pizza Hut Delivery and Carryout Operation with a Drive Thru Window to be located at 1100 Tiffin Avenue, Findlay.**

#### **HRPC**

##### **General Information**

This site is located on the south side of Tiffin Avenue at the “Y” split for US 224 and SR 12.

The land is zoned C-2 General Commercial. All abutting lots are also C-2. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as General Commercial.

### **Parcel History**

None

### **Staff Analysis**

The applicant is requesting a drive thru window to be added to the building for a pizza carry out operation. Drive thru windows are a conditional use in the C-2 district and require Planning Commission approval.

The pizza operation will be housed in the northwest corner of the existing building. Some cosmetic items such as an entry canopy and small landscaping bed are being added to the site.

The plans show a drive up window located about 27' from the front corner of the building. Cars will enter the site from the curb cut located just west of the traffic light poles. The cars must then cross over to their left to pull up to the window. Once they pick up, they will continue south along the building then loop around to head north to exit. They will basically make a figure 8 to access the window and then exit onto Tiffin Avenue. The plan also shows parking along the commercial building to the immediate west which has to back out into and use the same drive lane. The City Zoning code requires stacking of 10 car lengths for drive thru windows which is not possible here. Three cars are shown on the plan and if a fourth were to pull in, it would block the traffic lane for the parking in front of the building. We see many points of conflict for traffic on site. The design is not at all conducive to good traffic flow.

### **Staff Recommendation**

HRPC Staff recommends denial of the Conditional Use for a drive thru window.

### **ENGINEERING**

No objection to the change in use, however, the proposed drive-thru window is not conducive to a smooth flow of traffic

### **FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department.

Any natural gas or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required if a fire alarm or sprinkler system is installed.

### **STAFF RECOMMENDATION**

Staff recommends **denial** of **APPLICATION FOR CONDITIONAL USE #CU-01-2014** for the **Drive Thru Window to be located at 1100 Tiffin Avenue, Findlay. We have no issue with the restaurant occupying the space without the window. If the carry out Pizza Hut does decide to locate here the following recommendations of the Fire Department must be met:**

Apply for the proper permits with Wood County Building Department.

Any natural gas or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required if a fire alarm or sprinkler system is installed.

### **DISCUSSION**

Gale Oplinger stated that there is a lot to the rear of the drive thru area. She asked if they would

finish that lot and use it as a way to loop cars around to get back out would that make it more efficient and useful. Judy Scrimshaw asked if they would move the window back farther also. Ms. Oplinger replied that they would like to leave the window where it is but they could move it farther back. They would have the cars drive back farther and loop around to come out. Paul Schmelzer asked what mechanism they would use to control that. Ms. Oplinger replied that they could use directional areas or an island with curbing. Judy Scrimshaw replied that the stacking is still to the front where cars will be waiting to get to the window. How far back they go to turn around is not the issue. P. Schmelzer stated that they don't solve the two major problems which are stacking and conflict at the entry drive with traffic.

Ms. Oplinger responded that in regards to the stacking, she understands the ruling as it may be. This is a "pick up" window not a drive thru. People call and order the pizza and they are given a time it will be ready. She replied that even in their busiest restaurants there might be 2 or 3 cars in line. They will not be waiting. They come and get the pizza and leave. Ms. Scrimshaw replied that we had a similar situation when Donato's did a pick up window. They had room to go around the building to provide enough space for stacking. Donato's is the same way, you don't order in line you just drive thru and pick up the order that you had called in.

Dan Clinger stated that he thinks the traffic flow is pretty hazardous here and that the approach to the lot is in an extremely bad location from the traffic standpoint. From a design standpoint he could see that we could get maybe five (5) cars stacked if they would close this drive and use the one farther east only. They would have to make some modifications to the corner of the building. He stated he could see making a variance on the 10 car stacking if we didn't have the west approach into the lot. They would lose a couple of parking spaces at the corner in front of the building.

Paul Schmelzer asked where the property line on the east side of the building is. He asked if the building encroaches onto another lot. J. Scrimshaw replied that there are a lot of lot lines here. It may have been multiple platted lots that the building was constructed across. Mr. Schmelzer asked if there is any access easement around the east side of the building. Guy Lyon replied that he has easement on both entrances. Dan Clinger asked if the property line ends at the south side of the building. Mr. Lyon replied that it goes back to the fence. He also used to own the mini warehouses in the rear for a number of years. Ms. Scrimshaw stated that he owns the entire building but there are just multiple old property lines. Mr. Lyon commented that there was even some street right of way through there at one time.

### **MOTION**

Paul Schmelzer made a **motion to Table APPLICATION FOR CONDITIONAL USE #CU-01-2014 for a Pizza Hut Delivery and Carryout Operation with a Drive Thru Window to be located at 1100 Tiffin Avenue, Findlay.**

2<sup>nd</sup>: Joe Opperman

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

Mr. Schmelzer recommended to the applicant that they go back and give us something that shows the extent of ownership or easement right for circulation and consider Mr. Clinger's suggestion for access from the easternmost point to avoid the conflict for the crossing traffic and the stacking problem. Lydia Mihalik stated that she feels it is a great opportunity to improve what is there and rather than just saying no at this time there is probably a better way to address

what your needs are and what would be best in terms of the planning aspect of Tiffin Avenue.

**12. SITE PLAN APPLICATION #SP-06-2014** submitted by Majuni, LLC, 237 Stanford Parkway, Findlay for an **building addition and parking layout to an industrial building located at 237 Stanford Parkway, Findlay, OH.**

**HRPC**

**General Information**

This site is located on the east side of Stanford Parkway along a private drive. It is zoned I-1 Light Industrial. All parcels to the west, south and north are also I-1. Interstate 75 is along the east property line. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

**Parcel History**

Existing industrial business

**Staff Analysis**

This area of the industrial park was done in some sort of industrial PUD back in 1999. The lots here are small and have a private drive system that creates a loop that starts and ends off of Stanford Parkway.

The applicant is proposing to construct a 2250 square foot addition on the east side of the building. The southeast corner of the addition is only 3.19' from the right-of-way line of I-75. This is due to the recent acquisition by ODOT of additional right-of-way for the future widening project. Majuni went before the City BZA on March 13, 2014 to request a variance on the rear yard. The BZA granted the variance.

There is some existing asphalt in front of the building. They will be striping out five (5) parking spaces along the west side of the north half of the building and adding curb stops. The area is being used for parking now but there is no delineation of actual parking spots. They also show three (3) spaces along the west side of the south half of the building with curb stops added. These are in a gravel area beside the loading dock door.

**Staff Recommendation**

HRPC Staff recommends approval of the site plan.

**ENGINEERING**

Access – No change in access

Water & Sanitary Sewer – No change in existing services

Stormwater Management – A detention area is proposed to compensate for the additional impervious area that meets our requirements

Sidewalks – Building is located on a private drive that does not require sidewalks

Recommendation: Approval of the plan

The following permits may be required prior to construction:



- An approved Stormwater Pollution Prevention Plan

### FIRE PREVENTION

Apply for the proper permits with Wood County Building Department.

### STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2014** for a **building addition and parking for an industrial building located at 237 Stanford Parkway, Findlay, OH subject to the following conditions:**

Apply for the proper permits with Wood County Building Department. (FIRE)

### DISCUSSION

Dan Clinger asked what the normal setback is for the I-1 District. J. Scrimshaw replied that it is 30' in the rear. Mr. Clinger then asked if it would benefit the company or the site to put the addition to the south. Dan Stone replied that it wouldn't work with ridge lines or current operations. They have already gone to BZA and received the variance.

Mr. Schmelzer commented that the 3+' setback is due to the fact that ODOT did take additional right of way. Under the old LA right of way he could have met the setback.

Dan Clinger asked how many parking spaces are required for the square footage. J. Scrimshaw replied that the parking is the same as it has always been. Industrial parking is based on employees and not square footage. Dan Stone replied that there could be six (6) employees at some times at 1.1 spaces per employee. They have met that minimum and maintained an ADA Handicap accessible spot near the door.

### MOTION

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-06-2014** for a **building addition and parking layout to an industrial building located at 237 Stanford Parkway, Findlay, OH subject to the following conditions:**

- **Apply for the proper permits with Wood County Building Department. (FIRE)**
- **Submission of an approved SWPPP if needed (ENG)**

2<sup>nd</sup>: Joe Opperman

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

**13. SITE PLAN APPLICATION #SP-07-2014** submitted by S D Taylor III Family Properties, LLC, 2 Maple, Perrysburg, OH for a **Volkswagen Auto Dealership to be located on Speedway Drive, Findlay, OH.**

### HRPC

#### **General Information**

This site is located at the southeast corner of CR 99 and Speedway Drive. It is zoned C-2 General Commercial and land to the west is also zoned C-2. To the south is zoned I-1 Lt. Industrial and to the east is a mix of C-2 and I-1. To the north across CR 99 is in Allen Township and is not zoned. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

### **Parcel History**

The site is vacant. FCPC reviewed and approved a replat of Lots 10, 11 and 12 in the Northend Commercial Park to combine into one lot on November 13, 2014.

### **Staff Analysis**

The applicant is proposing to construct a new Volkswagen Auto Dealership on the north half of the site. Staff discovered that the plat to combine the parcels and erase the platted easements has not yet been recorded. This needs to be recorded prior to construction.

All building setbacks are met according to the current zoning code. The building will house the usual amenities of a car dealership with offices, showroom, service and parts departments.

Customer parking is shown along the front of the building and in the first two (2) rows north of those. There are areas reserved for service parking and employees along the east and west sides. The rest of the pavement is striped for storage and display of vehicles for sale. There are four (4) electric vehicle charging stations indicated on the site. Three (3) are around the building and one is located along the parking at the north end of the lot.

When this area was platted it was noted that no access would be permitted directly onto CR 99 for any development here. The plan shows two (2) access points onto Speedway Drive. Neither is aligned with the drives across the street for the Speedway station. We normally like to see an alignment if possible, but we aren't opposed to this layout. There won't be a high volume of traffic at one time coming out of an auto dealership so we don't foresee major conflicts.

The submitted landscape plan shows street trees and shrubs along the CR 99 and Speedway Drive sides. There is also a buffer of trees shown along the east property line. All the island areas within the parking lot are landscaped. The dumpster at the south end of the building and the transformer area on the east side of the building are buffered and landscaped.

The photometric plan submitted for the site has all light post locations shown. There are along the perimeter of the lot as well as within the closest aisles to the building. The property does not abut any residential uses. The permitted intensity when not abutting a residence is 1 foot candle at the property line. The north, west and east sides are all less than 1 foot candle. The south part of the site has spots that hit 5 foot candles, but this is not the actual property line. The south line is nearly 400 feet away. The light would be well dispersed at that point.

There are two pylon signs indicated on the plan along CR 99, one at each end of the frontage. The Sign Code permits one pylon sign per site in C-2 General Commercial and there is provision for one Interstate High Rise sign per site within 1500' of an interstate. There are no details of the signs included. The signs require a separate permit through the zoning inspector and those details will be worked out with him at the time.

### **Staff Recommendation**

HRPC Staff recommends approval of the site plan for the auto dealership subject to the following:

- The Replat of the lots is recorded
- Sign details worked out with zoning

### **ENGINEERING**

Access – Two (2) accesses are proposed onto Speedway Drive. Although the accesses do not

align with the existing accesses to the Speedway, they are appropriate for the site

Water & Sanitary Sewer – A 2” domestic water service is proposed. Water distribution requests the meter for the 2” service be placed within the right of way of Speedway Drive. Sanitary sewer will connect to existing 8” on the site. It is recommended a lateral be extended out of the manhole on the end of the 8” to serve the undeveloped property to the south.

Stormwater Management – Additional detention to meet our requirements will be created in the regional detention pond that serves the subdivision.

Sidewalks – Sidewalks are proposed for Speedway Dr. and CR 99

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Water permit
- Sewer Permit
- Sidewalk permit
- Curb cut permit
- An approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department

Any natural gas or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required if a fire alarm or sprinkler system is installed.

If applicable the underground fire line and Fire Department Connection location to be determined by FFD. Additional hydrants may be required due to the installation of the sprinkler system.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2014** for a **Volkswagen Auto Dealership to be located on Speedway Drive subject to the following conditions:**

- The Replat of the lots is recorded (HRPC)
- Sign details worked out with zoning (HRPC)
- A 2” domestic water service is proposed. Water distribution requests the meter for the 2” service be placed within the right of way of Speedway Drive. Sanitary sewer will connect to existing 8” on the site. It is recommended a lateral be extended out of the manhole on the end of the 8” to serve the undeveloped property to the south. (ENG)
- Apply for the proper permits with Wood County Building Department (FIRE)
- Any natural gas or electrical meters within the driving surface shall have crash protection. (FIRE)
- A Knox Box will be required for new businesses (FIRE)
- If applicable the underground fire line and Fire Department Connection location to be determined by FFD. Additional hydrants may be required due to the installation of the sprinkler system. (FIRE)

### **DISCUSSION**

Dan Clinger stated that he would like to see the applicant try to line up the drives with Speedway across the street. Speedway is expanding its services for trucks. The way the drives are there would only be room for two (2) semis to stack at the light without blocking. Dan Stone replied

that he took that comment to the owner who then took it to Volkswagen. Volkswagen would prefer to maintain a smoother transition around the building rather than have clients have to do an S curve along the front.

Mayor Mihalik stated that she wonders if there is a traffic signal issue the City needs to take a look at if there is concern about stacking of semis and timing.

Dan Stone commented that if there are vehicles blocking the northern drive, there is another drive to the south that they can exit. Stacking will be on the property in the drive lanes and not on the public roadways.

### **MOTION**

Dan Clinger made a **motion to approve SITE PLAN APPLICATION #SP-07-2014** for a **Volkswagen Auto Dealership to be located on Speedway Drive subject to the following conditions:**

- **The Replat of the lots is recorded (HRPC)**
- **Sign details worked out with zoning (HRPC)**
- **A 2" domestic water service is proposed. Water distribution requests the meter for the 2" service be placed within the right of way of Speedway Drive. Sanitary sewer will connect to existing 8" on the site. It is recommended a lateral be extended out of the manhole on the end of the 8" to serve the undeveloped property to the south. (ENG)**
- **Apply for the proper permits with Wood County Building Department (FIRE)**
- **Any natural gas or electrical meters within the driving surface shall have crash protection. (FIRE)**
- **A Knox Box will be required for new businesses (FIRE)**
- **If applicable the underground fire line and Fire Department Connection location to be determined by FFD. Additional hydrants may be required due to the installation of the sprinkler system. (FIRE)**

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

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

**14. PRELIMINARY PLAT APPLICATION #PP-01-2014** filed by George and Camille Ranzau, 6144 CR 18, Findlay, OH, for **Tall Timbers West Subdivision located south of CR 212 in Sections 5 and 6 of Marion Township.**

### **HRPC**

#### **General Information**

This subdivision is located in Sections 5 and 6 in Marion Township. The eastern 2/3 of the land is zoned A-1 Agriculture and the western portion is zoned M-1 Restricted Industrial. Land to the north is in Allen Township and not zoned. To the west is zoned M-2 General Industrial, to the east is A-1 Agriculture and to the south is zoned a mix of M-1 Restricted Industrial, B-3 General Business and R-2 Two Family Residential in Marion Township. The portion from Howard Run west is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

#### **Parcel History**

The land is currently farm ground. This is a portion of the acreage which is in the annexation process with a 3<sup>rd</sup> reading at Council scheduled for May 20, 2014. FCPC recommended zoning the land to I-1 upon its annexation at its April 10, 2014 meeting.

### **Staff Analysis**

The preliminary plat consists of one 88 acre lot, a .53 acre triangle (left behind by virtue of the location of the lot line and the road right-of-way) and dedicated road right-of-way. Portions of existing parcels that are not a part of the plat have been labeled as excluded.

The plat meets the requirements of the Subdivision Regulations for preliminary plats. At a Staff review it was noted that it would be preferred to add Lot A (.53) acres into the main parcel.

### **Staff Recommendation**

HRPC Staff recommends approval of the Preliminary Plat of Tall Timbers West.

### **ENGINEERING**

Recommend the triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. Recommend the easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as right of way.

Recommendation: Approval of the preliminary plat subject to the recommendations

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-01-2014 for Tall Timbers West Subdivision subject to the following:**

- The triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. (ENG)
- The easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as dedicated right of way. (ENG)

### **DISCUSSION**

Paul Schmelzer commented that he wanted to inform the Commission that the Preliminary and Final Plats are on the same agenda per their request due to what the City would like to see accomplished on this property for an industrial park. He then followed up on Steve Wilson's comments regarding the triangle. He stated that as a surveyor and engineer himself it seemed a little illogical to have a piece like that remain. He stated that he understands there is some perceived value to that as an access point. As such he would recommend that it be combined with the property to the north.

Dan Clinger asked if when this is annexed the entire acreage is going to be zoned industrial. J. Scrimshaw replied yes. Dan Clinger then stated that it does not include this land to the north where the road comes in. He asked if we needed to have a connection to that. J. Scrimshaw replied that the road is the connection. Mr. Clinger asked if that has been dedicated yet. J. Scrimshaw answered that it will become dedicated right-of-way with the recording of the plat. Dan Stone then explained how the Final Plat will dedicate that right-of-way and since the subdivision will be in the City, they will maintain that piece of roadway even though it is in Allen Township.

Dan Stone then addressed the issue of the triangle. He stated he had spoken with both the current land owners and the potential purchaser of the property and both are in agreement that they would like that piece attached to the land to the north. Mr. Stone realizes that he could not get access onto CR 212 for the land across the line in Allen Township and it currently only has about 100' that will touch the new road. The current land owner can use the additional land in the triangular piece to gain more distance from the intersection for an access.

### **MOTION**

Paul Schmelzer made a **motion to approve PRELIMINARY PLAT APPLICATION #PP-01-2014 for Tall Timbers West Subdivision located south of CR 212 in Sections 5 and 6 of Marion Township subject to the following conditions:**

- It is recommended that the triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. (ENG)
- The easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as dedicated right of way. (ENG)

2<sup>nd</sup>: Lydia Mihalik

### **FURTHER DISCUSSION**

Dan Clinger stated that the recommendation of attaching the triangle to Lot 1 was not what Mr. Stone was talking about. Mr. Schmelzer explained that his contention is that the lot could be reconfigured in a better way than shown. That would give the parcel to the north a better layout rather than just adding that piece to it as is. He stated that while it is not in conflict with any plat requirement and as such he won't make it a condition of approval. Under his recommendation they could leave it as is or modify it.

Dan Stone replied that he will put together some exhibits and present to the property owners and their legal counsel as well as the purchaser and their counsel and follow through with the administration.

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

**15. FINAL PLAT APPLICATION #FP-04-2014** filed by George and Camille Ranzau, 6144 CR 18, Findlay, OH, for **Tall Timbers West Subdivision located south of CR 212 in Sections 5 and 6 of Marion Township.**

### **HRPC**

#### **General Information**

This subdivision is located in Sections 5 and 6 in Marion Township. The eastern 2/3 of the land is zoned A-1 Agriculture and the western portion is zoned M-1 Restricted Industrial. Land to the north is in Allen Township and not zoned. To the west is zoned M-2 General Industrial, to the east is A-1 Agriculture and to the south is zoned a mix of M-1 Restricted Industrial, B-3 General Business and R-2 Two Family Residential in Marion Township. The portion from Howard Run west is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

#### **Parcel History**

The land is currently farm ground. This is a portion of the acreage which is in the annexation process with a 3<sup>rd</sup> reading at Council scheduled for May 20, 2014. FCPC recommended zoning

the land to I-1 upon its annexation at its April 10, 2014 meeting. The Preliminary Plat was reviewed in the prior item on today's agenda.

### **Staff Analysis**

The Final Plat is consistent with the Preliminary Plat reviewed in the prior item.

The dedicated cul-de-sac road does exceed the 600' foot maximum in the Subdivision Regulations. A variance will need to be granted by CPC for that length.

### **Staff Recommendation**

HRPC Staff recommends approval subject to the conditions as stated for the Preliminary Plat and the granting of a variance for the cul-de-sac length.

### **ENGINEERING**

Recommend the triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. Recommend the easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as right of way.

Access – Findlay TT Parkway will extend from existing intersection on County Road 212 at Lowe's Distribution Center. Findlay TT Parkway exceeds the recommended length for a cul de sac. We recommend a variance be granted for the cul de sac length. Construction plans for the roadway are still being developed. The plans will include additional signals for Findlay TT Parkway at CR 212.

Sanitary Sewer – The plan proposes constructing the sanitary sewer along the north side of Lot #1 from an existing manhole at the northwest corner of Lot # 1. Specific location of the sewer is pending coordination with the existing Sunoco Pipeline easement. The sewer will be sized and placed at an elevation that it could ultimately be extended to serve the properties east of Tall Timbers West Subdivision to the property at the northwest corner of CR 212 and Bright Road.

Waterline – A 12" waterline will be constructed along Findlay TT Parkway

Stormwater Management – A drainage ditch is proposed along the south side of Lot #1 that will serve Lot # 1 as well as all properties east and south of Lot # 1. A detention pond is proposed to serve Lot #1 that can be readily expanded to become a regional detention facility should additional development occur in the area.

Recommendation: Conditional approval of the plat subject to approval of construction plans for proposed infrastructure

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends **approval of FINAL PLAT APPLICATION #FP-04-2014 for Tall Timbers West Subdivision subject to the following:**

- The triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. (ENG & HRPC)
- The easement for the proposed cul de sac at the south end of Findlay TT Parkway be shown as dedicated right of way. (ENG)

- A variance be granted for the cul de sac length (HRPC & ENG)
- Approval of construction plans for proposed infrastructure (ENG)
- Approval of construction plans for the roadway (ENG)

## **DISCUSSION**

Dan Stone stated that he has been in contact with Sunoco as recent as this morning. They will be happy to have a defined easement for their pipeline. He is also working with them on details regarding depths and lengths on crossing utilities.

Paul Schmelzer commented that it has been a pleasure to work with this potential entity on this site. He stated that he appreciates their efforts to help the City to position this piece of property for future development with regards to water, sanitary sewer and roadway. It is not every day that we get a company that is willing to help the community in that fashion while they are looking to make an investment that will benefit us as well. He asked that Mr. Stone pass that along to them. He commented that Mr. Mayle and the group had spent a lot of time to put this all together. He is sure it is going to be a great asset to the community. He further stated that he personally had no issue with the length of the cul-de-sac given the density of curb cuts that will be put on it for the industrial uses.

Dan Clinger asked what the length of the cul-de-sac will be. Mr. Stone replied that it is approximately 1300 – 1400 feet. Part of the reason for the length as will be shown on the site plan, is that there will be two (2) access points to separate employee/visitor traffic from truck traffic. They put the cul-de-sac at the end so if someone does make a wrong turn into the street they won't have to enter the property to turn around to leave. The cul-de-sac is designed to handle full size semis which will exceed what any fire apparatus would need.

Paul Schmelzer noted that they could have shown this as a dead end stub street according to platting rules for future extension to the south. While extending to the south may still be a possibility it may never come to fruition. It was at the City's request that they put a cul-de-sac there.

Steve Wilson said that speaking on behalf of Hancock County as former Engineer that he applauds the efforts made here. He stated that he is very pleased to see more development on CR 212. The road has been there for 18 years and it's nice to see things start to fill in finally.

## **MOTION**

Paul Schmelzer made a **motion to approve FINAL PLAT APPLICATION #FP-04-2014 for Tall Timbers West Subdivision located south of CR 212 in Sections 5 and 6 of Marion Township subject to the following conditions:**

- It is recommended that the triangle between the east line of Lot #1 and the west right of way of Findlay TT Parkway be included in Lot #1. (ENG & HRPC)
- The easement proposed for the cul de sac at the south end of Findlay TT Parkway be shown as dedicated right of way. (ENG & HRPC)
- The variance is granted for the length of the cul-de-sac (HRPC & ENG)
- Approval of construction plans for the roadway and utilities (ENG)

2<sup>nd</sup>: Dan Clinger

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



**16. SITE PLAN APPLICATION #SP-08-2014** filed by George and Camille Ranzau, 6144 CR 18, Findlay, OH for a **proposed Regional Distribution Center to be located on Lot 1 of the Tall Timbers West Subdivision.**

**HRPC**

**General Information**

This development will be located on Lot 1 of the newly created Tall Timbers West Subdivision. It will be zoned I-1 Light Industrial upon completion of the annexation process. All land to the north is in Allen Township and not zoned. To the west is zoned M-2 General Industrial, to the east and south will be zoned I-1 also. The far west part of the lot from Howard Run west is in the 100 year flood plain. The Land Use Plan designates the area as Industrial.

**Parcel History**

The land is currently farm ground. This is a portion of the acreage which is in the annexation process with a 3<sup>rd</sup> reading at Council scheduled for May 20, 2014. FCPC recommended zoning the land to I-1 upon its annexation at its April 10, 2014 meeting. The Preliminary Plat and Final Plats for the subdivision were reviewed in prior items on today's agenda.

**Staff Analysis**

The applicant is proposing a 337,831 square foot regional distribution center on an 88 acre lot. The subject land is in the process of annexation and wishes to connect to City services, so CPC is reviewing according to City of Findlay Zoning code.

The building setbacks for I-1 Light Industrial are far exceeded in the layout. Two accesses onto the proposed Tall Timbers Parkway will separate employee/visitor parking from truck traffic. All parking and drive areas are paved.

The applicant is showing two (2) potential locations for a temporary construction access to CR 212. We would prefer the drive that goes through the Walnut Center parcel. It is in the location of an existing curb cut which they will widen temporarily. This will need to be put back to its original size once work is complete. The second alternative is too close to the traffic light.

Employee parking for an industrial use is calculated at 1.1 spaces per number of employees on the largest shift. The plan states that there will be 200 employees maximum at any time which will require 220 parking spaces. There are a total of 277 spaces shown in the employee/ visitor lot to exceed that requirement.

There is a natural fence row along the north side of the lot which will be the side nearest CR 99. There are four clusters of pine trees dispersed equally across that side of the employee/visitor parking lot also. There are plantings at each corner of the lot as well as landscaping in some of the bump outs. The front entry area for the offices and employee entry are fully landscaped.

Elevation plans for the building show that some portions are in excess of 100' in height. The I-1 Light Industrial District has a 60' maximum height allowance. Marion Township also has this height limitation. The plan was reviewed by the Marion Township BZA last week and a variance on the height was granted. The plan is also before the City of Findlay BZA on May 8 for the same variance. Because the property is in the middle of the annexation process, the company is covering all its bases by approaching both entities.

**Staff Recommendation**

HRPC Staff recommends approval of the site plan for the distribution center subject to approval

of the height variance.

### **ENGINEERING**

Access – the two (2) accesses onto Findlay TT Parkway that will separate employees and trucks is appropriate.

Sanitary Sewer – the facility will connect to the proposed sanitary sewer to be constructed along the north side of Lot #1.

Waterline – a 10” waterline will be connected to the proposed 12” on Findlay TT Parkway. A 4” line connected to the 10” will provide the domestic water service. The 10” line will serve a water tower proposed for fire protection. The site plan does not show a detailed separation of the domestic and fire services.

Stormwater Management – a drainage ditch is proposed along the south side of Lot #1 that will serve Lot # 1 as well as all properties east and south of Lot # 1. A detention pond is proposed to serve Lot #1 that can be readily expanded to become a regional detention facility should additional development occur in the area. The detention calculations submitted with the site plan meet our requirements.

Sidewalks – area is to be zoned industrial which does not require construction of sidewalks

Recommendation: Conditional approval of the plan subject to approval of construction plans for domestic and fire services

The following permits will be required prior to construction:

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

### **FIRE PREVENTION**

Apply for the proper permits with Wood County Building Department.

The Fire Department Connection shall be 5” Stortz with 30 degree elbow and the location to be determined by FFD. Outside sprinkler notification shall be a horn/strobe working on water flow only.

A Knox Box will be required for all buildings with fire alarm and/or sprinkler systems.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-08-2014** for a **proposed Regional Distribution Center to be located on Lot 1 of the Tall Timbers West Subdivision subject to the following conditions:**

- Approval of height variance (HRPC)
- Approval of construction plans for domestic and fire services (ENG)
- Apply for the proper permits with Wood County Building Department (FIRE)
- The Fire Department Connection shall be 5” Stortz with 30 degree elbow and the location to be determined by FFD. Outside sprinkler notification shall be a horn/strobe working on water flow only. (FIRE)
- A Knox Box will be required for all buildings with fire alarm and/or sprinkler systems.

## **DISCUSSION**

Paul Schmelzer stated that the City is currently working towards a coordinated effort with the applicant and the State to allow us to combine the public road and the construction entrance. It would be better for all parties if we use that as the construction drive.

Dan Clinger responded that he assumed the City is funding the development of the roadway and utilities. He asked if that is through a TIF or some other plan.

Mr. Schmelzer replied that this will be a perfect example of how we can use our CRA (Community Reinvestment Area). We are pursuing some funding from the State. Should that come to fruition, we'll get some road funding from that for eligible items. The Applicant has also expressed interest in utilizing some of the CRA abatement dollars that are available to them as a result of legislation passed at the end of last year. None of this is finalized at this point. They are still working with the State and the applicant. It is his hope that they can work this out and get the roadway constructed with minimal capital outlay by the City.

Chris Schmenk spoke on behalf of the company. She stated she wished to compliment the local community. She said that everyone had been great to work with. All the parties involved were wonderful. That, she stated, is the reason this company is interested in the Findlay community. They had looked at sites in Indiana and Michigan as well and they have been very, very impressed with this community. She just wanted to say thank you for that.

## **MOTION**

Lydia Mihalik made a **motion to approve SITE PLAN APPLICATION #SP-08-2014** filed by George and Camille Ranzau, 6144 CR 18, Findlay, OH for a **proposed Regional Distribution Center to be located on Lot 1 of the Tall Timbers West Subdivision subject to the following conditions:**

- Approval of height variance (HRPC)
- Approval of construction plans for domestic and fire services (ENG)
- Apply for the proper permits with Wood County Building Department (FIRE)
- The Fire Department Connection shall be 5" Stortz with 30 degree elbow and the location to be determined by FFD. Outside sprinkler notification shall be a horn/strobe working on water flow only. (FIRE)
- A Knox Box will be required for all buildings with fire alarm and/or sprinkler systems.

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

**VOTE:** Yay (4) 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