

City of Findlay City Planning Commission

Thursday, June 12, 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
Dan Clinger
Joe Opperman
Thom Hershey

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Matt Cordonnier, HRPC Director
Nathan Hoy, City Engineering Department
Todd Richard, Zoning Inspector
Don Rasmussen, Law Director

GUESTS:

Dan Stone, Brian Thomas, Lou Wilin, Reid Ponx, Jim Burns, Carl Kindy, Gene Redding, Randall Schumacher, Tom Shindeldecker, Don Malarky, Dave Moore, James Koehler, Elliott Ice, Paul Smith

CALL TO ORDER

ROLL CALL

The following members were present:

Lydia Mihalik
Dan Clinger
Joe Opperman
Thom Hershey

SWEARING IN

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

APPROVAL OF MINUTES

Joe Opperman made a motion to approve the minutes of the May 8, 2014 meeting. Dan Clinger seconded. Motion to accept carried 4-0

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to a north/south alley.

HRPC

General Information

This request is to vacate E. Meade Avenue from France Street to a north/south alley.

Parcel History

This is unimproved right of way in a residential area.

Staff Analysis

All abutting owners on the right of way have signed the petition.

A driveway for a residence at 2720 France Street has been on a part of the right of way for many years. There are several lots in the Northview Subdivision that were platted along the right of way. The owner of 2720 France Street owns the majority of them and an owner across France Street owns two lots.

HRPC has no issue with vacating the undeveloped right of way but does make note to the owner that no homes can ever be built on the lots in the rear if it is vacated because they will no longer have any public street access. The land owned by the Hailey's (2711 France St.) could be a buildable lot as it will have frontage on France Street.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to the first north/south alley.**

ENGINEERING

No objections.

Easements for the existing sanitary sewer and storm sewer will need to be maintained

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to the first north/south alley.**

DISCUSSION

None

MOTION

Thom Hershey made a **motion to recommend to Council approval of ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to the first north/south alley.**

2nd: Joe Opperman

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

2. PETITION FOR ZONING AMENDMENT #ZA-04-2014 filed by Robert Schuck to rezone **206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.**

HRPC

General Information

This request is located on the north side of Center Street just east of Clinton Street. It is zoned R-3 Single Family High Density. Properties on all sides of the parcel are also zoned R-3. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to change the zoning to M-2 Multiple Family High Density because the home was converted into a three family dwelling.

Todd Richard, City Zoning Inspector, found evidence that this home became a duplex prior to zoning. It appears that around 1992 it was converted to a triplex without a permit. As such it is illegal.

Parking for the M-2 District requires 2 ½ spaces per dwelling unit. Eight spaces would be required for the three units. There is a gravel area at the rear of the lot and a driveway along the west side. It may be possible to get 8 vehicles on site but it may be difficult to maneuver if all are there at once.

Mr. Richard informed the realtor that since the 3rd unit is illegal; the property should be converted back to a duplex. The duplex would be a legal non-conformity in the single family district.

There was a similar case in March, 2013 of a home on Garfield Avenue that was up for sale and the realtor called Mr. Richard to verify that it was a legal use. He could not find any record of it being converted to a duplex and therefore could not say it was legal. The request to rezone was tabled at Planning Commission and then the Planning & Zoning Committee of Council recommended denial. When it was brought up at Council, they adopted the committee report and effectively denied the rezoning.

When the City was in the process of adopting the new zoning code, it was proposed at one time to try to locate all duplexes in the neighborhoods and zone each of them as such. The idea was abandoned because it was felt that too many illegal and nonconforming duplexes would potentially be legitimized by this. Currently any duplexes in a single family zoning district are considered as nonconforming uses.

The property proposed for rezoning in this application can continue as such but Staff does not

feel it warrants a zoning change because it was changed illegally to a three family dwelling. It can be a nonconforming use in the Single Family District.

Staff Recommendation

HRPC Staff recommends that FCPC recommend denial to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2014** to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.

ENGINEERING

No Objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2014** to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.

DISCUSSION

Sherry Toeppe, 9873 Glenmar Pkwy. came to the table as the owner.

Dan Clinger asked if they rezoned this would it still be an illegal use since it was not permitted. Todd Richard stated that if it is rezoned, it becomes a legal use. He would issue a permit based on the rezoning so he has a record that it is a three family unit.

Ms. Toeppe stated that she did not have any written proof but her father in law had purchased the property quite a while ago and it was already a triplex. He passed away last year and they are trying to sell it and that is how they found out the situation.

Lydia asked if in order to be a legal non-conforming use it would have to be converted to a duplex. Mr. Richard replied yes.

MOTION

Thom Hershey made a **motion to recommend denial to Council of PETITION FOR ZONING AMENDMENT #ZA-04-2014** to rezone **206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.**

2nd: Joe Opperman

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

3. PETITION FOR ZONING AMENDMENT #ZA-05-2014 filed by Don Ratcliff to rezone **115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.**

HRPC

General Information

The parcel in this request is located on the south side of Harrington Avenue directly behind the

Family Dollar Store on N. Main Street. It is zoned R-2 Single Family Medium Density. Lots to the south and east are also zoned R-2. To the west is zoned C-1 Local Commercial and to the north is zoned M-2 Multiple-Family High Density. It is not in the 100 year flood plain. The City Land Use Plan designates the area as R-3 Single Family Small Lot.

Parcel History

None

Staff Analysis

This is another case of a single family home which was converted to a duplex in the 1990's without a permit.

The parking requirement for a duplex is 2 spaces per living unit. There is a two (2) car garage on the property and enough drive way to accommodate two (2) more vehicles on premises.

As this is another case of a technically illegal conversion we don't feel that legitimizing it with a rezoning is appropriate. We would prefer to leave it as a nonconforming use in the Single Family District.

Staff Recommendation

HRPC Staff recommends that FCPC recommend denial to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2014** filed by Don Ratcliff to rezone **115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.**

ENGINEERING

No Objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial to City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2014** filed by Don Ratcliff to rezone **115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.**

DISCUSSION

Thom Hershey stated that he concurred with the Staff recommendation.

MOTION

Thom Hershey made a **motion to recommend to Council denial of PETITION FOR ZONING AMENDMENT #ZA-05-2014 to rezone 115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.**

2nd: Dan Clinger

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

4. PETITION FOR ZONING AMENDMENT #ZA-06-2014 filed by Randall Schumacher to rezone **107 Allen Avenue and 1217 N. Main Street from C-2 General Commercial to M-2 Multiple Family High Density.**

HRPC

General Information

This request is located on the east side of Main Street at the corner of Allen Avenue and N. Main Street. It is currently zoned C-2 General Commercial. Land to the north, south and west is also zoned C-2. To the east is zoned R-2 Single Family Medium Density. It is not within the 100 year flood plain. The City Land Use Plan designates the area as University Overlay.

Parcel History

None

Staff Analysis

The frontage along Main Street in this area has been zoned as Commercial for many years. With the proximity to the University several of the homes along Main Street are converted duplexes, triplexes, etc. as well as occasional commercial uses. Until a change in 2005, residential uses were permitted in the Commercial districts. C-2 is certainly not a good fit for this area as the underlying zoning and Staff will recommend changing this in the process of amending the map.

This property is a legal duplex. The building at the rear which they wish to convert to a residence was previously a beauty shop. (This would have been a legal use in the C-2 also) The shop is connected to the home via a breezeway.

There is a three (3) car garage on the property and a paved parking lot. On one visit to the site I did find 6 cars parked on the pavement in a fashion that all could leave without any issues. The garage door was not blocked either. It is feasible that the required eight off street spaces can be met. There is also land available if necessary for providing additional parking.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-06-2014** filed by Randall Schumacher to rezone **107 Allen Avenue and 1217 N. Main Street from C-2 General Commercial to M-2 Multiple Family High Density.**

ENGINEERING

No Objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend **approval to Findlay City Council for PETITION FOR ZONING AMENDMENT #ZA-06-2014** filed by Randall Schumacher to rezone **107 Allen Avenue and 1217 N. Main Street from C-2 General Commercial to M-2 Multiple Family High Density.**

DISCUSSION

Randall Schumacher, 9185 Rd. P7, Columbus Grove, OH came forward to discuss his petition.

Thom Hershey commented that the beauty shop looked like a converted garage. He asked if it would have been a legal use at the time it was done. Todd Richard stated that he believes the beauty shop was established prior to zoning. Mr. Schumacher stated that the beauty shop is still in operation.

Dan Clinger asked if the beauty shop would still be legal if we rezone. Judy Scrimshaw that it would not if zoned Multi family. That is the part which he wants to convert to a residence and get rid of the business.

Mr. Clinger asked if there is a plan for that to happen time-wise. D. Clinger asked that if this is approved, how we are assured that that will take place. Mr. Schumacher replied that his plan is to renovate shortly after he has approval. He does not have any plans drawn right now, but he would like to do so quickly. He gets very minimal rent from the Salon and it is not doing him much good to maintain it. The salon owner only works a couple days a week now. She is ready to retire and is aware of his plan. Todd Richard stated that his office would just issue a permit for the change of use.

Joe Opperman asked if the Staff ever foresees the University coming across the street with development. Judy Scrimshaw replied that the University Overlay District is in place on the frontage of N. Main Street in this area and that could happen. If it does the District is already in place.

MOTION

Thom Hershey made a **motion to recommend to Council approval of PETITION FOR ZONING AMENDMENT #ZA-06-2014 to rezone 107 Allen Avenue and 1217 N. Main Street from C-2 General Commercial to M-2 Multiple Family High Density.**

2nd: Dan Clinger

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

5. APPLICATION FOR CHANGE OF USE #CU-03-2014 filed by Pneuman Properties, 2232 Heatherwood Drive, Findlay, OH for a **Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.**

HRPC

General Information

This request is located on the north side of Center just east of west of Taylor Street. It is zoned R-3 Single Family High Density. All surrounding lots are also zoned R-3. It is not located in the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The building has previously been the Center for Autism and a Daycare facility.

Staff Analysis

This facility has never been a residential use. It has been a non-conformity in this neighborhood for some time. It has never sat vacant long enough to lose its non-conforming status.

According to the City Zoning Ordinance, non-conforming uses of structures cannot be expanded. The use may be changed to another non-conforming use of the same or a more restricted classification using the North American Industry Classification System (NAICS). Sector 62 of the NAICS is Health Care and Social Assistance. The prior uses of an Autism Center and Day Care both fall in Sector 62. Outpatient Mental Health and Substance Abuse Centers are also under this Sector of the NAICS.

The suggested use would thus be no more non-conforming than the prior uses.

ENGINEERING

No objections

FIRE PREVENTION

Apply for a Change of Use Permit with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends that FCPC **approve APPLICATION FOR CHANGE OF USE #CU-03-2014 for a Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.**

DISCUSSION

Wayne Pneuman, 2232 Heatherwood Drive, came forward.

Dan Clinger stated he assumed the current user was still there and this would move in when they left. Mr. Pneuman replied that they had moved in in March and had not filed a change of use plan. The former user had vacated the premises in October, 2013 and it remained vacant until March.

MOTION

Dan Clinger made a motion to **approve APPLICATION FOR CHANGE OF USE #CU-03-2014** filed by Pneuman Properties, 2232 Heatherwood Drive, Findlay, OH for a **Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.**

2nd: Thom Hershey

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

6. PRELIMINARY PLAT APPLICATION #PP-02-2014 filed by Country Club Acres, 655 Fox Run Rd. Suite B, Findlay, OH for **Hickory Lake Subdivision 1st – 3rd Additions located in Section 11 of Marion Township.**

HRPC

General Information

This request is located in Marion Township off the east side of TR 242. It is currently zoned A-1 Agriculture. Land to the west is zoned R-1 Single Family. To the south and east is A-1 Agriculture and to the north is zoned B-1 Institutions and Offices. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to plat a 36 lot residential subdivision on 31.228 acres. It is shown as a three (3) phase project. The current zoning does not permit this density of housing. Applicants will have to apply to rezone with Marion Township.

If R-1 Single Family Residential zoning is applied, all lots will exceed the minimum lot size requirement of 75' of road frontage and 11,000 square feet of area.

There are three (3) cul-de-sacs coming off the east side of TR 242 to service the new subdivision. All of the cul-de-sacs are at the 600' maximum length. TR 242 is a minor thoroughfare and requires 60' of right of way. The current right of way is only 30'. The applicant does show a dedication of the extra 15' of right of way on the west side of the road. The existing pavement is very narrow (perhaps only 16' wide) on this roadway and we would like to see that improved in this area as part of the development. We suggest consulting with the County Engineer on the needed pavement width.

The plat appears to meet all other requirements of a preliminary plat.

Staff Recommendation

HRPC Staff recommends approval of the preliminary plat.

ENGINEERING

Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT APPLICATION #PP-02-2014 for Hickory Lake Subdivision 1st – 3rd Additions located in Section 11 of Marion Township subject to the following conditions:**

- Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities. (ENG)
- Consultation with the County Engineer on a suitable pavement width for TR 242. (HRPC)
- Provide a looped water system with proper sized mains. (FIRE)

DISCUSSION

Dan Clinger asked if this is the road off of SR 568 that makes a jog. Mr. Koehler replied that it is the road which is the east exit of the Forest Lake Subdivision.

Mr. Clinger stated that you made provision for the extra right-of-way on the west side of TR 242 but there is nothing on the east side. Dan Stone replied that the developer does not own land on the east side and therefore cannot dedicate that.

D. Clinger asked what the intent and extent of any road improvements to 242 are. Mr. Stone

responded that they are discussing this with the County Engineer as far as that they will require for this development. He also noted that they had met with the HRPC Subdivision Review committee, they go before the HRPC Board next Wednesday and they are talking with the County regarding the roadway.

Thom Hershey asked if the zoning change has been applied for with Marion Township. Dan Stone replied that they will be working with the Township once they get some blessings on the layouts at these meetings. Thom Hershey asked the Staff if there is some kind of procedure for the Commission to approve a plat that is not zoned correctly yet. Do they need to apply before approving the plat or something? Judy Scrimshaw responded that the Township will not issue any permits if they can't meet zoning and they have to go before HRPC as well. It will get taken care of.

MOTION

Thom Hershey made a motion to **approve PRELIMINARY PLAT APPLICATION #PP-02-2014 for Hickory Lake Subdivision 1st – 3rd Additions located in Section 11 of Marion Township subject to the conditions of Staff:**

- Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities. (ENG)
- Consultation with the County Engineer on a suitable pavement width for TR 242. (HRPC)
- Provide a looped water system with proper sized mains. (FIRE)

2nd: Dan Clinger

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

7. PRELIMINARY PLAT APPLICATION #PP-03-2014 filed by Country Club Acres, 655 Fox Run Rd. Suite B, Findlay, OH for **The Woods at Hillcrest 11th-13th Additions located in Section 35 of Allen Township.**

HRPC

General Information

This project is located in Allen Township on the southeast corner of TR 99 and CR 140. Allen Township is not zoned. All surrounding land is also in Allen Township. It is not within a 100 year flood plain. The Land Use Plan designates the area as Single Family Large Lot.

Parcel History

None

Staff Analysis

The applicant is proposing a residential subdivision with 61 buildable lots and one lot for detention purposes. This is shown as a three (3) phase project.

Without zoning there are no minimum lot requirements in place. All lots are of similar size to previous phases of the development.

Arrowhead Lane and Falcon Drive will need to be changed to something more unique. We

already have these names in other subdivisions. We notice that Bearcat Way is shown as Hickory Ridge Lane in the south portion which is in a previous addition. I believe we had noted that that street needed a new name when it came through. We assume it will all become Bearcat Way when recorded. (?)

Staff Recommendation

HRPC Staff recommends approval of the Preliminary Plat with the changes to street names as noted.

ENGINEERING

Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities.

FIRE PREVENTION

Provide a looped water system with proper sized mains.

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT APPLICATION #PP-03-2014 for The Woods at Hillcrest 11th-13th Additions subject to the following conditions:**

- Change street names of Arrowhead and Falcon (HRPC)
- Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities. (ENG)
- Provide a looped water system with proper sized mains. (FIRE)

DISCUSSION

Thom Hershey asked if we have some kind of a mechanism to make sure the street names are changed. Judy Scrimshaw replied that we see the plats and have to sign off on them before recording.

Thom replied that we said we had asked for Hickory Ridge to be changed on an earlier phase and yet it is still on this one. Ms. Scrimshaw replied that the Preliminary Plat is not recorded. They have not filed the Final yet where this will be checked. Plats such as these get looked at twice before recording because both the City and HRPC have to sign them. It will get caught in that process.

MOTION

Dan Clinger made a motion to **approve PRELIMINARY PLAT APPLICATION #PP-03-2014 for The Woods at Hillcrest 11th-13th Additions located in Section 35 of Allen Township subject to the Staff conditions:**

- Change street names of Arrowhead and Falcon (HRPC)
- Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities. (ENG)
- Provide a looped water system with proper sized mains. (FIRE)

2nd: Joe Opperman

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

8. SITE PLAN APPLICATION #SP-10-2014 filed by Gardner Brothers, LLC, 16067 SR 12, Findlay, OH for a **parking lot to be located at 223 S. Main Street, Findlay.**

HRPC

General Information

The site in this request is located on the east side of S. Main Street in the mid 200 block. It is zoned C-3 Downtown. All surrounding parcels are also zoned C-3. The land is located within the 100 year flood plain. The Land Use Plan designates the area as Downtown.

Parcel History

The commercial structures on the site were demolished recently.

Staff Analysis

The applicant is requesting to construct a 41 space surface parking lot on the vacant site. We understand it to be built as a leased space lot.

The plan is shown to use a new drive cut onto S. Main Street. Because the lot directly abuts an alleyway, we do not agree with this design. The lot can be configured to use existing alleys as its access. Access from the alley on the north end and an angled parking design would be more suitable. Traffic could then exit out the east end onto that alley. The Zoning Code discourages curb cuts onto Main Street in the Downtown. The curb cut would also eliminate two public parking spaces on the street in this block. The east/west alley could be made one way east to prevent any traffic conflicts.

The applicant does show the required decorative wall and landscaping on the Main Street frontage as required in the code. If the lot is redesigned as suggested this wall will be the full length of the frontage.

We are not sure if the plan calls for any curbing along the alley to delineate the parking lot from the right of way. This will need to be done so that vehicles will not drive directly across the lot to enter or exit.

There is a dumpster shown in the south east corner of the parking lot. It looks like the enclosure will be right at the right of way line and this may cause a visibility issue for vehicles exiting onto the north/south alley.

Staff Recommendation

HRPC Staff recommends tabling of the plan.

ENGINEERING

Access – We do not recommend approval of the curb cut onto Main Street. We encourage the use of the alley to the north of the lot for use as access and request consideration be given to making this alley one-way east bound.

Stormwater Management – More detail on how the site is to be drained will be required before we can recommend approval. Detention will not be required since the site was 100% impervious prior to re-development.

Sidewalks – Existing sidewalks will remain

Recommendation: Table the plan because of the access and stormwater management issues

The following permits may be required prior to construction:

- A Flood Plain Development permit
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that **CPC Table SITE PLAN APPLICATION #SP-10-2014 for a parking lot to be located at 223 S. Main Street, Findlay.** Applicant should resubmit a redesign of the layout with consideration of the changes proposed in the review today.

DISCUSSION

None

MOTION

Thom Hershey made a motion to **Table SITE PLAN APPLICATION #SP-10-2014 for a parking lot to be located at 233 S. Main Street, Findlay.**

2nd: Joe Opperman

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

9. SITE PLAN APPLICATION #SP-11-2014 filed by Black Gold Ventures Ohio, LLC, 409 N. Main Street, Bluffton, IN for a **service station/convenience store to be located at 535 Trenton Avenue, Findlay.**

HRPC

General Information

The site in this request is zoned C-2 General Commercial. All abutting land is also zoned C-2. It is not located within the 100 year flood plain. The Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the current site of the Swifty gas station.

Staff Analysis

The applicant is proposing to remove the existing building only. The canopy will be given a facelift and the pump locations will remain.

A new much larger (2600 sq. ft.) building will be constructed on the south end of the lot. The existing canopy was constructed at an angle to the roadway. For that reason the building will follow that angle and the southeast corner is only 10' from the property line. Zoning has determined that with an additional "front" yard on Bolton Street, this can be called a side yard. The side yard setback in C-2 is 15 feet. The applicant is on the BZA agenda for a variance from the side yard setback.

There are no changes proposed to the existing access points. The site currently has one on Trenton Avenue and one on Bolton Street.

A rendering of the proposed building show it as 16' in height. It will have a combination of brick and stone on the façade.

A landscaping plan was also submitted. The very sterile concrete look of the site will be greatly enhanced with trees and shrubs around the perimeter.

The applicant has stated that all pole lighting will remain in the same locations but upgraded to a more modern standard. They also intend to keep the existing sign and replace the face. If they decide to go for a totally new sign we will recommend going to the low profile standard.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-11-2014 for a service station/convenience store to be located at 535 Trenton Avenue, Findlay.

ENGINEERING

Access – One access onto Trenton Avenue will remain as well as one onto Bolton St

Water & Sanitary Sewer – Existing services will be re-connected

Stormwater Management – A detention area exists that will need to be accommodated with the proposed construction. No relocation of the detention has been shown on the plan.

Sidewalks – Existing sidewalks will remain

Recommendation: Conditional approval of the plan subject to relocation of stormwater detention

The following permits may be required prior to construction:

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

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

If necessary, apply for State Permits for Underground Storage Tanks for removal and/or installation.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-11-2014 for a service station/convenience store to be located at 535 Trenton Avenue, Findlay subject to the following conditions:**

- **An approved plan of relocation of stormwater detention (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**
- **If necessary, apply for State Permits for Underground Storage Tanks for removal and/or installation. (FIRE)**

DISCUSSION

The applicant identified himself as Jim Burns, Burns Distributing, 140 Green Drive, Avila IN.

Thom Hershey commented that he thought the proposal is very good and will certainly improve that area of Trenton Avenue. He then stated that he was curious as to how Black Gold Ventures out of Indiana is putting in a Marathon station in Findlay. Mr. Burns explained that Black Gold is the real estate arm of National Oil and Gas. National Oil and Gas is a major “jobber” for Marathon. They own 300 locations throughout IN, OH and MI. They are an outstanding corporate citizen. They have purchased 22 Swifty locations. Swifty’s model of selling low price gas and not much else doesn’t work well anymore. There are some 300 locations that were up for sale and we have purchased 22.

Dan Clinger asked where the tanks are located. Mr. Burns replied they are off to the left side.

Mr. Clinger asked that if the south side is a side yard, shouldn’t the site have a Bolton Street address. Todd Richard replied that the address has nothing to do with it. The orientation of the building doesn’t matter. As long as they can fit the building within the “envelope” it is okay. This way there is only one setback issue.

Dan Clinger asked if there will be lighting calculations for new lighting. Judy Scrimshaw addressed Mr. Burns and verified that he had said the light locations would remain the same. Mr. Burns replied yes, there will be the same or less light encroachment when the project is complete.

Mr. Clinger then stated that the landscape plan shows trees in the front along the street. He said he thinks these should be bushes or something low that will not impede vision of traffic on Trenton Avenue or perhaps move them back farther to the south. Judy Scrimshaw replied that this will be no different than street trees in residential areas. The city does have some control over what is an acceptable tree for the right of way. It will be a species they determine is suitable for those locations. They won’t allow a pine or spruce which is solid. They will be deciduous. Thom Hershey commented that he felt a tree would be less a visibility issue than some shrubs which end up getting taller over time if not pruned.

MOTION

Thom Hershey made a motion to **Approve SITE PLAN APPLICATION #SP-11-2014 for a service station/convenience store to be located at 535 Trenton Avenue, Findlay subject to the conditions listed by Staff:**

- An approved plan of relocation of stormwater detention (ENG)
- Apply for all necessary permits with Wood County Building Department. (FIRE)
- If necessary, apply for State Permits for Underground Storage Tanks for removal and/or installation. (FIRE)

2nd: Dan Clinger

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

10. SITE PLAN APPLICATION #SP-12-2014 filed by Cornerstone Baptist Church, 8360 CR 140, Findlay for a building addition consisting of a fellowship hall, restrooms, storage rooms.

HRPC

General Information

This project is located in Liberty Township on the west side of CR 140. It is zoned a mix of B-2 General Commercial and I-1 Light Industrial. Land to the north and west is zoned A-1 Agriculture, to the south is I-1 and to the east is I-1 and RM-1 Multiple Family. The north portion of the parcel is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial

Parcel History

The original Church plans were reviewed and approved by CPC in December, 2004.

Staff Analysis

The Church is planning to expand its facility on the west end. There are no issues with setbacks.

There is a stone drive shown looping around the rear of the building. It appears to be a connection to some existing stone areas on the north and south ends of the building. It seems to be a temporary connection to get around the church to a detached maintenance building and connect back into the existing parking lot. There is no new parking proposed. There are indications of future expansions that will eliminate this drive at some time.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-12-2014 filed by Cornerstone Baptist Church.

ENGINEERING

Access – No change in access

Water & Sanitary Sewer – No change in sanitary sewer; water service will be extended to new addition

Stormwater Management – Located outside the City so we have no control

Sidewalks – Located outside the City; sidewalks not required

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Water permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

Provide a fire hydrant within 100 feet of Fire Department Connection.

Underground fire line shall be separate from the domestic water line.

If annexed into the City of Findlay, please provide a 5” Stortz Fire Department Connection with 30 degree elbow.

Please contact Liberty Twp. Fire Department Chief Gene Stump (419-421-1087) for additional information.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2014** filed by **Cornerstone Baptist Church for a building addition consisting of a fellowship hall, restrooms, storage rooms subject to the following conditions:**

- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Provide a fire hydrant within 100 feet of Fire Department Connection. (FIRE)
- Underground fire line shall be separate from the domestic water line. (FIRE)
- If annexed into the City of Findlay, please provide a 5" Stortz Fire Department Connection with 30 degree elbow. (FIRE)
- Please contact Liberty Twp. Fire Department Chief Gene Stump (419-421-1087) for additional information. (FIRE)

DISCUSSION

Dan Clinger asked if the expansion will require new parking calculations. Brian Thomas, Peterman & Associates replied that the parking for the Township is based on seating in the sanctuary. Since they are not adding to the sanctuary, it will remain the same. Judy Scrimshaw added that in this situation either Church is in session or there is an activity in the fellowship hall and the two don't overlap.

MOTION

Thom Hershey moved to **Approve SITE PLAN APPLICATION #SP-12-2014** filed by **Cornerstone Baptist Church for a building addition consisting of a fellowship hall, restrooms, storage rooms subject to the Staff Conditions:**

- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Provide a fire hydrant within 100 feet of Fire Department Connection. (FIRE)
- Underground fire line shall be separate from the domestic water line. (FIRE)
- If annexed into the City of Findlay, please provide a 5" Stortz Fire Department Connection with 30 degree elbow. (FIRE)
- Please contact Liberty Twp. Fire Department Chief Gene Stump (419-421-1087) for additional information. (FIRE)

2nd. Joe Opperman

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

11. SITE PLAN APPLICATION #SP-13-2014 filed by Blanchard Valley Port Authority c/o Marathon Petroleum Corporation, 539 S. Main Street, Findlay, OH for a **15,439 square foot expansion of a service building at 119 E. Sandusky Street, Findlay.**

HRPC

General Information

This site is located on the south side of E. Sandusky Street west of vacated Beech Avenue. The land is zoned C-3 Downtown Commercial. All abutting lots are also C-3. A portion of the northeast corner is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The site is currently a surface parking lot.

Staff Analysis

The applicant is requesting to construct a 15, 439 square foot addition on the east side of an existing service/utility building.

There are no setback requirements in the C-3 District. The west half of the north side of the building will be on the right-of-way line. All other sides are off the property lines.

There is a truck dock shown on the south end of the building. It is accessed through the vacated right-of-way of Beech Avenue.

The building will have a walkway connection to the parking garage from the 3rd floor level.

Elevation drawings show the building to hit a height just shy of 59 feet with a parapet height near 63 feet. There are no height limitations in the Downtown District. Brick veneers will complement the existing structures in the area.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-13-2014 for a 15,439 square foot expansion of a service building at 119 E. Sandusky Street, Findlay.**

ENGINEERING

Access – No change in access

Water & Sanitary Sewer – No change in existing water service; a new sanitary sewer connection is proposed

Stormwater Management – Existing is 100% impervious so detention is not required

Sidewalks – Existing sidewalks will remain

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Sanitary Sewer permit

FIRE PREVENTION

Plan and Code review are being communicated with Heapy Engineering on a regular basis

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-13-2014 for a 15,439 square foot expansion of the Marathon service building at 119 E. Sandusky Street, Findlay.**

DISCUSSION

Representatives of the project present are Don Malarky with Marathon Petroleum, Paul Smith with Marathon Petroleum and Dan Stone with Van Horn, Hoover & Associates.

Dan Clinger stated that he noticed an underground electrical duct main under the building and asked if that will be relocated. Don Malarky replied that it would be relocated but would still be under a building because it has to serve the new and existing buildings.

Mr. Clinger asked if trucks will be out of the street path at the dock area. Mr. Malarky replied yes. Dan Stone stated that they ran truck turn evaluations there and worked closely with the architect to be sure they could access back to this and not impede anything else. It is an at grade dock.

Thom Hershey commented that this will be another nice addition to the campus and asked if there is a projected completion date. Paul Smith stated that it is targeted for about the same time as completion of the parking garage which is late 1st quarter to early 2nd quarter of 2015.

MOTION

Lydia Mihalik made a **motion to Approve SITE PLAN APPLICATION #SP-13-2014** for a **15,439 square foot expansion of a Marathon service building at 119 E. Sandusky Street, Findlay.**

2nd: Dan Clinger

VOTE: Yay (4) 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