

# City of Findlay City Planning Commission

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

## Minutes

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

### **MEMBERS PRESENT:**

Mayor Lydia Mihalik  
Paul Schmelzer  
Jackie Schroeder  
Dan Clinger  
Joe Opperman

### **STAFF ATTENDING:**

Judy Scrimshaw, HRPC Staff  
Eric Habegger, FFD  
Matt Cordonnier, HRPC Director  
Steve Wilson, City Engineering Department

### **GUESTS:**

Todd Jenkins, Dan Stone, Brett Gies, Dennis Bash, Lou Wilin

### **CALL TO ORDER**

### **ROLL CALL**

The following members were present:

Mayor Lydia Mihalik  
Paul Schmelzer  
Jackie Schroeder  
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 September 11, 2014 meeting. Joe Opperman seconded. Motion to accept carried 5-0.

## **NEW ITEMS**

### **1. FINAL PLAT APPLICATION #FP-10-2014 filed by Ronald & Lesa Smith and Sunnydale LLC for Tiny Timbers Subdivision.**

#### **HRPC**

##### **General Information**

This request is located on the west side of Bright Road south of E. Bigelow Avenue. It is zoned C-2 General Commercial. Land to the south, north and west is also zoned C-2. To the east is zoned I-1 Light Industrial. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use Development (PMUD).

##### **Parcel History**

This site has previously been occupied by a church and originally was a sports business.

##### **Staff Analysis**

The applicant is requesting to create a two lot subdivision. It has to be a platted subdivision because Lot 2 will be landlocked. The only means of access will be via an easement through Lot 1.

There are no new access points being requested. The easement will be in the area of the existing driveway.

##### **Staff Recommendation**

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

#### **ENGINEERING**

Access – Lot #1 abuts Bright Road with an existing entrance. Access easement is platted across Lot #1 to serve Lot #2.

Water & Sanitary Sewer – Existing building on Lot #1 has water and sanitary services connected on Bright Road. Depending on the proposed use for Lot #2, services could be extended from Bright Road or across an easement at the north end of Keith Parkway.

Stormwater Management – No stormwater management has been submitted.

Recommendation: Approval of the plat with the understanding that water, sanitary and stormwater management will need to be formally submitted with a site plan when Lot #2 is developed.

#### **FIRE PREVENTION**

No Comments

#### **STAFF RECOMMENDATION**

Staff recommends **approval of FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

#### **DISCUSSION**

Dan Clinger asked if the intent in rezoning this would be that there would be two separate

owners or only one owner. Dan Stone replied that if the zoning goes through, the second lot will be purchased by the owner of Lot 1. The reason that he is asking for the plat and rezoning is that he is an industrial contractor. He will probably use the current building on Lot 1 for offices, etc. He currently has contracts with Hancock Wood for a lot of pole improvements, wires, arms, resisters, etc. In order for him to store these he needs the industrial zoning. Mr. Stone stated that he understands that once the contractor has signed the agreement with Hancock Wood, he has to pick up all these things and store them and they are his responsibility from that point.

Dan Clinger said that if he doesn't get the zoning change approved that would change his whole scope of what he does. Dan Stone replied that it will still be a platted lot, but it would just remain zoned business and could be used as such.

Paul Schmelzer stated that for this item we are really only looking at the platting of two lots. The zoning is a separate issue.

### **MOTION**

Paul Schmelzer made a **motion to approve FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

**2<sup>nd</sup>:** Jackie Schroeder

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

## **2. PETITION FOR ZONING AMENDMENT #ZA-10-2014 filed by Sunnydale, LLC to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

### **HRPC**

#### **General Information**

This request is located on the west side of Bright Road south of E. Bigelow Avenue. It is zoned C-2 General Commercial. Land to the south, north and west is also zoned C-2. To the east is zoned I-1 Light Industrial. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use Development (PMUD).

#### **Parcel History**

This site has previously been occupied by a church and originally was a sports business. A plat which includes this lot was reviewed in the previous item.

#### **Staff Analysis**

The applicant is proposing to rezone a 3.963 acre parcel which will be Lot 2 of the Tiny Timbers Subdivision from C-2 General Commercial to I-1 Light Industrial. The purchaser wants to establish a business for an electrical utility contractor that requires the Light Industrial zoning. He intends to construct a building on this lot for the offices, repair shop and storage facility as well as some outdoor storage areas for trucks and equipment

Staff can support the Industrial zoning classification because the Land Use Plan indicates Planned Mixed Use Development (PMUD) here. PMUD's can be a mix of Commercial and Industrial uses. If a PMUD were sought for this area, the allowable underlying zoning

classifications are Commercial, Office and Industrial.

### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

### **DISCUSSION**

Dan Clinger said that with everything around this being C-2 General Commercial he wondered if we could recommend a conditional use rather than a rezoning. Judy Scrimshaw stated that she did not think that a use that is not permitted in a district cannot be granted as a variance.

Joe Opperman commented that he also felt it is a spot zoning of sorts and that he the planning commission should be rezoning because it is the right thing to do and not just because someone asks for it.

Paul Schmelzer said that he looks at this as in the example: If someone came in with 4 parcels at the end of the cul-de-sac for an industrial use he would not hesitate to recommend a rezoning. He said he thinks we need to look at it as to whether the use is functional in the location. To him, if the underlying district would have to be either Commercial or Industrial for it to go as a PMUD we aren't really doing anything inconsistent with the intent of what this subdivision would be. He said he understands that this is only one lot but that is all that the owner will control now.

Lydia Mihalik commented that the area in general seems to fit the industrial classification. Judy Scrimshaw stated that that was her feeling as well. She said that with everything around this she is surprised that the entire property to the north of this has not gone into something industrial. It was platted at one time as a business park. That plat was never recorded and nothing has sold.

Mr. Clinger stated that we have recently rezoned some parcels because of an existing use. Here the land is vacant. He asked what screening requirements would be for this if it were rezoned. J. Scrimshaw replied that the owner would definitely have to screen outdoor storage from the neighboring lots that are C-2. This will be handled under the site plan review process.

Dan Stone stated that the code has three buffer levels depending on what abuts the property. This body will control the landscaping, etc. when a site plan is submitted for review. Mr. Clinger asked if the entire property is to be fenced at this time. Dan Stone replied that he thinks his intent is to use an existing structure for storage. He thinks he communicated to Judy that he

would put up a larger building at some point. At that point there would be a site plan and the commission would control what the screening, etc. would be. Dan said that he didn't think there would be poles stored here. Those could be stored on the job sites as it pretty difficult for someone to haul those away if left there. The smaller items he would definitely store securely until needed on the job. Matt Cordonnier looked in the code and said he could not find screening that is required between Commercial and Industrial. He stated that he does feel it is within the power of the planning commission to require screening if they feel necessary. Mr. Schmelzer said that he wished our law director was here to clarify, because he thinks it could be within the applicant's power to say no to screening. Ms. Scrimshaw replied that it is within the rules of the Planning Commission that they can put other conditions on an application if they deem it necessary.

Mr. Clinger stated that there is a security issue with items they will have here. The building on that lot is small. Mr. Stone replied that if they need a larger building they will be back here for a review of that plan. Jackie Schroeder asked if they will be building parking lot and truck access on this parcel. Mr. Stone said he could not speak for them at this time but that he assumed that they would need some type of parking and access from the existing lot out front.

Judy Scrimshaw said that she was going by a letter that Mr. Smith had sent to Todd Richard regarding his plans for these lots. He does mention constructing a new building on the 4 acres. He speaks about indoor storage of trucks and tools. He also referenced conducting truck and equipment servicing/maintenance on the site. He also said that someday if everything came to fruition on the 4 acres for the company, he would probably demolish the building on the C-2 parcel and perhaps market that lot for some commercial retail venture.

Dan Clinger said that part of what he is looking at is if this really needs to be I-1 in order to use the lot as he wishes. Could C-2 suffice under minor auto repair? Dan Stone replied that he believes it is more the industrial storage that is directing this. Mr. Clinger replied that in looking through the uses, they don't seem to catch all that could be included.

Paul Schmelzer stated that that fact that no new building is going there and that he can openly store in Industrial, there may not be anything we can catch him on now. Judy Scrimshaw replied that if he would put in any impervious surface he will have to come in and have that reviewed. She said she didn't think he would want to store goods and park vehicles on grass and mud.

Dan Clinger stated that he did not want to hamper the development of a new business in the community if the Planning Commission thinks this is the only way we can accomplish this. Mr. Schmelzer stated that he thinks we can accommodate the developer and protect the investment of the current C-2 owners if they have to come to Planning Commission for screening. A less industrial, more commercial use could exist adjacent to this property and not be impacted negatively.

### **MOTION**

**Paul made a motion to recommend approval to City Council of PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

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

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

**3. SITE PLAN APPLICATION #SP-21-2014 filed by Blanchard Valley Health Association, 1900 S. Main Street, Findlay, OH for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.**

**HRPC**

**General Information**

This request is located on the south side of Medical Drive South in the Eastern Woods Subdivision. It is zoned O-1 Institutions and Offices. Property to the north and west is also zoned O-1. To the east is zoned C-1 Neighborhood Commercial and to the south is zoned R-1 Single Family Residential in Marion Township. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Planned Mixed Use Development (PMUD).

**Parcel History**

This is the site of the Blanchard Valley Regional Cancer Center.

**Staff Analysis**

The applicant is proposing an addition on the northeast corner of the facility. The new addition is approximately 13,750 square feet in size.

The only parking added to the site is four handicapped spots. There is a shared parking agreement in place for the site and the site directly across the drive which more than adequately addresses the number of spaces required. Existing access from Medical Drive South will be used.

Architecturally, the building will match the style of the existing structure. The building height is about 35' at its highest point. The O-1 district does not have a maximum building height.

Setbacks are front 40', sides 20' and rear 20'. All of these are met as shown on the plan.

Foundation planting is abundant around the building. Major landscaping along the lot line near the existing cemetery area will create a "Memory Garden" with walking path, benches and sculptures. Low level lighting will be used in the garden as well.

**Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.**

**ENGINEERING**

Access – Access will use existing entrances on Medical Drive South

Water & Sanitary Sewer – Sanitary lateral will be extended from manhole that serves existing building. Water service will be extended into expansion from plumbing in the existing building.

Stormwater Management – Provided by existing regional detention system

Sidewalks – Medical Drive South is a private street so sidewalks are not required.

Recommendation: Approval of the plan

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

**STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.**

**DISCUSSION**

None

**MOTION**

Joe Opperman made a **motion to approve SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.**

**2<sup>nd</sup>:** Jackie Schroeder

Paul Schmelzer asked to make one comment. He stated that they seem to have a rash of projects starting without the developers coming in and posting the appropriate tap fees, bonds, inspection fees, etc. so he would like to state putting that into the record. This is probably more so for out of town clients. Ms. Scrimshaw asked if would like that to be a condition. He said no but just have it entered into the record.

**VOTE:** Yay (5) 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