

City of Findlay

City Planning Commission

Thursday, November 13, 2014 - 9:00 AM
Municipal Building, Council Chambers

Minutes

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

MEMBERS PRESENT:

Mayor Lydia Mihalik
Paul Schmelzer
Jackie Schroeder
Joe Opperman

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Matt Cordonnier, HRPC Director
Steve Wilson, City Engineering Department
Todd Richard
Don Rasmussen

GUESTS:

Dan Stone, Lou Wilin, Rob Sweet, David Roth, John Sperry, Bruce Kearns, John Whitson, George Whitson, Kerry Trumbley, Josie Keck, Tom Shindledecker, Denise Claflin, Stefanie Griffith, Rob Finney, Don Malarky, Dave Moore

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

Paul Schmelzer made a motion to approve the minutes of the October 9, 2014 meeting. Jackie Schroeder seconded. Motion to accept carried 4-0.

NEW ITEMS

1. PRELIMINARY PLAT APPLICATION #PP-04-2014 filed by filed by Brookview Homes for Somerset Park 1st-3rd Addition.

HRPC

General Information

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The last Preliminary Plat approved by FCPC was in June, 2013. Phases 1 and 2 were final platted in July, 2013.

Staff Analysis

The plan submitted is the same as the one filed in 2013.

Staff Recommendation

HRPC Staff recommends approval.

ENGINEERING

No objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2014 for Somerset Park 1st – 3rd Additions.**

DISCUSSION

Steve Wilson stated that at an HRPC Subdivision Review Committee meeting yesterday, it was noted that lots 42 and 43 do not meet the Liberty Township zoning standard for lot frontage.

MOTION

Paul Schmelzer made a **motion to approve PRELIMINARY PLAT APPLICATION #FP-04-2014 for Somerset Park 1st-3rd Additions.**

2nd: Jackie Schroeder

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

2. FINAL PLAT APPLICATION #FP-11-2014 filed by Brookview Homes for Somerset Park 3rd Addition.

HRPC

General Information

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Preliminary Plat was reviewed and approved in Item #1 of today's agenda. The 1st and 2nd phases were Final Platted in July, 2013.

Staff Analysis

This 3rd phase contains 12 building lots along Coldwater Creek Drive. This street is extended to the west property line of the subdivision. Silver Lake Drive is projected south and intersects Coldwater Creek extending to the south line of the Preliminary Plat. Both streets should have some type of temporary turn a around at the dead ends.

Liberty Township requires lots in its R-1 District to have a minimum 15,000 square feet and frontage of 100'. Two of the lots, #42 and #43, are only 80.08' wide. These lots will either need to be adjusted to meet the 100' of frontage or a variance obtained from Liberty Township on the width. The Zoning Inspector could refuse to issue a building permit if left at this width.

Staff Recommendation

HRPC Staff recommends approval of the plat subject to the following:

- **Temporary turnarounds on the dead ends of Coldwater Creek Drive and Silver Lake Drive**
- **Variance from Liberty Township on the width of Lots 42 & 43**

ENGINEERING

Access – Existing Coldwater Creek Drive and Silver Lake Drive will be extended to serve this addition

Water & Sanitary Sewer – *Construction plans are to be submitted on Monday Nov 10. Hope to have recommendations available at the Planning Commission meeting.*

Stormwater Management – Detention will be provided by existing regional facility.

Recommendation: *Conditional approval subject to review of construction plans and detention calculations*

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-11-2014 for Somerset Park 3rd Addition** subject to the following conditions:

- **Temporary turnarounds on the dead ends of Coldwater Creek Drive and Silver**

- Lake Drive (HRPC)
- Variance from Liberty Township on the width of Lots 42 & 43 (HRPC)
- Approval of Construction Plans (ENG)

DISCUSSION

Paul Schmelzer commented for clarity that although the 1st Addition was included in the Preliminary Plat, that section has already been constructed so there will not be a gap in between this phase and what is shown to exist. He also commented that as far as temporary turnarounds are concerned he thought we had a standard of the dead end being more than 200' long. Ms. Scrimshaw said she did not think we had a definite number. She said it was noted that these are fairly short at the HPRC meeting and whether a turnaround would be beneficial in this instance. Mr. Stone stated that at that meeting they did not make that requirement. He said there is concern that a cul-de-sac would severely limit where a drive way could be located. Mr. Schmelzer said that he thought this could be worked out in the Engineering review on the construction plans.

MOTION

Paul made a **motion to recommend approval FINAL PLAT APPLICATION #FP-11-2014 for Somerset Park 3rd Addition subject to the following conditions:**

- Variance from Liberty Township on the width and size of Lots 42 & 43 (HRPC)
- Approval of Construction Plans (ENG)

2nd: Jackie Schroeder

Joe Opperman asked if this will be the completion of this subdivision. Mr. Stone replied that Dr. Havens does own the land to the south. He had presented some conceptual layouts for that at one time. Right now he does not own any connection to TR 94 on the south end. That is something that he would like to have before proceeding farther. So he has pretty much stopped for now.

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

3. SITE PLAN APPLICATION #SP-22-2014 filed by Koehler Bros Inc., DATSKO Ltd., 655 Fox Run Road, Findlay for a 43,200 square foot building expansion at 555 Marathon Blvd., Findlay.

HRPC

General Information

This request is located on the east side of Marathon Blvd. south of E. Sandusky Street. It is zoned I-1 Light Industrial. Land to the west is zoned I-1 Light Industrial in Liberty Township. To the south is zoned I-1 Light Industrial in the city of Findlay. To the north is zoned C-2 General Commercial and to the east is Interstate 75. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This is the site of the existing Freudenberg NOK Company.

Staff Analysis

The applicant is proposing a large addition to the east side of the existing building that will

double the size of the manufacturing facility. All setback requirements are met. The building exterior will match the existing surfaces and roof lines.

Although there were no landscaping standards when the existing building was constructed, there are foundation plantings around the front of the building and partially down both sides. There is also some minimal landscaping around the sign at the entry and the flag pole area. The zoning code does not specify landscaping for industrial buildings but it would be nice to see it be continued across the front of the new addition as well.

The parking calculations on the plan state that there are 50 employees on the largest shift at the facility. The requirements for parking in an Industrial zoning are 1.1 spaces per number of employees on the largest shift. This calculates to 55 required spaces. The site already well exceeds this with 115 spaces provided. When the site plan was initially submitted, the parking increase was much less. (15 or 16 spaces) The revised plan shows an additional 56 parking spaces. 52 of these are on the east side of the lot and there are 4 more on the south side of the entry. There are landscaping requirements in the code in the I-1 district for parking lots. (1161.06.3) Perimeter landscaping is required as well as interior landscaping for 20 or more spaces. The front (north side of the lot) abuts the detention pond and there is no space available for landscaping. The east and west sides however do have available space. The additional parking would require a minimum of two landscaped bump outs in the parking lot. These can be located anywhere in the lot.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-22-2014 for a 43,200 square foot building expansion at 555 Marathon Blvd. subject to the following conditions:**

- **Perimeter landscaping for the parking lot on the east and west ends**
- **Interior landscaping for the additional parking spaces which would require a minimum of two (2) bump outs.**

ENGINEERING

Access – Existing access will remain unchanged

Water & Sanitary Sewer – Building expansion will utilize plumbing provided in existing building. Add a bypass to the existing water meter. Right now there is no way to test without shutting off the water to the entire facility.

Stormwater Management – The existing stormwater detention is sized to accommodate the additional impervious area.

Sidewalks – Sidewalks are not required in Industrial zoning

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

Verify if the current sprinkler system water supply is capable of this expansion or if a fire pump will be required.

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-22-2014 for a 43,200 square foot building expansion at 555 Marathon Blvd. subject to the following conditions:

- Perimeter landscaping for the parking lot on the east and west ends (HRPC)
- Interior landscaping for at least the east end of parking lot which would require a minimum of two (2) bump outs. (HRPC)
- Water Department suggests adding a bypass to the existing water meter. (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Verify if the current sprinkler system water supply is capable of this expansion or if a fire pump will be required (FIRE)

DISCUSSION

Mr. Schmelzer commented that he thinks it is great that the company is applying for this expansion.

Dave Roth stated that they do plan on carrying the landscaping across the front of the new addition. They had not planned on the bump outs, but he felt the owner would not have issue with this.

MOTION

Lydia Mihalik made a motion to approve SITE PLAN APPLICATION #SP-22-2014 for a 43,200 square foot building expansion at 555 Marathon Blvd., Findlay subject to the following conditions:

- Perimeter landscaping for the parking lot on the east and west ends (HRPC)
- Interior landscaping for at least the east end of parking lot which would require a minimum of two (2) bump outs. The bump outs can be placed anywhere along the frontage. (HRPC)
- Water Department suggests adding a bypass to the existing water meter. (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Verify if the current sprinkler system water supply is capable of this expansion or if a fire pump will be required (FIRE)

2nd: Paul Schmelzer

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

4. SITE PLAN APPLICATION #SP-23-2014 filed by J & B Investment Co., LLC, 510 Forest Lake Drive, Holland OH for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay.

HRPC

General Information

This site is located on the north side of Interstate Drive between the existing movie theater complex and Interstate 75. It is zoned C-2 General Commercial and all land to the west and south is also zoned C-2. Land to the north is zoned R-3 Multiple Family in Liberty Township. Immediately east is Interstate 75. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial

Parcel History

Vacant parcel

Staff Analysis

The applicant is proposing to construct a 10,457 square foot single story retail mattress store on a 1.772 acre site. The parcel sits directly east of the Cinemas on Interstate Drive.

Access to the site is through a lane running north from Interstate Drive along the east side of the Cinema parking lot. All vehicular traffic may enter here including delivery trucks. Trucks can travel along the east side of the building to the rear dock area or cross in front of the building and use a shared access drive on the west side of the structure. Direct entry could also be via that shared access drive on the west side of the lot.

There are 15 on-site parking spaces shown on the plan along the south property line. These directly abut an existing 18 space row. There is a shared parking agreement with the Cinema. The parking requirement for retail space is calculated at 1 space per 375 square feet. This store would require 28 spaces. These two rows comprise 33 parking spaces.

Setbacks for the C-2 District are 45' in front, 15' on sides and 60' in rear abutting residential uses. All setbacks for the main building are exceeded on the plan. A dumpster is shown in the northwest corner of the parcel. As an accessory structure it is to be no closer than 10' to a side or rear property line. It appears that the structure is only about 8' from the west side property line.

Only one freestanding sign is shown on the plans. This will be an Interstate high rise located on the east side of the building. The details show a sign face of 112 square feet and a height of 50'. These meet the standards of the sign code. Wall signage will be located on the front of the store.

Exterior elevations show the highest point of the structure to be 23'-10". The front and interstate sides of the structure will have brick and a cut stone band. The majority of the front (south) side will have display windows with awnings. The secondary facades will have decorative concrete masonry units as permitted in the code.

A privacy fence was put in place across the entire north side of the Whitson development when the cinemas were constructed. The landscaping plan submitted for this site has added various deciduous trees in the rear yard. The rear of the dumpster area is screened with spruce trees. Foundation planting is required at two (2) shrubs or trees per every 12 lineal feet of building circumference. (1161.06.2) We squared off the building as being 80" x 120" for this requirement. This calculates to 400 lineal feet which requires 33 trees/shrubs for the perimeter planting. The plan shows 28 shrubs and 2 trees along the foundation. These can be clustered rather than lined up along the foundation, so a couple could be added to another area of the lot if desired. Screening is required along the Interstate as well (1161.08). The standard is one deciduous or evergreen per 60' of property contiguous to the roadway. We will omit the area of the drive which is a part of the parcel and use the bulk of the lot where the actual development is located. This measures about 260' which at one per 60' calculates to four trees. The plan has three (3) so one additional tree is needed here.

Parking lots require some perimeter landscaping. (1161.06.3) Because the lot does not have any road frontage and will immediately abut existing parking spaces, there will not be any

landscaping required along the south line. Landscaping should be included on the east and west sides of the row of parking however. The areas shown as striped off on both ends of the row could become islands with the necessary landscaping.

A lighting plan submitted shows the foot candles at the property lines to be in accordance with the requirements of no more than .5 at any residential property line or 1.0 at any other line. (1161.09.4) The light poles are shown as 25' in height and mounted on a 2 ½' base. The maximum elevation per the code is 25'. (1161.09.4 #5)

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2014 for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay subject to the following conditions:**

- **Move dumpster enclosure east to meet the 10' setback**
- **Add one tree along I-75**
- **Add landscaping on east and west ends of parking row.**
- **Reduce total height of light fixtures to 25'**

ENGINEERING

Access – Will utilize existing access for adjacent movie theater

Water & Sanitary Sewer – New water service will connect to existing 8" line on the south side of the lot. New sanitary service will connect to existing 10" sewer on the north side of the lot.

Stormwater Management – Stormwater detention is provided by a regional facility. A water quality stilling basin is proposed for the site which will have some detention affect.

Sidewalks – Site does not abut a city street

Recommendation: Approval of the plan

The following permits may be required prior to construction:

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

FIRE PREVENTION

Spoke with Engineer John Sperry with DuBose & Associates regarding sprinkler system installation and he was not aware if this will be a requirement at this time.

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

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2014 for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay subject to the following conditions:**

- **Move dumpster enclosure east to meet the 10' required setback (HRPC)**

- Add one tree along I-75 (HRPC)
- Add landscaping on east and west ends of parking row. (HRPC)
- Reduce total height of light fixtures to 25' (HRPC)
- A Knox Box will be required if a sprinkler system is installed. (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

DISCUSSION

John Sperry informed Mr. Pickett that they will be installing a fire barrier so this will not exceed the 8,000 to require a sprinkler system.

Joe Opperman commented that he did not see the row of 15 parking spaces on the plan. Judy Scrimshaw pointed out the location and said that perhaps they had pulled the wrong plan sheet for the presentation. She assured Mr. Opperman that the plans she had showed the parking.

Mr. Sperry commented that they had no issues with the Staff Comments.

MOTION

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-23-2014 for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay subject to the following conditions:**

- Move dumpster enclosure east to meet the 10' required setback (HRPC)
- Add one tree along I-75 (HRPC)
- Add landscaping on east and west ends of parking row. (HRPC)
- Reduce total height of light fixtures to 25' (HRPC)
- A Knox Box will be required if a sprinkler system is installed. (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

2nd: Joe Opperman

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

5. SITE PLAN APPLICATION #SP-24-2014 filed by Speedway Superamerica, LLC and Suemar Realty, Inc. for a new Speedway Gas Station to be located at 752 Trenton Avenue.

HRPC

General Information

This request is located on the northeast corner of Trenton Avenue and Broad Avenue. It is zoned C-2 General Commercial. Property on the east, west and south sides of the site are also zoned C-2. Property to the north is zoned I-1 light industrial. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Regional Commercial.

Parcel History

The proposed development is the site of the existing Speedway Station and a Ralphie's restaurant.

Staff Analysis

The applicant is proposing to demolish the existing gas station and restaurant and construct a

new, larger gas station/convenience store. They propose to build a new 4000 +/- square foot convenience store and 5400 +/- square foot fuel canopy over eight (8) double-sided fuel dispensers.

There are issues with the setbacks of the structures. A 50' setback is required for front yards in the zoning code. The Trenton Avenue and Broad Avenue sides are both considered as front yards. The canopy encroaches 17' into that setback on the Broad Avenue side. Side yard setbacks are 15' in the zoning code. We are considering the east side (abutting Wendy's) as a side yard. The convenience store is only shown at 5' from that property line. The dumpster enclosure in the northeast corner of the lot is 10' from the side yard and only 6' from the rear (we are considering the north property line as a rear yard in this case.) A rear yard setback is 30' normally. We have a couple of conflicting sections in the code in regard to a dumpster. One states that a dumpster enclosure cannot be in any required yards. (1161.07.5.3) However in the accessory structure section (1161.01 3 D) it states that these only need to be 10' from any property line. The plan meets this on the east side, however the north side is encroaching 4' into that. HRPC Staff is in favor of using the less restrictive section with the 10' setbacks. The applicant is on the agenda for the November 13, 2014 BZA meeting for these issues. Our approval will be contingent on their approval.

Zoning Inspector, Todd Richard, noted that the layout of this site is very similar to the Speedway at 6th and S. Main Streets in regard to the size of the maneuvering and traffic circulation lanes. He and the Staff of HRPC have been reviewing the new zoning code and will be proposing some changes in the C-2 district in regard to setbacks that are a little less restrictive. Many of the older lots in town will always have difficulty redeveloping under the new standards.

The main entrance for the convenience store will be is on the west side facing Broad Avenue. The south side will also have a customer entrance. The exterior walls will be a quikbrik in Heritage Blend color. The building has a peaked roof. Mechanical units are roof mounted on the east side and screened with panels. The dumpster enclosure will have the same "brick" appearance.

The canopy is approximately 192' long running parallel to Broad Avenue. There will be Speedway logos and signs on the face of the canopy. There is no limitation on signage on a canopy. There are two freestanding signs shown on the parcel. A high rise Interstate sign is shown on the south side of the building. The details show this to be 90' high. This is the maximum height permitted. The sign face is 300 square feet. This is the maximum permitted size for such a sign. Another pylon sign is indicated at the corner of Broad and Trenton Avenue. This sign is 29 ½ feet tall per the applicants. The maximum height in the zoning code is 30' for pylon signs. The sign face is 166 square feet according to the submitted drawing. We measured the full interior area between the poles and came up with 17.2 square feet. Using the Broad Avenue side of the property as the longest frontage, it was calculated that the maximum sign face could be 168.6 square feet. This item is scheduled for BZA review tonight also.

There are 23 parking spaces shown on the plan along the building. For the 4000 square foot building there are only 11 spaces required. Parking under the canopy at the fuel pumps is considered as parking also for fueling stations.

The plan indicates 3 access points to the site. On the Trenton Avenue side, there is only one access. Currently there are two at the existing Speedway on the Trenton Avenue side. The drive opening close to the intersection has been eliminated which is good. On the Broad Avenue side,

it appears that the access point which currently exists for the gas station is to remain. The existing cut on this side has always been very close to the intersection. Staff thinks this could be eliminated and the site could still function with only one access per roadway. The drive cut that exists for Ralphie's has been moved north close to the property line of the new development. A connection is provided to a parking lot north of the site so that cross access is to will be maintained there.

A landscaping plan for the site show ample landscaping on the perimeters of the site. The east side of the building abuts a ditch which has brush and trees. The plan indicates that this area will be trimmed up and maintained. There are clustered plantings around both signs. Eight Elm trees are dispersed around the site as well as three Norway Spruce. The green space on the site has been greatly increased with the new plan. While there are no foundation plantings on the drawings, the other plantings have made up for these.

The light poles will be 17' in total height (15' poles on 2' bases). The maximum height is 25' per the zoning code. The lighting plan appears to show some rather high readings on some of the perimeters. We would ask for some clarification of the intensity to determine if it can meet the standards of our code.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-24-2014 for a new Speedway Gas Station at 752 Trenton Avenue subject to the following:**

- **Approval of BZA on all variances in regard to dumpster setback, side yard setback for convenience store, canopy setback along Broad Avenue and pylon sign square footage**
- **Elimination of southern access point on Broad Avenue**
- **Clarification of lighting plan**

ENGINEERING

Access – The site will combine the existing Speedway and Ralphie's to the north. One access onto Trenton Avenue will remain; one will be eliminated. Two accesses are proposed for Broad Avenue. *We recommend the south access either be eliminated or be limited to right turn in/right turn out.*

Water & Sanitary Sewer – New water service is proposed from Broad Avenue. New sanitary service will connect to existing lateral.

Stormwater Management – No stormwater detention is required since existing site is 100% impervious. A water quality stilling basin is proposed for the site which will have some detention affect.

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
- Water permit
- Sanitary sewer permit
- Storm sewer permit

- Curb cut permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

Apply for all necessary permits with the State Fire Marshal for the removal and installation for all Underground Tanks.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-24-2014 for a new Speedway Gas Station at 752 Trenton Avenue subject to the following:**

- **Approval of BZA on all variances in regard to dumpster setback, side yard setback for convenience store, canopy setback along Broad Avenue and pylon sign square footage. (HRPC)**
- **Elimination of southern access point on Broad Avenue (HRPC)**
- **Clarification of lighting plan (HRPC)**
- **Recommend the south access either be eliminated or be limited to right turn in/right turn out. (ENG)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Apply for all necessary permits with the State Fire Marshal for the removal and installation for all Underground Tanks. (FIRE)**

DISCUSSION

Steve Wilson commented that the southeast corner of the building is very close to the top of the bank of Dalzell Ditch. The City has petitioned for improvements to the ditch. He stated he hopes to have plans ready in the next few months for those improvements. He hopes to be able to coordinate the construction for this site with those plans. The Engineering consultant said they would be building their foundations fairly deep so the bottom of the foundations and footers would be below the flow line of the ditch so they won't have any issues with erosion and sediment getting into the building. The area is subject to periodic flooding. Dalzell Ditch can overflow if we get a heavy rainfall. Mr. Wilson stated that the area is not in the actual Flood Plain so there are no flood plain requirements. He just wanted to advise caution to the developer. He said he hopes they can make good improvements in this area in conjunction with this project.

In regards to the southern access onto Broad Avenue, Mr. Wilson commented that he feels the predominant movement out of the site will be to go south to get back to I-75. The farther away from the intersection we can keep left turn movement on Broad Avenue, the better.

Mr. Wilson also commented that a new water service is proposed on the plan but he wants to try to use one of the existing services that goes into Ralphie's if possible. He will have the water department coordinate with the developer on that.

Matt Pickett asked if a canopy suppression system is proposed. The developer said no. Mr. Pickett asked if this is manned 24/7. The developer responded yes.

Jackie Schroeder stated she also had concerns with the drive cut close to the intersection. She stated she is not sure if right in/right out is a solution. There are many around town and they still get a lot of movement in the opposite directions. Ms. Schroeder asked Steve Wilson if the culvert that crosses the property is in very good condition at this time. Mr. Wilson replied yes. They will make an inspection in conjunction with the Dalzell Ditch plan. At a minimum it will

need to be cleaned. He said they were in there about 10 years ago and it was good. There may be some minimal concrete patching. Ms. Schroeder commented that it will be good that there will no longer be any structures over it.

Paul Schmelzer said that there was a statement made that there is an existing cross access agreement for the property to the north. The applicant stated yes that they are going with the owners records right now. Where the parking lot is located and back to the hotel, there is an agreement there. He said he believes that Speedway is purchasing that existing parking lot also and they will maintain that access easement with the hotel. Mr. Schmelzer stated then there is no access agreement with this parcel and the one to the north now. The applicant stated that he believes the existing parking lot is a part of the purchase and they will be leaving it as parking. Then there is an agreement to give the hotel access to Broad. Judy Scrimshaw stated that she had a gentleman from the hotel call and ask about the plans. She had sent them a copy of the layout and had assumed that the parking lot was not a part of the Speedway purchase. She had told him that as far as she knew the access would not change for them. Mr. Schmelzer asked to rephrase his question. He asked if a vehicle from your parcel has the legal right to egress from the property to the north of you. Assuming that the parking lot is a part of the purchase and he means the next property north, the applicant stated that they had not found any agreements connecting that parcel. Mr. Schmelzer said he would amend the statement then that there is an easement. He asked the developers if they intended to put one in place or if it mattered to them. The developers stated that they were not really concerned with their usage.

Dave Moore asked if there will be any future induced flooding to the south of that site from this project. Paul Schmelzer said he could answer that. He said from his perspective there would be no risk of more induced flooding. The amount of impervious area is being decreased significantly. There is detention being added where there is none now. They are not impacting the flow capacity of the culvert which is the real bottleneck if there is one for drainage.

Todd Richard stated that unfortunately, the BZA meeting to tonight has been postponed. He had a cancellation early this morning and they will not have a quorum. They will meet next Thursday, November 20 instead.

Judy Scrimshaw asked if the Commission had a consensus on the south access from Broad Avenue. The Developer offered to ask that a right in only be allowed at that location. Ms. Scrimshaw stated she was thinking about the Marathon located at the corner of N. Main Street and E. Bigelow Avenue. It has a cut very close to the corner also but it is cut at an angle that discourages that movement. It has signs posted on site that it is not an exit. She lived in the area for several years and frequented the site and had never seen anyone go out there. It is so close to the corner that if someone tried to come out they would have so much difficulty crossing the other lanes that is definitely discouraging. The developers said they could design such an angle. Mr. Schmelzer asked if they saw much value to keeping that location. The developers said they think they do. It is what Speedway is about. Getting the customers in and out in a safe and efficient manner is the goal. He said he thinks any of the driveways they plan will be better than what is out there now. Mr. Schmelzer agreed.

Todd Richard said he will need to see some detail on any directional signage they will use.

Steve Wilson said that if you looked at their plan on the screen, you can see the BP station across the street. There is a drive in lane that has since been eliminated with the improvements made to Trenton Avenue. He thought perhaps it was something like they were proposing. The

developers said it would probably be an even sharper angle than that. Mr. Schmelzer stated that it would also be a bit farther from the intersection than the BP had.

MOTION

Paul Schmelzer made a **motion to approve #SP-24-2014 for a new Speedway Gas Station to be located at 752 Trenton Avenue subject to the following conditions:**

- **Approval of BZA on all variances in regard to dumpster setback, side yard setback for convenience store, canopy setback along Broad Avenue and pylon sign square footage. (HRPC)**
- **The south access will be designed for right turn in only. (ENG & HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Apply for all necessary permits with the State Fire Marshal for the removal and installation for all Underground Tanks. (FIRE)**

2nd: Jackie Schroeder

Ms. Schroeder asked if the configuration of the right in only lane will go to the Engineer for approval before construction. Mr. Schmelzer stated yes.

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

ADMINISTRATIVE APPROVAL

1. SITE PLAN APPLICATION #SP-25-2014 filed by Marathon Petroleum LP, 539 S. Main Street, Findlay for an electrical substation at 221 E. Lincoln Street.

Judy Scrimshaw noted that representatives from Marathon are in attendance and she believes there are also some abutting neighbors in the audience as well. She explained that she had received some landscaping plans from Mr. Malarky early this morning and has them to show.

Paul Schmelzer explained that typically for an administrative approval, the plan meets all zoning requirements, there are no access changes, no utility changes, and no increase in impervious surface. The use is permitted in the district it is located.

Judy Scrimshaw showed the proposed landscaping plan. The plan shows tall shrubs around the actual substation. Landscaping on the perimeter of the parking lot area is grass and trees. A fence is shown on the south property line abutting the alley. Ms. Scrimshaw asked Mr. Malarky if that is a chain link fence. Mr. Malarky replied yes it is with weaving material in the fence. Ms. Scrimshaw replied that she believes our code does not permit the webbing material in chain link fence. She will verify that but a privacy fence of some kind is preferable.

There was discussion between Mr. Malarky and some of the concerned neighbors on the effects this may have on their homes. The Commission agreed to allow Marathon and the neighbors to come to an agreement on a type of screening favorable to both as long as it met the standards of the City of Findlay Zoning Code. Ms. Scrimshaw will provide the allowable options to Marathon and Marathon will report back on their decision.

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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