

City of Findlay City Planning Commission

Thursday, December 11, 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
Dan Clinger

STAFF ATTENDING:

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

GUESTS:

Dan Stone, Lou Wilin, Phil Rooney, Brian Thomas

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 M. Cordonnier.

APPROVAL OF MINUTES

Joe Opperman wanted to confirm that Dan Clinger was not in fact at the November meeting. Dan Clinger confirmed. Joe Opperman made a motion to approve the minutes of the November 13, 2014 meeting. Paul Schmelzer seconded. Motion to accept carried 4-0.

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-14-2014 filed to vacate a north/south alley running between 333 and 337 E. Lincoln Street, Findlay.

HRPC

General Information

This is a north/south alley between 333 and 337 E. Lincoln Street. The property is zoned C-2 General Commercial.

Parcel History

None

Staff Analysis

The applicant owns both properties abutting the east and west sides of the alley. He is only requesting to vacate from E. Lincoln Street to the first east/west alley.

A drawing submitted with the request shows a paved parking area to be constructed across the existing alley area to serve the building at 337 E. Lincoln Street. A new entry point will be located immediately west of the existing alley access. The house at 333 E. Lincoln Street will be demolished. A site plan review will probably be required for the parking lot construction.

The two parcels will need to be combined as one in order to construct across the property line. This can be done as a simple deed.

All other properties to the south will still have alley access via the east/west alley or the remainder of this alley as it continues south.

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-14-2014 filed to vacate a north/south alley running between 333 and 337 E. Lincoln Street, Findlay.

ENGINEERING

No objections

FIRE PREVENTION

No objections

DISCUSSION

Dan Clinger wanted to know what the future of the parking lot area. He wanted to know if the parking lot will be closed off to the east/west alley to the south. The applicant, Phil Rooney, commented that in the future the plan is to close off access to allow for the property to become completely enclosed. Todd Richard commented that in the future there would a demolition permit, parking permit, and a fence permit if they chose to enclose the parking lot.

Joe Opperman asked for confirmation on whether they were allowed to build one property on one lot. Matt Cordonnier re-stated that the concern was that they intended to build across the property lines of the two parcels which would create an issue regarding setback requirements. Paul Schmelzer commented that they could build across the property line but would need to consolidate the properties into one to meet the setback requirements of the zoning

code. Dan Clinger asked if there was a planned expansion. Phil Rooney said there was no planned expansion currently but this would allow for a future expansion if the business on the site continued to grow as it has in the past.

MOTION

Paul Schmelzer made a **motion to approve ALLEY/STREET VACATION PETITION #AV-14-2014.**

2nd: Dan Clinger seconded

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

2. SITE PLAN APPLICATION #SP-26-2014 filed by Herbert Murphy for a 71,400 square foot industrial building to be located at 1640 Westfield Drive, Findlay.

HRPC

General Information

This site is located on the northeast corner of Westfield Drive and Bentley Court on part of Lot 21 in the Findlay Ohio Industrial Park 1st Addition. It is zoned I-1 Light Industrial. All abutting land is also zoned I-1. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

None

Staff Analysis

The applicant is proposing to construct a 71,400 square foot warehouse/factory on approximately 4.87 acres. The setbacks on Bentley Ct. and Westfield Drive should be 50' as both are street frontages. The east side is the rear of the lot which requires 30' and the north side is considered as a side yard which is also required to be 30'. The Bentley Court side exceeds the setback standard, however the Westfield Drive side is only 40' from the property line. The east end meets the setback for a rear yard, but the north end is only 20.87' from the side lot line. The applicant has made application to the BZA for a variance on those two setbacks. Staff would not be opposed to allowing the applicant to move the building 10' north in order to meet the 50' setback along Westfield Drive and only ask for a variance on the north side. There is already a business located on the lot to the north and their parking lot will abut the new construction.

One access from each road is proposed. It appears that the Westfield Drive side will serve the employee/visitor parking area and the access from Bentley Ct. will be for trucks to approach the dock area.

Required parking is based on 1.1 spaces per largest number of employees on a shift. The plan states there will be 19 employees so this calculates to 21 parking spaces. The applicant has provided 21 spaces. The north end of the parking lot does have a dead end. We are initiating some changes in the code to have a design for these dead ends. The "stub" left to back into is only shown at approximately four feet deep. We would request that that stub be made 10' deep to allow for adequate backing space for the vehicles trying to exit the last two spots.

The required parking lot perimeter landscaping is shown on the plan. There are no landscaping requirements for industrial buildings but the plan does show some foundation planting at the entry area.

Elevation drawings show a maximum height of 32 feet. There are no architectural standards for industrial buildings.

The lighting plan submitted indicates 3 pole lights that are 20' in height. The foot candle measurements are .5 at the south property line and less than .25 to the west and north.

Staff Recommendation

HRPC Staff recommends approval of Site Plan # SP-26-2014 subject to the following:

- BZA approval of variances
- Extension of the stub on the north end of the parking lot to 10'

ENGINEERING

Access – Separate entrances are proposed off of Westfield Drive (employees) and Bentley Court (trucks)

Water & Sanitary Sewer – The sanitary sewer is proposed to connect to an existing 8” on the west side of Bentley Court. The existing sanitary sewer is on private property which will require an agreement from that owner authorizing access to the sewer. We request the sanitary lateral be directional bored beneath Bentley Court. Separate domestic water and fire services are proposed to connect to the existing waterline on Bentley Court.

Storm water Management – Detention will be provided by an on-site facility that drains into an existing ditch along the east property line

Sidewalks – Not required in Industrial zoning

Recommendation: Approval of the plan

The following permits will be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permits - 2
- Sanitary sewer permit
- Storm sewer permits - 2
- Curb cut permits - 2

FIRE PREVENTION

Plans do not show separate domestic and fire water lines. This has been remedied.

Fire Department Connection (FDC) to be determined by FFD.

FDC to be a 5” Storz with 30 degree elbow with outside notification to be a horn/strobe working on water flow only. The area in front of the FDC is to be clear of obstructions (landscaping, vehicles, etc.).

A Knox Box will be required for this structure.

Any natural gas or electric meters within the driving area shall have crash protection.

The applicant should apply for all permits through the building department.

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-26-2014 for a 71,400 square foot industrial building to be located at 1640 Westfield Drive, Findlay subject to the following conditions:

- **BZA approval of variances (HRPC)**
- **Extension of the stub on the north end of the parking lot to 10' (HRPC)**
- **Plans do not show separate domestic and fire water lines. (FIRE)**
- **Fire Department Connection (FDC) to be determined by FFD. (FIRE)**
- **FDC to be a 5" Storz with 30 degree elbow with outside notification to be a horn/strobe working on water flow only. The area in front of the FDC is to be clear of obstructions (landscaping, vehicles, etc.) (FIRE)**
- **A Knox Box will be required for this structure. (FIRE)**
- **Any natural gas or electric meters within the driving area shall have crash protection. (FIRE)**

DISCUSSION

Paul Schmelzer asked if the sanitary sewer is an issue between the applicant and K& G. K& G have been in contact to say that they do not have any issues with the proposed site plan. Paul Schmelzer went on to ask the same about the building to the north. Brian Thomas said they would like to keep the building where it is, the old zoning setbacks were 40' feet and 20' feet and they did own the site prior to the zoning code update in 2011. With the new zoning changes they lost .4 acre of buildable area. If they did this three years ago, they would have been able to place the building there. Paul Schmelzer acknowledged that it made a good case for hardship.

Dan Clinger went on to confirm that they were not meeting the setback on the north and south side. Dan asked if they don't get the setback, what their plans would be. Brian Thomas said if they don't get the north setback but get the setback on the other side they would shift the building. If they don't get either, they would have to go back and reconsider the shape and design of the building with a longer and narrower structure. He noted that that is not ideal for a warehouse structure. If they need thirty extra feet in the back then that means thirty extra feet for every load to get to the trucks.

Dan Clinger commented that if they moved back to the fifty foot setback that they would lose the space for the swale in the back for the drainage of the truck parking docks. Brian Thomas confirmed that the swale is only for the downspouts onsite and that it would be unnecessary to get twenty feet to include that in the site. Dan Clinger further went on to ask how they were intending to drain the sites parking lots. Brian Thomas stated that instead of the typical truck docks draining back towards the building they are actually bringing the building floor up so the truck dock will drain away from the building. All the drainage will go to the west which will be picked up in a small swale they are constructing along Bentley Court. Dan Clinger thought this swale was being filled in. Brian Thomas stated that there is a swale they are filling in that runs on an angle through there, but they are proposing another one that discharges out to Bentley Court. Dan Clinger wanted to ensure that met discharge standards. Steve Wilson confirmed that was a part of the detention calculation and the swale is sized appropriately for the detention. Jackie Schroeder noted that all rooftop runoff would be draining off into the detention

pond at the back of the site.

Dan Clinger raised a concern for the employee parking lot. They said they were going to have 19 employees and that the parking is jammed in on the east side of the site. He was concerned that this left little to no room for any future expansion. Brian Thomas stated that the reason there is a big gap between the detention and the building is that in the future the building could be split in two for the expansion of truck docking. In that case they are leaving the space on between the building and the detention pond for future truck docking and on the opposite side they would have to increase parking for employees.

Dan Clinger asked how much this would be warehousing versus manufacturing. Brian Thomas stated that currently it is planned to be 100% warehousing. It was somewhat common knowledge that they were intending on using this building for warehousing of manufactured goods that were created by another business on Bentley Court. This eased Dan Clinger's concerns about the expansion of employees in that case.

Dan Clinger brought up concerns about lighting of the truck docks not being included in the plan. The applicant stated that there would be small lights over the doors. He was unsure if they worked three shifts or if it would be an eight to five operation.

Todd Richard mentioned that there would be no quorum at that night's BZA meeting meaning that it would be cancelled and rescheduled for the following Thursday at 6pm.

MOTION

Paul Schmelzer made a **motion to recommend approval SITE PLAN APPLICATION #SP-26-2014 subject to the following conditions:**

- **BZA approval of variances (HRPC)**
- **Extension of the stub on the north end of the parking lot to 10' (HRPC)**
- **Plans do not show separate domestic and fire water lines. (FIRE)**
- **Fire Department Connection (FDC) to be determined by FFD. (FIRE)**
- **FDC to be a 5" Storz with 30 degree elbow with outside notification to be a horn/strobe working on water flow only. The area in front of the FDC is to be clear of obstructions (landscaping, vehicles, etc.) (FIRE)**
- **A Knox Box will be required for this structure. (FIRE)**
- **Any natural gas or electric meters within the driving area shall have crash protection. (FIRE)**

2nd: Lydia Mihalik

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

3. SITE PLAN APPLICATION #SP-27-2014 filed by EFSF, Ltd., 6 Hunter's Gate, Findlay, OH for an industrial shop and office for Rader Environmental at 1752 W. Romick Parkway, Findlay.

HRPC

General Information

This request is located on Lot 13 in the Deer Meadows Subdivision Replat. The parcel is zoned I-1 Light Industrial and all land to the north, south and east is also zoned I-1. Land

to the west is zoned MH Mobile Home. 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 a vacant lot.

Staff Analysis

The applicant is proposing to construct an 8,400 square foot building. All setbacks are met as required. (50' front, 30' sides and 75' rear)

There is one access point proposed from Romick Parkway. Pavement will run to the rear building line. A seven space parking area is shown at the northeast corner of the building. The plan states that there are a maximum of 5 employees on a shift. At 1.1 space per employee, a minimum of six spaces are required.

There is a monument sign indicated in front of the building. It is shown at 10' from the right-of-way line as required. No sign details were included. Zoning Inspector Todd Richard will require details of the signage for that permit.

There is a landscaping plan for the area along the east and south sides of the parking lot. A planting area is also indicated around the monument sign.

The applicant has stated that there will not be any outdoor storage on the premises. If such storage becomes necessary at some time, proper screening as required in the zoning code will need to be installed.

The developer has no plans for any exterior light poles on the site at this time.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-27-2014 for an industrial shop and office for Rader Environmental at 1752 W. Romick Parkway.

ENGINEERING

Access – A single access is proposed onto Romick Parkway

Water & Sanitary Sewer – A sanitary lateral will be extended from the existing sewer on the east side of Romick Parkway. We recommend the location of the lateral be moved south to avoid disturbing the Romick Parkway pavement. A domestic water service will be connected to the existing waterline on the west side of Romick Parkway.

Stormwater Management – Detention is provided by a regional facility located at the south side of the subdivision

Sidewalks – Sidewalks are not required in Industrial zoning

Recommendation: Approval of the plan

The following permits will be required prior to construction:

- Water permit

- Sanitary sewer permit
- Curb cut permit

An approved Stormwater Pollution Prevention Plan may also be required if more than 1 acre of earth is disturbed by construction

FIRE PREVENTION

What is the Use Group or what will the building be used for?

Dan Stone commented that they don't know the primary use group is yet. The owner of the building stated that there would be storage of computers and electronic recycling for the county. They do sorting of computers and electronics but not dismantling. Once they get enough on a pallet they ship it out.

They don't deal with consumer products, only electronics. These are recycled from Litter Landing. Storage currently is made at Litter Landing but they don't have space to do that currently.

Apply for your permits from the building department.

Additional comments may follow once the above question is determined.

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-27-2014 for an industrial shop and office for Rader Environmental at 1752 W. Romick Parkway.

DISCUSSION

Paul Schmelzer asked what vehicles they are currently using for the movement of these electronics. The applicant responded that they are using pickup trucks. Paul Schmelzer asked if they would be overhead doors and the applicant confirmed there would be two.

Dan Clinger asked if landscaping required on the west side abutting the residential. Dan Stone said that there is a twelve foot deep ditch with some substantial growth in it. Putting landscaping against that would be difficult. The residential district to the west is a mobile home park and is in the back corner designated for future potential development. Matt Cordonnier stated that the zoning code requires industrial must be screened from a residential district. Most likely that requirement would be six trees per 100 feet and have of them being deciduous.

MOTION

Paul Schmelzer made a motion to approve SITE PLAN APPLICATION #SP-27-2014 for an industrial shop and office for Rader Environmental at 1752 W. Romick Parkway, Findlay subject to the following conditions:

- Perimeter landscaping for the site abutting residential district to the west (HRPC)

2nd: Jackie Schroeder

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

After the meeting Todd and Matt are finalizing a substantial update to the zoning code. They will be sending a letter to council at the beginning of January. There will be a packet with the changes and an explanation of the change that will be presented to the planning commission. It will have a strikethrough of the old language with an underline of the new language. It will be very organized packet to show the necessary changes. Paul Schmelzer asked if there would be any changes to the districts and effect the zoning map. The only additional zoning district is Park & Open Space District for parks like Emory Adams. A second change will be made to multi-family M-2, to allow for triplexes since they don't have a specific district that are designed for them.

Paul Schmelzer asked if there is anything that was urgent for the zoning code. Matt Cordonnier said there was some philosophical issues to examine in the map that need to be answered. The map is such a huge undertaking that should include a discussion with citizens in their wards. There are things in the zoning code for example where residential homes are located in an industrial district meaning the bank can deny them a loan because the zoning code doesn't allow to exist in their current zoning district. These changes will be examined in the future.

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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