

# City of Findlay City Planning Commission

Thursday, February 12, 2015 - 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:**

Paul Schmelzer  
Jackie Schroeder  
Joe Opperman  
Dan Clinger

### **STAFF ATTENDING:**

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

### **GUESTS:**

James Koehler, Dan Stone, Phil Rooney, Tom Shindledecker

### **CALL TO ORDER**

### **ROLL CALL**

The following members were present:

Paul Schmelzer  
Jackie Schroeder  
Dan Clinger  
Joe Opperman

### **SWEARING IN**

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

### **APPROVAL OF MINUTES**

Dan Clinger made a motion to approve the minutes of the January 8, 2015 meeting. Joe Opperman seconded. Motion to accept carried 4-0.

### **NEW ITEMS**

#### **1. PETITION FOR ZONING AMENDMENT #ZA-02-2015 filed by James C. Koehler**

**and KGD Properties to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

**HRPC**

**General Information**

The site is located on the west side of Technology Drive south of Heartland Court. It is zoned C-2 General Commercial. To the north and east is also zoned C-2. To the south is zoned M-2 Multiple Family High Density and land to the west is in Allen Township and has no zoning. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Office.

**Parcel History**

Findlay Commerce Park was originally platted as a PUD (Planned Unit Development). It was laid out for various Business, and Residential uses. The existing Horizon at Hillcrest apartment complex is on a part of Lot 1 also and was originally designated as Business.

**Staff Analysis**

The applicant is requesting to take another part of Lot 1 containing 19.333 acres which is zoned C-2 General Commercial and change it to M-2 Multiple Family in order to construct more multi-family housing.

As reported in the parcel history the existing apartment complex to the south was also a part of Lot 1 and was rezoned in order for that development to occur. This request will be an extension of that zoning.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval of the request.

**ENGINEERING**

No objections

**FIRE PREVENTION**

No comments

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-02-2015 to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

**DISCUSSION**

Dan Clinger asked if utilities would need to be extended. Steve Wilson explained that all the utilities are there. There will be no adverse impact on what is there now.

Joe Opperman said he is always interested in why people change their plans for development. He asked Mr. Koehler why he wanted to put apartments in this particular area now. Phil Rooney stated there is a buyer for the property that wants to build the apartments there. A condition of the sale is that the zoning is changed to allow that. Mr. Rooney stated that the owners of the complex south of this land are the potential buyers.

**MOTION**

Dan Clinger made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2015 to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

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

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

**2. SITE PLAN APPLICATION #SP-03-2015 filed by Malacos Properties, 2830 E River Rd., Dayton, OH for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.**

**HRPC**

**General Information**

This site is zoned I-1 Light Industrial. All surrounding land is also zoned I-1. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as industrial.

**Parcel History**

This the current site of Miami Industrial Trucking.

**Staff Analysis**

The applicant is proposing to construct a 7500 square foot addition to the north and west sides of the building.

Side and rear yard setbacks in the I-1 District are 30’ and the addition meets that requirements. The height of the addition is 22’ at the eaves which is well below the maximum limit of 60 feet.

There is also some additional parking being added to the north end of the lot on the east side of the building. This will add 16 spaces to the existing count of 47 in the lot. The plan states that there are 15 employees on the largest shift which only requires 17 total parking spaces.

There is no new lighting, signage or access shown on the plans.

**Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.**

**ENGINEERING**

Access – Existing access will not change

Water & Sanitary Sewer – Existing services will not change

Stormwater Management – Existing detention pond will be expanded to accommodate increased impervious area. Proposed detention meets the City’s requirements.

Sidewalks – Sidewalks are not required in Industrial zoning

Recommendation: Approval of the plan

Only zoning and Wood County building permit will be required.

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

**STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking to Miami Industrial Trucking at 130 Stanford Parkway, Findlay subject to:**

Applying for all necessary permits with Wood County Building Department (FIRE).

**DISCUSSION**

Dan Clinger asked about property that is designated as the setbacks. He said that parking can go there, but wondered if general storage could go in a setback. He indicated an area on the aerial on the west side that appears to have storage. Dan Stone stated that there was not anything in the code that prevents temporarily storing things there. Mr. Schmelzer stated that the only thing that might be applicable there would be possible screening requirements.

Mr. Clinger asked if the addition would be putting some of this inside. The owners stated that it would be for storage.

**MOTION**

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.**

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

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

Matt Cordonnier stated that he would be emailing out a copy of the proposed zoning code changes probably early next week. We would like to have discussion on these at the March meeting.

**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