

City of Findlay City Planning Commission

Thursday, April 9, 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: Mayor Lydia Mihalik
Paul Schmelzer
Jackie Schroeder
Dan Clinger

STAFF ATTENDING: Matt Pickett, FFD
Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC
Todd Richard

GUESTS: Todd Jenkins, Tom Shindledecker, Lou Willin, Phil
Rooney, Brett Gies, Ben Titus, Kurt Bishop, Bob Schuck

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Lydia Mihalik
Paul Schmelzer
Jackie Schroeder
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger noted a typo on page 4. Reads “2015” but should be “2014”. This will be corrected. Dan Clinger made a motion to approve the minutes of the March 12, 2015 meeting with the noted correction. Jackie Schroeder seconded. Motion to accept carried 4-0.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-04-2015 filed to rezone 724 N. Main Street from C-2 General Commercial to R-2 Single Family Medium Density.

HRPC

General Information

This site is located on the west side of N. Main Street. The lot is zoned C-2 General Commercial. Parcels to the north, south and east are also zoned C-2. To the west is zoned R-3 Single Family Small Lot. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as PMUD (Planned Mixed Use Development).

Parcel History

The building is listed as a single family residence on the Auditor's website. According to the narrative submitted with the application it had included a decorating business at one time.

Staff Analysis

The applicant is requesting to change the zoning of this parcel from C-2 General Commercial to R-2 Single Family Medium Density. He has stated his intent is to restore it to a single family dwelling.

It appears that the three (3) structures directly south are all residences. The first property to the north is an optometrist's office.

The Land Use Plan showed this area as a PMUD because it was done around the time of the proposed development on the Brandman property and it made sense to continue the use through the neighborhood to Main Street. This area was probably zoned as C-2 (or former B-2) only because it was Main Street frontage and could turn commercial at some time. Homes were allowed in B-2 at the time also.

Staff favors the change to a residential district as it is in keeping with what the actual uses are here.

Staff Recommendation

HRPC Staff recommends that FCPC recommend to Findlay City Council to rezone 724 N. Main Street from C-2 General Commercial to R-2 Single Family Medium Density.

ENGINEERING

No objections

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council to rezone 724 N. Main Street in PETITION FOR ZONING AMENDMENT #ZA-03-2015 from C-2 General Commercial to R-3 Single Family Medium Density.

DISCUSSION

Dan Clinger asked if it would make more sense to make this R-3 like the homes that abut behind it. He thought that rather than making an isolated pocket of R-2 it might make more sense to be the same.

Mr. Schuck stated that Todd Richard had suggested the R-2, so that is what he applied for. Todd Richard said that the lot size fit the parameters of the R-2 District. He stated that it has no effect on the use. It is still single family just like R-3.

Mr. Cordonnier explained that R-1, R-2 and R-3 all permit the same uses. The differences are only lot size, required frontage and setbacks. Mr. Clinger asked what this does to our overall zoning plan if there are pockets of different zonings on the map.

Matt Cordonnier stated that looking long term, there is an issue on Main Street. The frontage lots on Main were all given a commercial classification when the original zoning was adopted. The Commercial districts no longer allow residential as it did then. The lots are small and could not accommodate the C-2 requirements. He said his preference as a planner would be to eventually change most of these to single family status.

MOTION

Paul Schmelzer made a **motion to recommend to Findlay City Council that 724 N. Main Street be rezoned from C-2 General Commercial to R-2 Single Family Medium Density.**

2nd: Lydia Mihalik

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

2. PETITION FOR ZONING AMENDMENT #ZA-05-2015 filed to rezone 306 W. Bigelow Avenue from R-1 Single Family Low Density to O-1 Institutions and Offices.

HRPC

General Information

This site is located on the north side of W. Bigelow Avenue. It is zoned R-1 Single Family Low Density. Land surrounding the parcel is also zoned R-1. It is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

This site was the former location of a drive through carryout.

Staff Analysis

The applicant wishes to rezone this parcel in order to convert it to an office building. According to the Zoning office records, this building was constructed in 1977 as a carryout. It has been vacant for more than two years, so any non-conforming status has expired.

While the lot is surrounded by residences, it has functioned as a commercial property for nearly 40 years. The carry out would have been regarded as a “neighborhood” type business.

The office use would be a lesser intensity use than the former retail operation. We would assume that operations would be during normal business daytime hours whereas the carry out would have had late night hours. A sketch submitted with the application show the elimination of the drive area that served the actual drive thru lane of the carryout. The existing drive on the east end would remain as the only ingress/egress and parking would be striped along the east side and rear of the building.

Staff feels that this would be a classification that would be more in harmony with the overall residential character of the neighborhood.

Staff Recommendation

HRPC Staff recommends approval of the change to O-1 Institutions and Offices.

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-05-2015 filed to rezone 306 W. Bigelow Avenue from R-1 Single Family Low Density to O-1 Institutions and Offices.**

DISCUSSION

Mr. Clinger asked if we knew what type of business intended to locate here. Ms. Scrimshaw replied that a drawing submitted with the application stated that it would be the home of the “Mission Possible” offices. Kurt Bishop stated that they are a non-profit faith-based organization that is currently housed in downtown. They need to find a place of their own and have an offer on this property with the contingency that the zoning is changed for them to be able to locate here.

Mr. Clinger said his only other comment would be that if the building would be torn down, it doesn't make a good R-1 redevelopment. He said that from that standpoint, going from an empty and unmaintained property to something that will be more functional in the community, is certainly much more desirable.

Judy Scrimshaw stated that Bigelow is a major thoroughfare, four lanes wide and is really not a very desirable site for a new single family home. Ms. Scrimshaw commented that we had an issue a while back with the dentist office on Hillcrest Avenue and trying to decide if an office zoning was appropriate on one lot in the residential neighborhood. That was a different situation in how it was originally developed for a particular owner also. Bigelow Avenue is certainly a much different situation than the smaller residential street. This use will be much less intense than the carryout and certainly less disruptive to the surrounding neighborhood.

Mr. Clinger stated that he assumed that the site would be improved from its current state. Mr. Bishop stated yes that it will be significantly improved.

MOTION

Paul Schmelzer made a **motion to recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2015 filed to rezone 306 W. Bigelow Avenue from R-1 Single Family Low Density to O-1 Institutions and Offices.**

2nd: Jackie Schroeder

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

3. FINAL PLAT APPLICATION #FP-01-2015 for a Replat of Lots 7 & 8 in Ohio Logistics Business Park.

HRPC

General Information

This subdivision is located off the north side of TR 99 in Allen Township. The township is not zoned. All surrounding parcels are also in Allen Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

A Final Plat of the Ohio Logistics Business Park was approved in November, 2013.

Staff Analysis

The new plat will combine the existing Lot 8 with a part of existing Lot 7 on the west side of Distribution Drive. This is the new Lot 10. The remainder of Lot 7 on the east side of Distribution Drive will become Lot 9.

Distribution Drive is being extending north and will turn west with a bulb end.

Lot 9 has a 10' wide strip going west across the north property line. This is in place to allow the parcel to physically connect with Ball Metal to the west. A wind turbine is to be located on Lot 9 that is to serve Ball Metal. Because these are not for the general public there are some rules from the utility that require that it physically abut the company it will service. A recorded easement of access needs to be recorded on this strip the full length of the abutting proposed roadway so that the property to the north is guaranteed access.

Staff Recommendation

HRPC Staff recommends approval of the **FINAL PLAT APPLICATION #FP-01-2015 for a Replat of Lots 7 & 8 in Ohio Logistics Business Park subject to the following condition:**

- **Recorded easement of access along north edge of Distribution Drive**

ENGINEERING

No objections, however, recommend some form of access agreement to the property to the north.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of **FINAL PLAT APPLICATION #FP-01-2015 for a Replat of Lots 7 & 8 in Ohio Logistics Business Park subject to the following condition:**

- **Recorded easement of access along north edge of Distribution Drive**

DISCUSSION

Paul Schmelzer asked if the client had any issues with showing that easement of access on the plat. Todd Jenkins replied absolutely not.

Dan Clinger commented that at one time they were looking at development to the north and he thought that was going to extend the roadway from this subdivision. Mr. Jenkins replied that he believes there is still talk about going off the end of this cul-de-sac at some time to extend access up to TR 215. That would be the purpose of creating the easement across the 10' strip. As long as it is shown as an easement it is still a part of the property where the turbine will sit and meets the requirements of the connectivity to Ball Metal.

Mr. Schmelzer explained that the easement serves the same purpose functionally as having right of way touching the parcel to the north in order to provide connectivity for future development as required in the Subdivision Regulations. He does not see this as setting any kind of precedent or meaning that it allows "devil strips". In order to meet the requirements of the utility or grant or whatever, it allows the end user to be contiguous.

MOTION

Dan Clinger made a **motion to recommend approval to Findlay City Council of FINAL PLAT APPLICATION #FP-01-2015 for a Replat of Lots 7 & 8 in Ohio Logistics Business Park.**

2nd: Paul Schmelzer

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

4. SITE PLAN APPLICATION #SP-05-2015 filed by Findlay Warehousing Company, Inc., 8556 CR 140, Findlay for an 80,000 square foot addition to the existing warehouse building.

HRPC

General Information

This project is located on the northwest corner of SR 12 and CR 140 in Liberty Township. It is zoned I-1 Light Industrial. Land to the north is also zoned I-1. To the west is zoned A-1 Agriculture, to the east is zoned B-2 General Business and to the south is zoned R-2 One Family. It is not located within the 100 year flood plain. The Land Use Plan designates the area as Industrial.

Parcel History

FCPC reviewed and approved an addition to this business in May, 2012.

Staff Analysis

The site plan today is for an 80,000 square foot addition to the south end of the building. 988 square feet in the southeast corner of the addition will be office area. The remainder will be warehousing. The east and west building lines are a continuation of the walls in the existing structure so there are no setback differences.

Dock area is indicated on the east side of the building. No new signage, access points or free standing lighting is indicated on the plan.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-05-2015 for Findlay Warehousing Company, Inc., 8556 CR 140, Findlay for an 80,000 square foot addition to the existing warehouse building.**

ENGINEERING

Access – Existing access onto CR 140 will remain unchanged

Water & Sanitary Sewer – Sanitary sewer will be extended to serve the office proposed in the building addition. Fire prevention recommends the 12” fire line be extended along the south side of the proposed addition with a hydrant to be placed at the southwest corner of the building. Inspection fees will be required for the utility extensions.

Stormwater Management – Detention will be provided by an existing pond at the north end of the property that was sized to accommodate development of the entire site.

Sidewalks – Site is in Liberty Township

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 permits (2)

FIRE PREVENTION

-Extend fire pump 12” water line to the southwest corner of proposed structure and place additional hydrant in the same area. Proposed hydrants on the site plan are sufficient.

-Apply for all necessary permits with Wood County Bldg. Dept.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-05-2015** filed by **Findlay Warehousing Company, Inc., 8556 CR 140, Findlay** for an **80,000 square foot addition to the existing warehouse building subject to the following conditions:**

- **Extend fire pump 12” water line to the southwest corner of proposed structure and place additional hydrant in the same area. Proposed hydrants on the site plan are sufficient. (FIRE)**
- **Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)**

DISCUSSION

Dan Clinger asked to clarify if the 21’ stone fire lane on the back side of the building will continue along the new addition as well. Mr. Jenkins replied that it would and then connect into the stone lot.

Mr. Clinger questioned if the pond is adequate for this addition since there was a prior addition. He stated that in looking at the plan for the former Hercules, it appears that it is much larger. Todd Jenkins replied that the pond at Hercules was designed for 160 acres, most of which is undeveloped yet. Mr. Jenkins stated that the pond on this site was designed to handle this addition as well as a possible warehouse on the other side of the access drive.

MOTION

Lydia Mihalik made a motion to approve **SITE PLAN APPLICATION #SP-05-2015 filed by Findlay Warehousing Company, Inc., 8556 CR 140, Findlay for an 80,000 square foot addition to the existing warehouse building subject to the following conditions:**

- **Extend fire pump 12” water line to the southwest corner of proposed structure and place additional hydrant in the same area. Proposed hydrants on the site plan are sufficient. (FIRE)**
- **Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)**

2nd: Dan Clinger

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

5. SITE PLAN APPLICATION #SP-06-2015 filed by American Tire Distributors, 14801 CR 212, Findlay for a 400,400 square foot addition to the existing warehouse building.

HRPC

General Information

This site is located on the southwest corner of CR 236 and CR 212. The property is zoned I-1 Light Industrial. Land to the south and west is also zoned I-1. To the north is zoned A-1 Agriculture in Cass Township and to the east is zoned A-1 Agriculture in Marion Township. It is not located within the 100 year flood plain. The Land Use Plan designates the area as industrial.

Parcel History

This is the former Hercules Tire and Rubber Company.

Staff Analysis

The applicants are proposing a 700' x 572' (400,400 square foot) addition on the east side of the building and additional parking lots south of the building.

The building meets the setbacks on all sides (75' front yard on CR 236 and CR 212, 30' rear and 50' along Industrial Drive.)

An existing parking lot on the west side of the building will be resurfaced and restriped. A new parking lot for trucks and trailers will be constructed to the south of the existing building. Another lot for trucks and trailers will be constructed immediately south of the new addition. There is a new drive cut proposed onto CR 236 at the east end of this lot.

New lighting is shown for the parking lot areas only. Neither of these abuts any residential zoning. The Zoning Ordinance only addresses restrictions on foot candles when abutting residential zones. The parking area accessible to CR 236 does have a residence across the street, but according to the lighting plan there will be 0 foot candles at this property line.

There was a landscaping plan submitted for the perimeter of the parking lots. The proposal shows 572 bushes and 71 deciduous trees to be planted around the approximately 2,856 lineal feet of parking lot boundary. This meets the standards required in the ordinance.

Right of way dedication along CR 212 may be required. At this time, the exact design and size of the right of way required is still in discussion. The client has been made aware of the potential need but until the design is confirmed we are not requiring the dedication at this time.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2015 filed by American Tire Distributors, 14801 CR 212, Findlay for a 400,400 square foot addition to the existing warehouse building.**

ENGINEERING

Access – Two (2) existing accesses will be maintained and an additional access is proposed on to CR 236; the additional access meets the access management requirements.

Water & Sanitary Sewer – 12” fire line will be constructed to surround the proposed addition. Fire prevention requests a hydrant be installed on the City’s 20” waterline on CR 236 near the proposed new access drive. Sanitary sewer is not needed for the addition.

Stormwater Management – Detention will be provided by the pond west of the existing building; it is sized properly to handle the additional runoff.

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
- Water permit
- Storm Sewer permits (6)

FIRE PREVENTION

- Talks have been ongoing with Arco Design/Build
- Extend the north fire lane to the east along CR 212
- Place hydrant on the north side fire line extension
- Apply for all necessary permits with Wood County Bldg. Dept.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2015 filed by American Tire Distributors, 14801 CR 212, Findlay for a 400,400 square foot addition to the existing warehouse building subject to the following conditions:**

- **Extend the north fire lane to the east along CR 212 (FIRE)**
- **Place hydrant on the north side fire line extension (FIRE)**
- **Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)**

DISCUSSION

Dan Clinger inquired as to why the site plan still said Hercules Tire & Rubber. Mr. Jenkins replied that that is still the official owner name on the County Auditor’s website.

Mr. Clinger asked about the alternate around the fire pump house. He asked if we were approving this as well. Mr. Jenkins said he hoped it could be included. He said it is not yet determined by ATD whether or not this will occur. The purpose was to add a couple of docks on that side of the building. At this time they have not said whether they intend to do that yet. The traffic will come in from Industrial Drive. It will not be using CR 212. There is a drive for emergency use only for the pump house, but no trucks can use that.

Mr. Clinger asked what was meant by the statement that right of way dedication may be needed along CR 212. Todd Jenkins replied that the City or County may want to acquire some more ground in order to widen CR 212. The exact location is not determined yet. If they need some on the south side here they will be approaching ATD in the future. Paul Schmelzer commented that this is a sort of “chicken or the egg” scenario. ATD is looking for site plan approval. The City intends to continue their conversations with the State. He said it is very beneficial to widen CR 236 and we have always been looking to improve the intersection of CR 212 and CR 236. He said if this project moves forward they will continue their negotiations with the State. The City will be putting matching funds into the project. He said they just wanted it introduced into the comments so that if this moves forth later, that everyone is aware that we will be looking to discuss right of way.

MOTION

Dan Clinger made a motion to approve **SITE PLAN APPLICATION #SP-06-2015 filed by American Tire Distributors, 14801 CR 212, Findlay for a 400,400 square foot addition to the existing warehouse building subject to the following conditions:**

- **Extend the north fire lane to the east along CR 212 (FIRE)**
- **Place hydrant on the north side fire line extension (FIRE)**
- **Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)**

2nd: Paul Schmelzer

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

6. SITE PLAN APPLICATION #SP-07-2015 filed by Blanchard Valley Health Association, 1900 S. Main Street, Findlay for a Sleep Disorder Center to be located at 1913 S. Main Street, Findlay.

HRPC

General Information

This site is located on the east side on S. Main Street south of E. Wallace Street. It is zoned O-1 Institutions and Offices with the Hospital Overlay. Land to the north, south and west is also zoned O-1 with the Hospital Overlay. Property to the east is zoned R-1 Single Family Low Density. It is not located within the 100 year flood plain. The Land Use Plan designates the area as Medical

Parcel History

Both properties are currently owned by the Blanchard Valley Health Center and are used for medical purposes.

Staff Analysis

The applicant is proposing to demolish the two existing buildings and construct a new 3,938 square foot Sleep Disorder Center and parking lots across the two parcels.

The base zoning of the land is O-1 Institutions and Offices. However, it is in the Medical Overlay District which allows for different setbacks than the general O-1 district. Front yards are 30', the rear yard is 20' if abutting residential zoning, and the side yards are 10' each. All setbacks are met on the plan.

Access to the parking lot will be via the east/west alley to the south of the parcel. An existing cut onto S. Main Street will be eliminated. Fourteen parking spaces are required at one per 300 square feet. There are 15 spaces in the plan. Access to the dumpster enclosure located in the southeast corner of the lot will be via the north/south alley to the east of the parcel.

A sign is indicated near the southwest corner of the parcel. There are no details submitted for this sign. This must be a low profile sign.

The elevation drawings show a one story structure. The exterior will be a combination of stone veneer and vinyl siding.

The landscaping plan shows heavy landscaping on the Main Street side of the parking lot, around the sign and along the entry to the lot. Foundation planting is concentrated along the front of the building. The dumpster area is also buffered with plantings. Although the lot directly east of this development is zoned R-1, it is also a medical office. Therefore, we do not see the need to provide extra screening on this side of the development.

The lighting plan submitted shows the combined pole and light structure to be 25' in height. This meets the maximum height requirement. The nearest residential property line will be at the very southeast corner of the site near the dumpster. The plan shows .1 foot candles in the middle of the east/west alley. This should dissipate to the permissible .5 level by the time it would reach the backyard of the residential lot.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2015 for a Sleep Disorder Center to be located at 1913 S. Main Street, Findlay.**

ENGINEERING

Access – One (1) access is proposed off the alley to the south of the site.

Water & Sanitary Sewer – A new sanitary sewer connection is proposed to the sewer in the alley east of the site. An existing water service will be reconnected to the proposed building.

Stormwater Management – Stormwater detention will not be required as the proposed configuration actually reduces the impervious area on the site. Drainage is proposed to connect to an existing sewer in the alley east of the site.

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 – no permit required; using existing
- Sanitary sewer permit
- Storm sewer permit
- Curb permit for any area(s) being removed/replaced

FIRE PREVENTION

- Apply for all necessary permits with Wood County Bldg. Dept.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2015 for a Sleep Disorder Center to be located at 1913 S. Main Street, Findlay subject to the following conditions:**

- Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)

DISCUSSION

Matt Pickett commented that he did not know if this would require a sprinkler system or not. I may depend on the number of patients.

Dan Clinger stated that there are 15 parking spaces shown to cover the 14 required. He asked if this included any area behind the building. Mr. Jenkins replied that there is no parking intended at the rear of the building.

Paul Schmelzer commented that this looks like a great redevelopment project. He stated the only possible concern was where the storm sewer was going. Todd Jenkins said that it will go where it currently does. To his knowledge there were no problems.

MOTION

Lydia Mihalik made a motion to approve **SITE PLAN APPLICATION #SP-07-2015 for a Sleep Disorder Center to be located at 1913 S. Main Street, Findlay subject to the following condition:**

- Apply for all necessary permits with Wood County Bldg. Dept. (FIRE)

2nd: Jackie Schroeder

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

