

# City of Findlay City Planning Commission

Thursday, November 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  
Lydia Mihalik  
Dan DeArment  
Jackie Schroeder  
Dan Clinger

### **STAFF ATTENDING:**

Matt Pickett, FFD  
Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC  
Don Rasmussen  
Brian Thomas

### **GUESTS:**

Brett Gies, Shawn Garmong, John Yaniglos, Ken Maag,  
Lou Wilin, Doug Jenkins, Charles Bills, Brad Longberry

### **CALL TO ORDER**

### **ROLL CALL**

The following members were present:

Paul Schmelzer  
Dan DeArment  
Lydia Mihalik  
Jackie Schroeder  
Dan Clinger

### **SWEARING IN**

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

### **APPROVAL OF MINUTES**

Dan Clinger noted that he was not listed as present at the meeting. That change will be made. Mr. Clinger made a motion to approve the minutes of the October 8, 2015 meeting with that change. Jackie Schroeder seconded. Motion to accept carried 5-0.

## **NEW ITEMS**

### **1. ALLEY/STREET VACATION PETITION #AV-07-2015 to vacate 5' off the east side of Park Street south of Oakland Avenue.**

#### **HRPC**

##### **General Information**

This request is in an area zoned R-3 Single Family High Density. Property to the north, south and west is also zoned R-3. The land to the east is zoned I-1 Light Industrial. It is not located within the 100 year flood plain. The City of Findlay and Use Plan designates the area as Single Family Small Lot.

##### **Parcel History**

None

##### **Staff Analysis**

The applicant is proposing to vacate 5' of the right-of-way of Park Street along the west side of their property.

The mobile home on the lot was recently replaced and Todd Richard confirmed that it was not located within the required setback. Adding 5' to the property will bring the home into compliance.

Currently Park Street has 66' of right of way. This is 6' more than the usual for such streets. Staff would rather not see a jog in the right-of-way and would therefore suggest that the vacation be extended south to Olive Street. Because there is an extra 6' of right-of-way staff also thinks that it would be better to vacate that extra 6'.

#### **ENGINEERING**

No Objections

#### **FIRE PREVENTION**

No Comments

#### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend to Findlay City Council to vacate 6' of the right-of-way of Park Street and continue it south the full length of the block to Olive Street.

#### **DISCUSSION**

Mr. Clinger said there is a 30' setback shown on the north and west sides. Is that normal? Ms. Scrimshaw commented that in residential they can use a 15' side yard when there is a street side yard.

Mr. Schmelzer said he looked at this as a vacation to keep from having to have any kind of variance. He didn't see any reason why it couldn't be done.

Brian Thomas stated that he didn't see any reason that Park Street would ever get enough traffic to warrant widening it and need that extra right-of-way. All the utilities are out of the way here

also.

Dan Clinger asked if it wouldn't be more rational to get a variance on the setback. Mr. Cordonnier said the traditionally he would say yes. He stated that this is a unique situation because there is extra right of way beyond the normal here. Mr. Clinger asked if this is just the one block that has 66'. Mr. Schmelzer said there are multiple 66' right-of-ways in the city. Some are as small as 50'.

Ms. Scrimshaw stated that we had a case in the West Park neighborhood not long ago with a 66' right-of-way on Morriscal Blvd. that the property owner always thought that they had a much larger yard than they did. Ms. Scrimshaw said that she definitely did not want to leave a jog in the right-of-way if we only vacated along this parcel as requested so she recommended taking it down to Olive Street to keep the block consistent.

Dan DeArment asked if there is concern with setting precedent. Mr. Schmelzer said he is not concerned with that. He said we review each request independently as we do a variance. He feels that the precedent is set with the 60' right-of-way because that is what we require for new streets. So the vacation is actually moving toward the standard that we enforce.

Ms. Scrimshaw noted that there are no sidewalks on this side now, so nothing is put out of whack with that. Normally the sidewalk would be in the right-of-way.

Ms. Schroeder asked if the existing power poles are outside of the vacated area. If not does the power company maintain an easement? Mr. Schmelzer stated that they do by default. It looks like from the aerial view that they will still be in the right-of-way.

### **MOTION**

Lydia Mihalik made a **motion to recommend approval of ALLEY/STREET VACATION PETITION #AV-07-2015 to vacate 6' off the east side of Park Street south of Oakland Avenue.**

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

**VOTE:** Yay (4) Nay (1) Abstain (0)

## **2. SITE PLAN APPLICATION #SP-24-2015 filed by Ohio Logistics, 1800 Industrial Drive, Findlay for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive.**

### **HRPC**

#### **General Information**

This request is located on the east side of Distribution Drive. It is located in Allen Township and therefore has no zoning. All abutting parcels are also in Allen Township. It is not within the 100 year flood plain. The Land Use Plan designates the area as Industrial.

#### **Parcel History**

None

#### **Staff Analysis**

Standards in the City of Findlay zoning code will be used to review this project.

The setbacks in the I-1 district are 50' front yard, and 30' on sides and rear. The building is situated 60' from the right-of-way in the front, 90' from the east side lot line and about 205' from the west side lot line. It is located 152' from the rear lot line.

Required parking is based on number of employees times 1.1. The plan states that there will be a maximum of 6 employees on site for a total of 7 required parking spaces. The plan shows 9 spaces at the front of the building.

There are two access points shown on the plan onto Distribution Drive. The front half of the lot is an asphalt surface. The rear half is shown as stone. The rear area can be used for truck storage and a stone surface is permitted for storage in the I-1 district.

The structure is a single story pre-engineered metal building. There are no architectural standards for the industrial zones.

### **Staff Recommendation**

HRPC Staff recommends approval to FCPC of **SITE PLAN APPLICATION #SP-24-2015 for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive.**

### **ENGINEERING**

Access – The applicant is proposing two (2) drives onto Distribution Drive.

Water & Sanitary Sewer – The proposed sanitary service will be connected to the existing lateral that was installed when the sanitary sewer was installed along Distribution Drive. The domestic water service and fire line will be connected to the existing 10 inch waterline that is located in the existing right-of-way of Logistics Drive. Water meters need to be installed so that they will be located in the grass area on the south side of the pavement when the road is constructed.

Stormwater Management – Stormwater calculations will be approved by the County Engineer.

Sidewalks – There are no existing sidewalks on Distribution Drive.

Recommendations: Conditional approval of the plan subject to:

- Water meters are installed so that they will be located in the grass area on the south side of the pavement for Logistics Drive, when the road is constructed.

The following permits may be required prior to construction:

- Water permits for the Domestic and Fire lines
- Sanitary permit
- Storm permit

### **FIRE PREVENTION**

Although the proposed structure is not in FFD's jurisdiction, I am providing comments from Gary Hickman with the Allen Twp. FD. Please contact Chief Hickman at 419-348-4001 for additional information if necessary.

-Apply for all necessary permits with Wood County Building Department.

- Place additional hydrant on the north side of the north drive entrance.
- Fire Department Connection (FDC) shall be placed to the North/Northwest side of the structure. The FDC shall be 2, 2 ½” (Siamese) with an exterior horn/strobe working on water flow. Final FDC location shall be determined by Allen Twp. Vol. FD.

**STAFF RECOMMENDATION**

Staff recommends approval to FCPC of **SITE PLAN APPLICATION #SP-24-2015 for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive subject to the following conditions:**

- Water meters are installed so that they will be located in the grass area on the south side of the pavement for Logistics Drive, when the road is constructed. (ENG)
- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Place additional hydrant on the north side of the north drive entrance. (FIRE)
- Fire Department Connection (FDC) shall be placed to the North/Northwest side of the structure. The FDC shall be 2, 2 ½” (Siamese) with an exterior horn/strobe working on water flow. Final FDC location shall be determined by Allen Twp. Vol. FD. (FIRE)

**DISCUSSION**

Dan Clinger inquired about the drainage. He asked if the flow was calculated into detention areas on the site. Mr. Bills said they had discussions with the County Engineer and the detention is accountable in the detentions area in front of the development. He said it naturally drains east and west. The County did not require any addition calculations since it is already accounted for. Mr. Clinger said he thought he saw something in front of the building. Mr. Bills replied that it is a swale. They continue to use that to take the drainage to the south.

Mr. Schmelzer asked for an update on the construction of the right-of-way of Distribution Drive. He asked if things are on schedule. Mr. Bills replied that they are on schedule. He said he appreciates the City and County working together on that. It will definitely improve the accessibility to the business park.

**MOTION**

Dan Clinger made a **motion to approve SITE PLAN APPLICATION #SP-24-2015 for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive subject to the following conditions:**

- Water meters are installed so that they will be located in the grass area on the south side of the pavement for Logistics Drive, when the road is constructed. (ENG)
- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Place additional hydrant on the north side of the north drive entrance. (FIRE)
- Fire Department Connection (FDC) shall be placed to the North/Northwest side of the structure. The FDC shall be 2, 2 ½” (Siamese) with an exterior horn/strobe working on water flow. Final FDC location shall be determined by Allen Twp. Vol. FD. (FIRE)

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

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

**3. SITE PLAN APPLICATION #SP-25-2015 filed by Findlay Implement, 1640 Northridge Rd., Findlay for a proposed addition at that location.**

## **HRPC**

### **General Information**

This request is located on the south side of Commerce Parkway. It is zoned I-1 Light Industrial in Liberty Township. Property to the west and north is also zoned I-1 in the township. Land to the east and south is in the City of Findlay and is zoned C-2 General Commercial. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

### **Parcel History**

Current John Deere dealership

### **Staff Analysis**

The applicant is proposing an approximately 11,300 square foot addition to the west side of the building. The use is proposed to be service bays and wash area for large equipment.

The building is attached to the existing structure. It will follow the same front setback line as that building. There is about 140' of rear yard and the business owns all the lots to the west side of the building up to the unimproved right-of-way of Richmond Avenue. So the rear and west side setbacks are not an issue.

The building ranges in height from 19' to 27'. The Industrial zoning permits a maximum height of 60'. There are no architectural standards in the district

There are no new accesses proposed and no other improvements to the site. There is ample parking on site for vehicles.

### **Staff Recommendation**

HRPC Staff recommends **approval to FCPC of SITE PLAN APPLICATION #SP-25-2015 filed by Findlay Implement, 1640 Northridge Rd. for a proposed addition.**

## **ENGINEERING**

Access – Access for the site will not be changed

Water & Sanitary Sewer – No additional waterlines are shown, we are assuming that any water needed will come through the existing building. A new sanitary service is being shown connecting into the existing 15" sanitary sewer on Commerce Parkway.

Stormwater Management – Stormwater calculations will be approved by the County Engineer.

Sidewalks – There are no existing sidewalks on Commerce Parkway.

Recommendations: Approval of the site plan

The following permits may be required prior to construction:

- Sanitary permit

## **FIRE PREVENTION**

The proposed structure is not in FFD's jurisdiction. Please contact Liberty Twp. Chief Gene Stump at 419-421-1087 for additional information.

-Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-25-2015 for a proposed addition to Findlay Implement at 1640 Northridge Rd. subject to the following conditions:**

- Apply for all necessary permits with Wood County Building Department.

### **DISCUSSION**

Dan Clinger asked where the storm detention for the storm detention for this property will be. Paul Schmelzer commented that for their purposes it is already impervious surface so the net will be zero. Mr. Clinger commented that most of it is stone and he didn't think we would count that as impervious. Mr. Schmelzer stated that at .98 ratio it is.

Shawn Garmong commented that they had presented this to the Liberty Township Zoning Commission last week and had received their approval.

### **MOTION**

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-25-2015 for a proposed addition to Findlay Implement, 1640 Northridge Rd.**

**2<sup>nd</sup>:** Dan Clinger seconded.

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

## **4. SITE PLAN APPLICATION #SP-26-2015 filed by Findlay City Schools, 1100 Broad Avenue, Findlay for proposed bus garage and parking lot at 1710 Romick Parkway.**

### **HRPC**

#### **General Information**

This site is located on the south side of N. Romick Parkway. It is zoned I-1 Light Industrial. Surrounding parcels on the south, east and west sides are also zoned I-1. Parcels to the north are zoned C-2 General Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Regional Commercial.

#### **Parcel History**

Former site of Rhino Linings.

#### **Staff Analysis**

The applicants are proposing to convert the existing building to maintenance area for buses as well as some office space and break rooms.

On the west side of the building there are some stone parking areas and grass. The schools propose to turn this area into a heavy duty asphalt parking lot with spaces for 44 buses to be parked. A new curb cut is proposed to access this lot to separate the bus traffic from other traffic. There is an existing cut at the east edge of the property that is shared access with Flag City Water. The parking lot on the east side of the building will be restriped and used for employees' personal vehicles.

There are no additional improvements proposed for the site at this time.

### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-26-2015 for proposed bus maintenance garage and parking lot at 1710 Romick Parkway.**

### **ENGINEERING**

Access – The Applicant is proposing two (2) drives for the site. The existing shared drive, on the east side of the existing building, will be used for car access while the proposed drive, on the west side of the existing building, will be used for bus access.

The Applicant might want to consider having a consultant look at the existing traffic on Bright Road and Melrose Avenue and determine what effect the traffic will have on the buses when they are trying to leave the site.

Water & Sanitary Sewer – There are no new utility lines shown on the site plan. Water distribution was under the assumption that the Applicant wants to install a larger domestic water service and a fire line to the existing building. If this is the case, the water meters will need to be located in a grass area within the existing right-of-way. This detail can be worked out between the Consultant and Engineering.

Stormwater Management – There is a small detention area located on the southwest corner of the property that will take care of the OEPA water quality requirements. Detention for the site will be provided by the regional detention basin for Deer Meadows Subdivision.

Sidewalks – There are no existing sidewalks on North Romick Parkway.

Recommendations: Conditional approval of the plan subject to:

- Working out the details for a larger domestic water service and fire line to the building with engineering (if applicable).

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permits (if applicable)
- Storm permit

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

-The Fire Department Connection (FDC) location shall be determined by FFD. The FDC shall be a 5” Storz with 30 degree elbow and an exterior horn/strobe working on water flow shall be placed above the connection.

-A Knox box will be required for the structure.

### **STAFF RECOMMENDATION**

Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-26-2015 for proposed bus maintenance garage and parking lot at 1710 Romick Parkway subject to the following conditions:**

- Working out the details for a larger domestic water service and fire line to the building with engineering (if applicable). (ENG)



- Apply for all necessary permits with Wood County Building Department. (FIRE)
- The Fire Department Connection (FDC) location shall be determined by FFD. The FDC shall be a 5” Storz with 30 degree elbow and an exterior horn/strobe working on water flow shall be placed above the connection. (FIRE)
- A Knox box will be required for the structure. (FIRE)

## **DISCUSSION**

Paul Schmelzer asked if they are changing the domestic line. Brett Gies replied yes but the details have not been worked out yet. They are evaluating if the existing tap can be used, if not they will need two new ones.

Dan Clinger asked how the drainage is being handled on the east side of the building. Mr. Gies replied that it is all existing and flows to a channel on the south side of the property. There is a storm line in the middle of the two parcels that picks that up and takes it to the regional detention area.

Jackie Schroeder asked if anyone has reviewed the traffic patterns out there. Mr. Gies said not officially but the school has 30 to 35 different bus routes that they run every day. They are staggered between 6 a.m. and 8:30 or 9 a.m. So it is not as if all 35-40 busses leave at the same time. Likewise they do the same in the afternoon with exits and arrivals. So he thinks that will minimize the impact on traffic.

Mayor Mihalik said her largest concern with the site is that they may have to eventually look at traffic lights at both Melrose and Bright Road. She said for now they will see what the impact is and the school may have to come back eventually with that request.

Paul Schmelzer asked Mr. Longberry if he is okay with them not running busses through the shared access point that he has. Mr. Longberry said he is happy with the separation, but still worries about the extra traffic and potential for accidents. He stated that there have been numerous accidents at Bright Road already. There is significant traffic from the carryout and the plasma center. Some people take short cuts through to get to Melrose. He can see a potential back up of traffic on Romick trying to leave onto Bright Road. He stated that his employees are in around 7:30 and leaving by 8:00 and they experience difficulty turning left onto Bright Road. Of course busses have to be extra cautious and will potentially wait longer before turning. If there are two or three busses lined up to leave they couldn't even exit their site. Anywhere around 3:00 with the Industrial Park letting out they are streaming down Bright Road and making it more difficult to exit. Mr. Longberry said he hates to see a lot of lights, he wishes we used more roundabouts. But he doesn't see how traffic will be able to get out without some kind of traffic control devices. He says he knows there is an extended wait time coming out at Melrose also.

Paul Schmelzer said he thinks that the City agrees with his concerns. Their advice to applicants is usually to advise the developer to investigate the traffic situation early on. Then they can use a model to determine if there are needs or react afterwards. When they react afterwards you get to see what the real problem looks like. He said we have advised the school and put in our comments to look at the traffic situation.

Dan Clinger asked if we could make an additional condition of approval that they do a traffic study. Mr. Schmelzer said it would be atypical for this body. Mr. Schmelzer said he appreciated Brad Longberry coming in and discussing this as often times the Commission is trying to

anticipate the adjoining property owners concerns. He said that given the fact that the school has already purchased the property, it is up to them to decide what to do. Functionally it will be an issue for them if they can't get in and out. Then they will have to decide how to address that as expeditiously as possible. Mr. Clinger commented that perhaps it would be best to use the S. Romick Pkwy. as their ingress/egress. Brett Gies commented that he thinks the school has to submit their bus routes to the State at the beginning of the school year for approval. The drivers must follow the exact route as approved. So he thinks it could be dictated that some go east, some must go west, etc.

Dan DeArment asked when the anticipated start date may be. Mr. Gies said he understands that interior renovations will be done over the winter. Most of the paving will have to be done in the spring. They will probably move into the facility in June and be ready to go for the Fall, 2016 school year.

Mr. Gies stated that the photometric plan submitted has been changed and he would like to submit that for review.

**MOTION**

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-26-2015 for proposed bus garage and parking lot at 1710 Romick Parkway subject to the following conditions:**

- Working out the details for a larger domestic water service and fire line to the building with engineering (if applicable). (ENG)
- Apply for all necessary permits with Wood County Building Department. (FIRE)
- The Fire Department Connection (FDC) location shall be determined by FFD. The FDC shall be a 5" Storz with 30 degree elbow and an exterior horn/strobe working on water flow shall be placed above the connection. (FIRE)
- A Knox box will be required for the structure. (FIRE)
- Review and approval of new photometric plan (HRPC)

**2<sup>nd</sup>:** Dan DeArment seconded.

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

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Lydia L. Mihalik  
Mayor

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