

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday March 14, 2024 – 9:00 a.m.

Minutes

MEMBERS:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, City Engineer
Kevin Shenise, Fire Prevention
Erik Adkins, Zoning Administrator & Flood Administrator

GUESTS:

Dan Stone, Lauren Beach, Cynthia Jaqua, Tim Grohonke,
Ken Rusk, Brenda Sneed, Todd Jenkins, Ron Siferd, Paul
Schmelzer

CALL TO ORDER

ROLL CALL

The following members were present:

Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the February 8, 2024 meeting. Kerry Trombley seconded. Motion approved 4-0-0.

NEW ITEMS

- 1. APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569**

of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.

CPC STAFF

General Information

This request is located on the south side of E. Hardin Street, west of Grand Avenue. It is a sixteen-foot (16') wide right-of-way that measures 216 feet south from E. Hardin Street, and 216 west from Grand Avenue. It is not located within the 100-year flood plain.

Staff Analysis

The YMCA has indicated that they would like to vacate this alley. They are the only abutting property owner along both alleyways. Every alleyway in this block has already been vacated previously in 2014. Staff had no concerns about the request.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569 of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend approval of APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569 of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.

DISCUSSION

Dan Stone was present on behalf of the YMCA. This vacation request is part of their overall master campus development plan. He added that typically when alleys are vacated, the city reserves an easement over that for utilities. There are no public utilities within either one of those alleys, so we would request that that not be placed on this particular alley vacation. There are private utilities in there, but they are working with those particular utility companies to get everything relocated out and around the development.

Dan Clinger noted that he has a connection to the project, so he would be abstaining.

MOTION

Jackie Schroeder made motion for **CPC to recommend approval of APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569 of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.**

2nd: Kerry Trombley

VOTE: Yay (3) Nay (0) Abstain (1)

- 2. APPLICATION FOR ZONING AMENDMENT #ZA-01-2024 filed by the Women’s Resource Center of Hancock County, to rezone 116 Laquineo Street from R-3 Small Lot Residential to O-1 Office & Institution.**

DISCUSSION

Jacob Mercer skipped the discussion to state that he had been in discussion with the applicant regarding the request. Previously the site was given a conditional use to operate an office in the University Overlay District. They had made this request for rezoning to allow for them to get signage on site. Staff discussed that we could allow them signage given their conditional use, rather than have them rezone the site. Since we were working on that, the applicant requested to table the item for the month to give them time to work through. If they did not need to rezone, they would just withdraw their application next month.

MOTION

Rob Martin made motion to table **APPLICATION FOR ZONING AMENDMENT #ZA-01-2024 filed by the Women’s Resource Center of Hancock County, to rezone 116 Laquineo Street from R-3 Small Lot Residential to O-1 Office & Institution**

2nd: Dan Clinger

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

- 3. APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.**

CPC STAFF

General Information

This request is located at the northwest corner of the intersection of County Road 212 and Township Road 230 in Allen Township. This site is currently vacant. Inside the city limit on the south side of CR 212, it is zoned I-1 Light Industrial and O-1 Office Institution. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

This is currently vacant. It previously was heard as a Final Plat in August 2022, and had Site Plan review in February 2024.

Staff Analysis

During the Site Plan review process, staff understood that the applicant was working through the annexation process. Knowing that, staff reviewed the proposed site plan against the Findlay I-1 Light Industrial District standards. Given that the proposed use for the site, and the applicant's request, staff did not have concerns recommending I-1 Light Industrial for the zoning upon annexation into the City of Findlay.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.

DISCUSSION

Mr. Clinger asked to clarify the process. Mr. Cordonnier said that this is the review of the initial zoning, and that the decision today would assign it a zoning designation upon completion of the annexation.

MOTION

Dan Clinger made a motion for APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.

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

4. APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street.

CPC STAFF

General Information

This request is located on the south side of W. Front Street between Liberty Street and S. West Street. The south side of W. Front Street in this block is zoned C-3 Downtown Commercial. On the north side of the street, it is zoned R-3 Small Lot Residential. This location is located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

This parcel has a single-family home on site, which ProTech Rental Properties acquired in December 2023.

Staff Analysis

The applicant has requested to convert the property into a triplex. This area of downtown, does have an abundance of residential and multi-family properties, so staff does not have concerns about fit with the surrounding area.

In the rear of the site is a large established parking area, that measures roughly 38'x 90'. This would easily accommodate enough parking for six tenant vehicles.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street.

DISCUSSION

Lauren Beach from ProTech Rental Properties was present on behalf of the application. She added that given the square footage of the house and the existing paved parking, the structure could support the requested triplex. Mr. Martin asked if they would be expanding the footprint of the house. Ms. Lauren said no, they were just renovating the inside.

Mr. Clinger asked Erik Adkins if the floodplain would limit the amount of renovation they could do to the interior. Mr. Adkins confirmed that they can only improve up to 50% of the cash value of the property with improvements. After that, they would need to remove the structure from being in the floodplain. If the applicant has questions, they can contact his office.

Mr. Mercer added that he thought an appropriate condition would be to have the applicant submit a floorplan showing that each unit is meeting the minimum floor area for each residential unit. The minimum is 800 square feet, so that will help the staff know what is going on inside.

MOTION

Kerry Trombley made a motion to **approve APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street with the condition:**

- **Submit a floor plan showing they meet the minimum floor area with the conditional use permit**

2nd: Rob Martin

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

5. APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision.

CPC STAFF

General Information

This request is located at the southwest corner of the intersection of Romick Parkway and Keith Parkway. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is currently a parking lot, which was approved by City Planning Commission in November 2019. Rusk OP also received CPC approval for a building expansion for Everdry Findlay in May 2020.

Staff Analysis

One of the conditions for approval of the site plan in 2020 was to redraw the lot lines to get the parking lot onto the same parcel as the Rusk OP site. This final plat allows for that to be accomplished. The remainder of the lots will be combined into one lot to allow for future development. Staff did not have any concerns with the request.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision with the following condition:**

- **Submittal of the final plat**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision.**

DISCUSSION

Ken Rusk was present on behalf of Rusk Industries. He just reiterated that staff was correct that they were cleaning up the lot lines. He believed they intend to sell the remaining ground as a developable lot.

MOTION

Dan Clinger made motion for **approval of APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision with the condition:**

- **Submittal of the final plat**

2nd: Rob Martin

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

- 6. APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court.**

CPC STAFF

General Information

This request is located on the south side of County Road 99, east of Technology Drive. The area is a mix of C-2 General Commercial and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

Parcel History

The site is currently vacant land. The Preliminary Plat for this proposal went to CPC on September 14, 2023 (PP-02-2023).

Staff Analysis

At the September 2023 CPC meeting, the applicant indicated that the 9.713-acre parcel was intended to be sold for development as either a hotel or retail development. The road dedication is shown only to the southern edge of the proposed parcel. From the southern edge of the parcel to the future extension of Midwest Court, it only shows a roadway and utility easement. Staff

has concerns that the entire roadway needs to be dedicated from Mardic Drive to Midwest Court to allow for future development.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court**

- **Dedicate the entire roadway from Mardic Drive to Midwest Court.**

ENGINEERING

As part of this plat, I would like to see the public roadway wrapped around to Midwest Court. If the whole roadway is not construction all at once, who will be responsible for the remaining sections. This would potential would have the roadway pieced together before it is finished.

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court with the following condition:**

- **Dedicate the entire roadway from Mardic Drive to Midwest Court**

DISCUSSION

Dan Stone was present on behalf of the application. Kerry Trombley started by asking about the leftover lot south of the main lot. It's a small flag lot and seems difficult to develop. He wondered what the intent was with that parcel. Mr. Stone said that the applicant owns all the land around this plat, and that the lot lines for the remainder could change in the future. He saw it as a smaller retail outlot though. They were afraid to pigeonhole themselves and put in a big regional detention pond in somewhere depending how the rest of the development were to go. In the future, they would like to do something regional if the apartments were to come back and they have a better idea of the end use for the entire area.

Regarding the roadway, Mr. Stone said the developer understands staff's concerns. They are working on a new concept for the apartments south of this plat. Once they know exactly what is going on with that development, they would like to have a boulevard section, but they didn't want to install a "T" intersection or standard four-way stop without knowing what is the full picture. Right now, they would like to do a temporary cul-de-sac at the end of the street. He thought Casto Development would be more than willing to work in the future to getting the streets completed in the future. Mr. Trombley asked what a reasonable time frame would be to complete the road. Mr. Stone said 12-18 months. Mr. Trombley asked if there was something like a bond or other mechanism to allow for the development to occur after that time frame. Mr.

Stone said he would guess it would be more of a letter of intent that put stipulations on completion. He would like to avoid bonding it because it just holds money up. Tim Grohonke from Mardic Investments, stood up and said that the practical standpoint, if they complete the road, that will help facilitate development. Mr. Cordonnier thought this could be a good compromise.

Dan Clinger asked again about why the small lot leftover. Mr. Stone said the purchaser only wanted 10 acres. While he conceded it is small, but it is still developable. Mr. Clinger asked if the roadway was going to be dedicated. Mr. Stone confirmed as part of the plat, the road would be dedicated. They would only dedicate the first portion. Ms. Schroeder said would they bring back another plat in the future. Mr. Stone said they would or just a roadway dedication plat to tie up the rest of the connections.

Mr. Martin reiterated to the applicant that he wished that that this area undergoes a master plan as they look toward future development. He knows development timelines might not align, but to create a cohesive development, he thought it was the best path forward. Mr. Stone said that it was their intent as well and they will be working with the various partners to see what they can work out in the future.

Mr. Trombley asked if they had worked with ODOT on the connection to CR 99. Mr. Stone said they had with the diverging diamond project. They did a detailed traffic impact study and submitted it to the County. Everyone agreed this was the best location for a roadway. Mr. Trombley asked if another roadway might be included onto CR 99. Mr. Stone said they would not be allowed.

MOTION

Dan Clinger made motion for CPC to recommend approval of **APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court with the following condition:**

- **Dedicate the entire roadway from Mardic Drive to Midwest Court**
- **Provide the City with a Letter of Intent to construct the roadway within 18 months**

2nd: **Kerry Trombley**

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

7. APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue.

CPC STAFF

General Information

This request is located along the north side of E. Bigelow Avenue. It is in an area zoned I-1 Light Industrial. The north side of the street is zoned I-1 Light Industrial. Across the street to the south in Marion Township, it is zoned B-3 General Commercial, M-1 Restricted Industrial,

and R-2 Two Family Residential. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is previously Jaqua's Fine Guns.

Staff Analysis

The applicant is requesting to operate a dog kennel at the location. Kennels are a permitted use in the I-1 Light Industrial District. The operation of the site would include a new building being constructed with a connection between the two existing buildings on site. The proposed building will measure 50'x120' and have multiple enclosed outdoor areas for kennels and kennel runs. The total capacity for the kennel was listed at 35 dogs.

The proposed additions meet the setbacks of the I-1 Light Industrial District. No changes are being made to the landscaping or parking areas, other than restriping. Does the applicant have a plan in place if the nine parking spots are not adequate during peak hours? The fencing for the proposed building was shown as chain link. Is a chain link adequate or should a solid fence be considered?

A signage plan was not submitted with the original packet. Staff would remind the applicant that they need to comply with the low-profile standards and to follow up with Erik Adkins in the Zoning Department regarding any permits.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue.

ENGINEERING

Access –

Will be from the existing driveway off of Bigelow Avenue.

Water Service –

Will be extended from the existing building

Sanitary Service –

A new sanitary sewer service will be extended to the proposed building, utilizing the existing sanitary lateral. Only concern is for the sanitary is how the dog waste will be handled.

Stormwater Management –

The plans are proposing a detention pond to be placed on the west side of the site.

MS4 Requirements –

The site will disturb less than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the developer has submitted a SWPPP plan.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1

FIRE PREVENTION

- Obtain all need permits for the project
- Call for all needed inspections
- Add access road for emergency services to the new building

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue with the following condition:

- Add access road for emergency services to the new building (FIRE)

DISCUSSION

Dan Stone was present on behalf of the application, along with Cynthia Jaqua. He said it was like the plan they did for their other location on CR 99. The way the operations run inside is they remove all of the dog waste before they clean any of the anything's there. The intent is that the material is not going to be getting into the sewer. The breakdown won't be any different than just run off if you get with water pollution and there's some concerns about that. Still, we can work behind the scenes and do something that way. Again, there's they're not going to be pushing it directly into the sanitary system. Regarding Planning's comment on the fencing, obviously the chain link fence that we're talking about is going to go around more the outside runs and stuff like that. We would prefer not to have that be a solid fence. You want the dogs to be able to see. It's not a real sensitive area back here. It's just storage over that way. So again, we'd like to keep that more of just openness for the animals that are out there. Regarding parking, you can see that there is there is ample parking or paved areas on the lot that they can create temporary parking if there is a lot of traffic. Regarding signage, Ms. Jaqua does have a freestanding monument style sign there. She would like to bring that over and possibly set it on the property. What we need to do is we need to look at the size of that, compare it to the zoning code. They will work with Mr. Adkins regarding that. Regarding the condition, they will work with fire and the administration to get that taken care of.

Mr. Cordonnier said the fencing comment was more out of curiosity rather than anything else. He agreed with Mr. Stone's points. Mr. Cordonnier asked if they could install more parking to the west. Mr. Stone said there is not an access agreement, but they are good neighbors. They could readjust in the future if needed.

Mr. Trombley asked if there was any outdoor lighting. Mr. Stone said only wall packs, but nothing in the back for the dogs or any additional free-standing poles.

Mr. Clinger asked for clarification on where the addition was going to go, and if they would be renovating the interiors of the existing buildings. They confirmed they would be renovating the interiors and then building a connection between the two existing buildings that would extend to the new building. Mr. Clinger asked how many dogs would be kenneled. They said 35 dogs. The rest of the space would be for handling the dogs and day care. They could have 60-70 dogs at a time. Mr. Trombley asked how many employees they would have. Cynthia Jaqua said that they would have 4-6 parking spots. Mr. Trombley said that 6 parking spots will not be enough with all those people dropping off and picking up. Mr. Stone said he would work on a striping plan.

Mr. Clinger asked about the dog refuse. They confirmed they would pick up any solid waste and throw away in the trash. Inside they have mops and cleaning supplies to help clean up the residue. Mr. Mercer asked if there would be a dumpster on site. Mr. Stone said they would not, but if they added it, they would enclose it.

Mr. Trombley added he would like to see them meet the intent of the landscaping standards.

Mr. Clinger asked about detention. Mr. Stone said they would be creating a detention area on the site with a new outlet that would go to the public sewer.

Mr. Trombley asked the staff if they should put a condition on a revised parking plan. Mr. Stone said that he would prefer to not do that. Again, if issues were to arise, they can adjust. Mr. Cordonnier said they code is really used for a minimum and that they try to give the property owner the ability to come up with the right number of spots. He just wants the traffic to be off-street. Mr. Stone said he will be looking at it, so that the employee parking is not blocking drop off for the customers.

MOTION

Dan Clinger made motion for CPC to recommend **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue with the following condition:**

- **Add access road for emergency services to the new building (FIRE)**
- **Submit a revised striping plan for parking (HRPC)**
- **Submit a revised landscape plan (HRPC)**
- **Any future dumpster is enclosed (HRPC)**
- **Any signage is worked out with the Zoning Department (HRPC)**

2nd: **Kerry Trombley**

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

8. **APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township.**

CPC STAFF

General Information

This site is located within Allen Township, but abuts the Findlay corporate boundary to the east. The parcel is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

Parcel History

The site is currently vacant land. This lot went through a similar site plan review back in July 2021 (SP-16-2021). Since this project was reviewed last, it has been determined that the CPC may not put any conditions on properties outside city limits. The CPC may only review and consider items directly related to the water and sanitary sewer connections. The CPC may not apply their standards to any other portion of the project. This includes zoning and drainage standards. If the CPC wishes to apply their standards to properties using their water and sewer, the properties must be annexed into the City of Findlay.

Staff Analysis

The applicant has submitted a site plan that would have a 47 building, 94-unit condo development off a single access on Silver Creek Drive. When they originally went through site plan approval in 2021, they received approval with the following conditions:

- A second point of access into the site is created from CR 99 (HRPC)
- Receive approval from the County Engineer for the access off Silver Creek Drive (HRPC)
- Begin the annexation process with the City of Findlay (HRPC)
- Construction Plans approved by City Engineer's Office (Engineering)
- Allow the northern boundary have a 10-foot setback to allow for the creation of a riparian easement along the south and west boundary, the size of which can be addressed administratively with CPC staff
- Phasing the development from east to west, with access from CR 99 first

Since the original submission in 2021, they have shifted the plans north to avoid the tree line on the south side of the site. They also established a clearing setback on the west and south side.

Regarding access and site plan details, the City Planning Commission has two options:

1. CPC can review the site plan and only comment on the water/sewer connections and give a determination based on that alone.
2. CPC can deny the request until annexation is completed. Upon annexation, the applicant can resubmit and the CPC can review the site based on the City of Findlay Condominium District Standards.

ENGINEERING

Access –

The development will be accessed from a new roadway that will be extended to the east from the existing stub on Silver Creek Drive. Silver Creek Drive will be extended to the east side of the power lines and will then split into Loop Drive. For safety personnel, Engineering would like to see a second drive access to the site.

Water Service –

The proposed plans show an 8” waterline being extended with Silver Creek Drive and Loop Drive. The waterline will be placed on the north side of Silver Creek and on the outside of Loop Drive. With the configuration of the buildings there will be a two water meters installed at each building (one for each condo). The installation will be a TBR through the City of Findlay Engineering Office. There are a couple of comments on the construction plans that Engineering will work out with the Developer/ Engineer before construction starts.

Sanitary Service –

The proposed plans show two separate runs for the sanitary sewer. On Silver Creek Drive there will be an 8-inch sanitary sewer installed on the south side of the roadway, and a separate 8-inch sanitary sewer will run on the inside of Loop Drive. Each of the sanitary sewer mainlines will tap into existing manholes that are within the sanitary easement. Due to the drop distance that are shown in the profile, each of the tie-ins at the existing manholes will require an outside drop. The installation of the sanitary sewer will be a TBR through the City of Findlay Engineering office.

Stormwater Management –

The site is not located within the City of Findlay so any approval for stormwater and detention would need to come from Hancock County Engineers.

MS4 Requirements –

The site is outside of City Limits so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant should contact the Hancock County Engineer’s office for their requirements.

Recommendations:

Conditional Approval of the Site Plan:

- Construction plans are approved by the Engineering Office.
- Second Roadway access for the development

The following permits may be required prior to construction:

- Water Tap Permit x 1
- Water Service Connections x 94
- Sanitary Mainline Tap Permit x 2
- Sewer Service Connections x 47

FIRE PREVENTION

DISCUSSION

Mr. Mercer added to start that he received a number of emails from the residents in the Hillcrest Subdivision stating their opposition to having only one entrance into this development.

Todd Jenkins and Ron Siferd were present on behalf of the application. Mr. Jenkins hit on that access first. They want that access also. The county will not allow it. The county has denied the submitted a drive permit for both roadways, and they denied 99. One of his questions would be is, if this is annexed, can the city allow the curb cut? The intent is to go ahead and annex the property. Their intent is to follow all the city regulations, and they would like that access as well. If they started the annexation process, they'd be looking for hopefully a conditional approval to move forward, meet all of these conditions, have that access on 99 if it can be granted, the only sticking point would be is sequencing. They'd like to get started with construction prior to it being annexed, so maybe do a few of those units with construction traffic coming off 99 with a construction drive, and then once it's annexed, go ahead and have an actual curb cut and start that access coming in from that end.

Mr. Kalb said that if it is inside city limits that the city would have a say, however the County has roadway maintenance on that, so they would need to work with them as well. Looking at that stretch, Mr. Siferd owns several of the properties along CR 99. He asked if they could they reduce the amount of curb cuts and come up with a way to make the distance work for the County Engineer. Mr. Cordonnier agreed, and said it is a tough situation. If the project would be annexed, it won't guarantee they will get the access point they desire.

Mr. Cordonnier added context that in this case, the County pushed back on the idea of the City imposing conditions on properties outside of city limits. They could only review items pertaining to the water and sewer. Even if it were to be annexed, it is not something that would be automatically approved. They would still need to go through the full site plan review to meet the zoning code. Mr. Clinger asked for clarification on the process for getting a curb cut. Mr. Cordonnier said the County has Access Management Regulations. He said Mr. Siferd submitted for a variance, however the County said the City was not allowed to condition the roadway access because it was outside the City. At this point, the County is in control of the access on CR 99.

Mr. Martin chimed in to say that he likes the improvements to the site plan since the original submission in terms of the drainage and protecting the tree line. He was at a point where he wanted to see something they could be comfortable with in terms of a second access point. He hoped that they could consolidate some of their drives on CR 99 to help clean up the conflict points. Until it's accomplished, he was reluctant to move forward.

Mr. Clinger asked if the church access was the issue for the distance. Mr. Jenkins said the Siferd access points were actually closer and causing the issue.

Mr. Jenkins said if they asked the CPC to table, would the City be willing to sit down and discuss how to move forward on getting the access solved. Mr. Kalb said he could. Mr. Martin said he is in favor of residential development as long as it is not impacting the existing developments. He feels like if they can sit down and come up with action items, they could start moving forward on making a good development.

Mr. Cordonnier added that although they could sort the access, they still wouldn't be able to enforce the zoning code on the property until it is annexed. Mr. Jenkins reiterated that they intend to annex. Mr. Trombley said he agreed and felt comfortable reviewing it after annexation. Mr. Kalb said it would be a 6-9 month process with Allen Township.

Mr. Martin asked if the audience had any comments. Brenda Steed, 3805 Forest Trail Drive, spoke. She is very concerned about the traffic this development will create, as her house is at the intersection of Silver Creek Drive and Forest Trail Drive. She also added she observed standing water in her backyard. It used to drain to the east, but now it does not. She asked the Commission if they would be working with them on drainage. Mr. Cordonnier answered once they have annexed, they can review the drainage. Since they are not subdividing, the County does not have the authority to enforce drainage regulations.

Paul Schmelzer stated he thought it would be foolish for the city not to provide feedback on the drainage. He appreciated the work done by HRPC, the City Engineer, and the developer since the last meeting. He feels bad that the owner is stuck with this access issue. He would like to see where in the code that states the CPC cannot put conditions on a property that is using city water/sewer, because it was a system that worked well for a long time. Mr. Cordonnier added that the City reached out to Bricker & Graydon out of Columbus to get a legal opinion. They agreed that the CPC was overstepping its authority by placing those conditions. This was based on a court case that had occurred. Mr. Schmelzer concluded and said that he thought these rules put developers in a tight spot. He thought that if they annex to the centerline, that the City should have the ability to grant the access. He wondered if the Law Director could write an opinion on it. He felt like these rules were creating a burden that basically would stop any development without it being annexed into the City first.

MOTION

Rob Martin made the motion to table **APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township until the June 13, 2024 meeting.**

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

With there being no further business, Rob Martin adjourned the meeting.