

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday April 11, 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:

TJ White, Roxanne Shaath, Jane Cook, Elizabeth Ehrnschwender, Kendra Brunswick, Mark Bassitt, Dan Stone, Eric Trout, Allen Weinandy

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
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 March 14, 2024 meeting. Rob Martin seconded. Motion approved 5-0-0.

NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street.

CPC STAFF

General Information

This request is located on the north side of George Street near the intersection with Cedar Avenue. This parcel is located in a neighborhood of R-3 Small Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

This parcel is currently vacant and had previously been attached to 226 George Street.

Staff Analysis

The applicant has requested to construct a duplex on the vacant property. This neighborhood has an abundance of duplexes and triplexes, so staff does not have concerns about fit with the surrounding area.

The applicant is proposing a wide driveway entrance that leads to a parking area that can accommodate the required four (4) parking spaces for a duplex. There would be a two-story duplex on the site, which would be able to meet the setbacks for the R-3 district. Elevations of the proposed structure were included with the application.

Staff does not approve of the house being pushed to the rear of the property with parking in front. Compared to the surrounding neighborhood, the building line is out of place, and all the duplexes in the area have parking in the rear. Staff would recommend shifting the housing to the front of the site, with a narrower driveway leading to parking in the rear.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street with the following condition:

- **Place the house in the front of the site, with parking in the rear**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street with the following condition:

- Place the house in the front of the site, with parking in the rear

DISCUSSION

TJ White was present on behalf of the application. Regarding the parking lot, his main concern is most of the other duplexes in the area have shared parking in the rear. There is an eave on the house to the east that extends past the property line and the stairs to the house on the west are right against the property line. He was also concerned that if the parking was in the rear, he would end up having to pave pretty much the entirety of the lot to allow proper maneuverability. Matt Cordonnier added that he was excited about the idea of the infill development in an established neighborhood. He said that his staff were concerned that the setback would look out of place in the area. He noted that the side yard setback is only three feet, so he thought it would provide the spacing for a drive to the rear. Kerry Trombley asked if he put the driveway on the side with the eave. Mr. White said there could be 11 ft for a driveway if he paved basically right to the property line.

Mayor Muryn wasn't sure that they could make the parking work in the rear. She was concerned that they had a lot of concrete in the front yard, and wondered if he could remove some if possible. Mr. White said that the code requires extra concrete for maneuverability of vehicles backing out of the parking spots. Mr. Kalb said that there is something in the code to requires a backout space to provide maneuverability. He thought they could remove that and ask for a variance.

Dan Clinger asked what the setback would be for the rear yard. Erik Adkins said that there is no rear yard setback in the district. Mr. Clinger asked if the other properties are encroaching on his property. Mr. White said they staked out the property for a survey and did notice these encroachments.

Mr. Kalb asked how many parking spots he would like to see for the property. He knows that the requirement is four for a duplex, but if they only needed three, that would allow better flexibility. Mr. White said that he would need four because the thinking is one parking spot per bedroom.

Roxanne Shaath, 217 George Street, spoke regarding the property. Her concern was that there was a previous application for the property for a triplex that was not approved. She said it's a narrow lot and there is a lot of vehicle traffic along the street. She was concerned about losing two parking spots on the street, because there is already a ton of cars parking on the street due to the University nearby.

Jane Cook, 214 George Street, spoke next. She noted that parking on the street has always been an issue for the neighborhood. There is so much parking due to the university students that rent in the area, and this seems like too much for a small lot.

Kerry Trombley asked if the house could be shrunk to allow more room for the driveway. Mr. White said if they reduced it, it would only be a foot or so, to still get the minimum floor space for the units. Mr. Cordonnier said he understands the concerns, but he is not convinced that the parking in the rear cannot work. He understands the encroachment is an issue, but he feels like they can accommodate this. Jackie Schroeder said she liked having the house moved forward would be better aesthetically to the neighbors. Rob Martin added that it would also save on street parking because the driveway width would be reduced.

MOTION

Mayor Murnyn made motion for **CPC to recommend approval of APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street with the following conditions:**

- **Work with Engineering to get the parking in the rear of the property and the house in front**

2nd: Kerry Trombley

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

- 2. APPLICATION FOR CONDITIONAL USE #CU-03-2024 filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon**

CPC STAFF

General Information

This request is located on the north side of Prentiss Avenue near the intersection with Geffs Avenue. This parcel is located in a neighborhood of R-3 Small Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Medium Lot.

Parcel History

The house was built in 1950 and was last remodeled in 1992.

Staff Analysis

The applicant has indicated they would like to operate a nail salon as a home occupation on the site. The applicant has been living in the home since June 2023. The applicant has been operating a nail salon business for the past four years and wished to convert one of the bedrooms in the home into a salon space. The services provided would be considered “dry” by the State of Ohio, meaning there will be no chemicals used on hair. There would be manicures using gel polish and hair braiding. She is licensed through the State of Ohio Board of Cosmetology to perform these services.

In the application, she indicated that they would like to use a rear door to have clients access the salon space. The zoning code however has a restriction on the entrance saying: “There shall not be any additional or separate exterior entrances to the dwelling unit specifically used for the purpose of conducting business or to accommodate the home occupation.” The applicant must utilize the main door for the business.

The applicant also noted that there can be two cars in the driveway, one for the resident and one for a client. She added that she would only take clients one at a time and could schedule in a way to set a 15-minute gap between customers to avoid overlap. Given the size of the driveway, staff has concerns that the driveway is not sufficient to provide functional parking. If parking becomes a concern, the City may require additional parking provided off-street.

Staff would add that Conditional Use permits are revocable if there are any issues with this use in the future.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-03-2024** filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon with the following condition:

- Utilize the front door for the business entrance

ENGINEERING

No Comment

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-03-2024** filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon with the following condition:

- Utilize the front door for the business entrance

DISCUSSION

Elizabeth Ehrnschwender was present on behalf of the application. She bought the house with the intention to convert part of the home into a nail studio. She has been doing nails for 4 years and thought this space in her home would be better than her current space. She does nails for one client at a time. She does not do hair services where clients would overlap. While she doesn't use product in hair, she does do hair braiding as a service. Typically, she has one person and her scheduling system allows for a gap in between appointments. Her hours are pretty standard working hours 9a-6pm. Sometimes there is evenings depending on the client, but she does not like evening appointments. She noted that she did apply for zoning approval before getting approved by the state, just to make sure it was something that she could pursue.

Mr. Clinger asked if the state approved the space, would there be any inspections for the space. Elizabeth Ehrnschwender said there would be, and one of the things they look for is having zoning approval as well. Mr. Clinger asked if she needed any special ventilations for the

products she uses. She said that there isn't any fumes because she only uses non-toxic gel polish and doesn't use the acrylic or anything like that. Mr. Clinger asked if she had employees, and she said she did not.

Mayor Muryn reminded her that this is a conditional use permit, which is revocable in the future if there become issues with the site. Mr. Cordonnier added that they had a conditional use in West Park, that has failed to meet the conditions they were approved upon, so they are going to have a meeting to discuss revoking the permit.

Kerry made a motion to approve with the condition to have the front door be the main door for the business. Rob seconded.

Elizabeth Ehrnschwender asked if they could remove the condition because the State Cosmetology Board would require her to have a separate entrance into the space. Understanding that, Mr. Trombley amended his motion.

MOTION

Dan Clinger made a motion **for approval of APPLICATION FOR CONDITIONAL USE #CU-03-2024 filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon.**

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

3. APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street

CPC STAFF

General Information

This request is located on the north side of E. Edgar Street just east of the intersection with Park Street. This parcel is zoned O-1 Office/Institution. To the north, it is zoned R-3 Small Lot Residential. To the south and east it is zoned PO Parks and Open Space. To the west it is zoned R-2 Medium Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

The site is vacant. It most recently served as a daycare facility. The parcel will be split from the house at 2125 Park Street.

Staff Analysis

The applicant has indicated they would like to operate a hair salon in the building. She has been a stylist in Findlay for 18 years. She thought the space would work for a hair salon studio, and would not be impactful on the residential nature of the surrounding neighborhood. Given the location, staff does not have concerns about the business being detrimental to neighboring properties.

The office standard would be 1 spot for 300 square feet of building, which would mean they need six spaces for this space (1,650 sf). The applicant submitted a parking plan for the site that

could accommodate more than eight cars.

The applicant indicated that they would do wall signage for the business. Staff would say that any signage would need to be worked out with the City of Findlay Zoning Department.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street.**

DISCUSSION

Kendra Brunswick was present on behalf of her application. She has been a hair stylist for 18 years. She said that in cosmetology there are two different branches. She has been in the booth rent side and she loved it. That is what she intends to do with this space. She noted that this space is a good size and has ample parking, so she thought it would be an ideal location.

Mayor Muryn said that this looked like a good repurposing of the building. She noted that it is in a residential area, however, it is not an impactful business, and is located at the edge of the neighborhood.

Mr. Cordonnier asked how many stylists would be in the space. Ms. Brunswick said that the maximum number would be four. This is considered based upon square footage of the building and having enough space for each stylist. Typically, services take a minimum of 30 minutes, but can be upwards of 2-3 hours. Each stylist would need a parking space and one spot for their client. The idea is that this is an experience, so it's not like they are rushing from client to client.

Mr. Martin asked what the hours of operation would be. She said typically Tuesday through Saturday from 9am to 8pm.

Mr. Clinger asked if the building to the west was also vacant. Ms. Brunswick said they have both been vacant since 2020. They are splitting the parcel, and from her understanding are going to try and rezone the other building to residential. Mr. Mercer confirmed that he has had discussion with the realtor about the rezoning process.

Mr. Clinger said he had concerns about needing additional parking on site. He thought it would be tight to fit more parking on site to accommodate up to 12 spots. He recommended working with the Engineer to present a suitable striping plan for the lot. She thought for the business 8 would be enough parking, but would be happy to work with them to get a plan approved.

Mr. Martin asked if she planned to keep the wheelchair accessible ramp in the rear of the property. Ms. Brunswick said she would because the State Board of Cosmetology requires wheelchair access for new businesses. She said they also plan to reseal the driveway and doing some cosmetic updates to the ramp.

MOTION

Kerry Trombley made a motion to **approve APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street**

2nd: Rob Martin

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street.

CPC STAFF

General Information

This request is located along the east side of Bank Street between E. Edgar Street and Oakland Avenue. The parcel is zoned I-1 Light Industrial. There is a residential house, zoned R-1 Large Lot Residential, to the north. To the east it is zoned I-1 Light Industrial. To the west, it is zoned PO Parks & Open Space. 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 currently a storage building for the applicant Mark Bassitt. Mr. Bassitt stated previously he does general fabrication mostly for race cars on the site.

Staff Analysis

The applicant is requesting to construct a second storage building for his business. In April 2018, the garage was expanded with review from City Planning Commission. The applicant also went to the Findlay Board of Zoning Appeals in February regarding the front yard setback. They were given relief from the 50-foot setback to reduce it to 25-feet.

In the BZA minutes, the applicant noted that they are in the process of purchasing 60-feet of the property to the South (from Hancor) to combine with this lot. Then they would split this new building from the existing garage. Staff would recommend that the building be shifted 10 feet to the south to avoid creating an issue with the side yard setback. If they were to split the lots with the current configuration, there would only be 50-feet of separation between the buildings, which wouldn't allow for each to meet the 30-foot sideyard setback for the I-1 district.

The elevations submitted show a fairly basic looking storage building. Regarding the architectural standards, entrances for pedestrians must utilize two (2) of the following:

1. Roofing
 - i. Overhang in proportion to the entry
 - ii. Change in roof pitch using a separate dormer style pronunciation
2. Vertical Articulation
3. Horizontal Articulation

Staff also noted that it is a single tone for the siding material. Staff would recommend a two-tone color combination to allow for horizontal articulation.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street with the following condition:**

- Add an architectural feature to the doorway
- Add horizontal articulation
- Contingent upon the acquisition of the 60' strip from the neighboring parcel
- Shift the building ten feet (10') south to meet the sideyard setback

ENGINEERING

A new drive access will be coming off the east side of Bank Street to the proposed building.

Water Service –

Would like to see the water service come out of the side of the building so that we can keep the meter pit out of the driveway.

Sanitary Service –

A new sanitary sewer service will be extended to the proposed building, utilizing the existing sanitary sewer on Bank Street

Stormwater Management –

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

MS4 Requirements –

Due to the size of the site, they will need to comply with this and can work with the Engineer's Office to show these calculations.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Water Service Connection x1

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street with the following condition:**

- Add an architectural feature to the doorway
- Add horizontal articulation
- Contingent upon the acquisition of the 60' strip from the neighboring parcel
- Shift the building ten feet (10') south to meet the sideyard setback

DISCUSSION

Dan Stone and Mark Bassitt were present on behalf of the application. Dan Stone said that they had added a canopy feature over the door, it just wasn't reflected on the site plan they submitted. His biggest concern was moving the building ten feet to the south. During BZA conversations, there was discussion of a split for the property, which ended up being dropped. They realized that the ground where the trees are is unsuitable for building, so they would like to keep the configuration as presented.

Kerry Trombley asked if the business would operate out of the building or if it was personal storage. Mr. Bassitt said that it would be personal storage with a security equipment. He said they might put a security light on the building. Mayor Muryn just reminded them to not disturb the neighbors with the lights. Mr. Stone said the lucky thing in this case is that there are no neighbors.

Mr. Clinger asked if the detention area drained to the ditch. Mr. Stone confirmed that yes it would drain into the ditch by the railroad, which eventually drains into Eagle Creek.

MOTION

Dan Clinger made motion for **approval APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street with the following condition:**

- Add an architectural feature to the doorway
- Add architectural feature for horizontal information

2nd: Rob Martin

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

- 5. 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 between Greenwood Street and W. Lima Avenue. The parcel is zoned I-1 Light Industrial. The neighborhood to the south is zoned R-3 Small Lot 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 currently vacant.

Staff Analysis

The applicant has submitted a site plan for a 230,000-sf gravel drop yard. This drop yard would be for the use of Kent Power, who are a contractor of AEP. This site would store equipment including pickups, bucket trucks, digger derricks, truck mounted cranes, backhoes, tooling, and Conex storage boxes. It would also store their materials including: steel poles, wire reels, insulators, other misc. material.

They have shown a landscape mound and buffer between the residential properties to the south and this site. They have provided 51 evergreen trees, 51 canopy trees, and 102 shrubs. Staff would recommend using Level 3 screening, option 3, due to the conflicting nature of industrial abutting residential. This would mean they need 204 shrubs installed in that area.

For outdoor storage, the code does allow for the yard to be a permeable surface in the I-1 district, as long as it is enclosed. They plan to utilize some existing fencing, but will be installing a 6-foot-high chain link fence and vehicle gates to enclose the site.

They did note a future pole barn might be included with the site. Staff would remind the applicant that they will need to submit plans and get the proper permits in the future.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street with the following condition:**

- Increase the number of shrubs to 204

ENGINEERING

Access –

Access to the site will be from a new drive that will be tying into the existing drive apron off of Lima Avenue.

Water Service –

The proposed water service will be extending to the south towards the new 12-inch waterline that is on the north side of Lima Avenue. Engineering will need to know what size the service line will be.

Sanitary Service –

For the sanitary sewer lateral, Engineering would like to see the lateral ran on the private property as much as possible. Once the lateral gets outside of the property line that area turns into the ODOT LA ROW which may need a permit through ODOT to allow for the lateral to be in the LA ROW.

Stormwater Management –

Engineering will work with the Consultant to verify that the proposed stone area is not adding additional impervious areas to the property. Looking at the site it appears the whole site is currently all grass, with minimal areas of impervious areas. The proposed layout will be compacted 304 stone with a different CN value than grass, which will make it slightly more impervious than grass.

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:

- Verify Pre and Post Construction CN Values.

The following permits may be required prior to construction:

- Water Service Connections x 1
- Sanitary Mainline Tap Permit x 1

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street with the following condition:**

- Increase the number of shrubs to 204

DISCUSSION

Eric Trout from Peterman Associates and Allen Weinandy from Kent Power were present on behalf of the application. He said that he would work with Engineering on the SWPP and the stormwater runoff.

Mr. Clinger asked what the time frame for the project would be. He said that currently it is 10 years, but the client would like to go up to 15 years. Mr. Weinandy said that they currently have a ten-year contract with AEP to do work within a 50-mile radius. Mr. Clinger asked if it was a lease or purchase. Mr. Weinandy confirmed it would be purchased. They would still allow the Michigan Sugar Company access to the driveway. They would just like to install fencing around the site for the security of the outdoor storage. Mr. Clinger asked if they would only maintain the drive on their property, which they confirmed.

Mr. Weinandy added that they want to put up a new chain link fence inside the existing driveway. There is an existing fence they would go up to, which they thought was a four-foot-tall fence.

Mr. Clinger asked if there was lighting planned. Mr. Trout said they hadn't discussed it, but would provide a photometric sheet.

Mr. Clinger asked what they would do to control the dust, given it is a gravel drive and pad. Mr. Weinandy said they would use a water truck and spray it down during dry times.

Mr. Trombley asked what the hours of operation would be. They said it would be roughly 7a to 6:30pm. They occasionally have to get called in during storm situations, but it's kind of rare. They don't typically work on weekends either.

Mayor Muryn said that she was okay with the shrubs being added but, would prefer more trees. Matt Cordonnier added that they provided level 3 option 2, which is almost the highest amount of landscape screening. He thought that instead of the shrubs, he would like to add more trees to the site.

Mr. Cordonnier asked if the landscape mound needed a break or two so that it would not act as a water barrier. Eric Trout said that they would look at it again and add it to the submission if it is an issue.

Jim Welly spoke as a resident of West Park. He said most of his answers have been answered. He asked if they could share the drawings with their neighborhood group. Mr. Cordonnier said he could provide them. Mr. Welly asked if this was located in the City or in the County. Jeremy Kalb reiterated he had an error in his comment packet, and that it is located within the City. Mr. Welly asked if the site is contaminated. Mr. Cordonnier said he believed there has been a Phase 1 Environmental Assessment, which is a desktop review of the property. He thought there are some minor environmental issues on site, but did not indicate that it raised to the level of mediation. For an industrial use like this, he didn't think that they would need to do anything to address it.

Paul Hauenstein spoke next. He thought that this property is positioned too well to be something other than an industrial yard. He suggested something iconic that would draw people to Findlay. He wanted to see something like a Go Kart track instead. He said he didn't have a problem with the plans as presented, he just wanted something better for Findlay. Mr. Cordonnier agreed that there could be other uses that would be a good fit, however the property is zoned industrial and they are working to meet the code. As a City, they can't say a use is prohibited just because they don't like it.

Erik Adkins spoke to say that there is a section of code that the driveway should be paved coming off the ingress and egress. He thinks they should pave it until the opening. He asked the applicant if there would be barbed wire on top. They said they didn't at the moment. The Mayor added that the City would prefer they do not, but use a higher fence instead.

Mr. Adkins asked if there would be a paved parking area for employees. He thought they should provide a pad for the staff to park.

Mayor Muryn said that she thought the condition for the shrubs should be amended to read that they work with HRPC to get an approved landscaping sheet. Matt Cordonnier thought they could use like a 3:1 ratio to increase the number of trees on site.

Regarding the fencing, Mr. Trombley said he would prefer to see a solid fencing around the entirety of the site. Erik Adkins thought that staff could work with them on it. Matt Cordonnier said he would actually like the CPC members to decide the type of fencing, because it could increase the costs substantially. Mr. Clinger would be okay with the vinyl coated chain link would be okay, because solid fences require a lot of maintenance to keep up appearance. Mr. Martin agreed and that the security it would provide would be beneficial.

Robin Welly spoke next as a resident in West Park. It was her understanding the site was uninhabitable, so this would be a nice use of the site. She says it would be their preference to see gravel rather than a hard surface to help with the green space. She also thought the paving the road would be beneficial to help reduce the amount of dust created by the activity at the site. With the drainage, she wondered if they could install a storm drain to absorb the drainage of the site. Jeremy Kalb said they need to maintain the drainage on the site, and that they do not increase the flow into the existing system. He said they will work with the applicant to make sure it doesn't have an impact on the neighborhood.

Paul Hauenstein asked if they were only paving half the site or the whole thing. Mr. Cordonnier said that they would only have gravel on the drop yard. Erik Adkins just reiterated that the driveway be completed paved, due to the sugar company still using it as a truck route. They would be required to pave up to their property line.

Mayor Muryn spoke more on the fence. She thought the wood fence or vinyl would not fit the type of activity at the site. She thought the black chain link would be sufficient. It doesn't provide the visual distraction, but the landscaping screening will help with that. Eric Trout asked if they needed a mound with the landscaping on the east. Mayor Muryn said no, but if it comes up with the drainage, then they should look to add it.

MOTION

Mayor Muryn made motion for CPC to recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street with the following condition:**

- **Work with engineering for stormwater detention**
- **Photometric sheet submitted to HRPC**
- **Minimum six-foot-high black chain link fence around the entire lay down area**
- **Paved driveway and parking area for employees**
- **Landscaping buffers along east, south, or southwest corner**

2nd: Rob Martin

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

With there being no further business, Mayor Muryrn adjourned the meeting.