

# City of Findlay City Planning Commission

Thursday, October 13, 2016 - 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:** Lydia Mihalik  
Paul Schmelzer  
Dan DeArment  
Jackie Schroeder

**STAFF ATTENDING:** Judy Scrimshaw, HRPC Staff  
Matt Cordonnier, HRPC Director  
Brian Thomas, PE, PS, City Engineer  
Todd Richard, Zoning Inspector  
Matt Pickett, Fire Inspector

**GUESTS:** Dan Stone, Steve Childers, Tom Shindledecker, John Bauer, Lou Wilin

### CALL TO ORDER

#### ROLL CALL

The following members were present:

Lydia Mihalik  
Paul Schmelzer  
Dan DeArment  
Jackie Schroeder

#### SWEARING IN

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

#### APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of the September 8, 2016 meeting. Paul Schmelzer seconded. Motion to accept carried 4-0-0.

**ITEMS TABLE AT THE JUNE 9, 2016 MEETING**

**ALLEY/STREET VACATION PETITION #AV-03-2016 filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive.**

**NEW ITEMS**

**1. PETITION FOR ZONING AMENDMENT #ZA-11-2016 filed by Steve Childers to rezone 415-417 Crystal Avenue, Findlay from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**HRPC**

**General Information**

The parcel in this request is located on the east side of Crystal Avenue south of Eben Avenue. Di It is currently R -2 Single Family Medium Density. All lots to the north, south and east are also zoned R-2. To the west is zoned I-1 Light Industrial. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

**Parcel History**

This is currently the site of a two family home.

**Staff Analysis**

The applicant is refinancing the property in this request and during the appraisal it was found that the zoning was Single Family. The property had been the site of a mixed use of a single family home and commercial at one time. This was legal non-conforming until the business side went out for over 2 years. According to the Zoning Inspector, there is no change of use permit for a duplex on file. The old zoning was B Residential which could have permitted a two family unit.

The site is two lots plus 15 feet of another lot that make it 115' x 200'. There is a 4 bay garage located in the rear of the lot accessed by the alleyway. There is a great deal of paved driveway along the garage and there is also paved parking just north of the building. A duplex only requires 4 parking spaces, so parking is not an issue for the site.

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-11-2016 to rezone 415-417 Crystal Avenue, Findlay from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-11-2016 to rezone 415-417 Crystal Avenue, Findlay from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**DISCUSSION**

None

**MOTION**

Paul Schmelzer made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-11-2016** filed by Steve Childers to rezone 415-417 Crystal Avenue, Findlay from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

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

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

**2. APPLICATION FOR SITE PLAN REVIEW #SP-19-2016** submitted by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed event building and additional parking at the Hancock County Fairgrounds.

**HRPC**

**General Information**

This request is located on the south side of E. Sandusky Street and west of Fishlock Avenue. It is zoned P-O Park and Open Space District. To the north is zoned R-1 Single Family Low Density, to the east and south is zoned R-2 Single Family Medium Density and to the west is zoned R-3 Single Family High Density. It is located within the 100 year flood plain. The City Land Use Plan designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

The project is located on the current Hancock County Fairgrounds site. The land was rezoned to P-O Park and Open Space by City Council in August, 2016.

**Staff Analysis**

The applicant is proposing to construct a 16,945 square foot event building south of the parking field and west of an existing open building. It will have restrooms, a kitchen, meeting room, storage areas and a large multipurpose room. A covered porch area at the southeast corner will provide some outdoor multipurpose space as well.

The building will sit within the interior of the site, so setbacks will not be an issue. Maximum building height in P-O is 35' and the elevations of the building show a height of 24' at the peak.

Ten paved parking spaces will be added along the front of the building. General parking for building will be handled with the existing parking areas located on the fairgrounds complex.

Todd Richard had indicated that the building may actually already be above BFE (Base Flood Elevation). He will work with the consultant on the Flood Development matters.

**Staff Recommendation**

HRPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-19-2016** for a proposed event building and additional parking at the Hancock County Fairgrounds, 1017 W. Sandusky Street, Findlay.

## ENGINEERING

Access – No changes are being made to the existing access points to the property.

Water & Sanitary Sewer – The applicant is proposing to reroute an existing waterline and sanitary sewer that are in the proposed building area. We do not have an issue with the rerouting but are discussing some minor comments with the consultant that might change their location.

Stormwater Management – Underground detention is being provided for the site and the calculations submitted for review shows that the proposed detention meets City standards.

MS4 Requirements – The applicant will be disturbing less than one (1) acre, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

Sidewalks – There are existing sidewalks on Sandusky Street and Fishlock Avenue.

Recommendations: Conditional approval of the site plan subject to the following conditions:

- Consultant work out final utility locations with Engineering

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Storm Tap Permit
- Waterline Tap Permit
- Inspection Fees
- Flood Development Permit

## FIRE PREVENTION

The proposed hydrant location is not necessary due to the close proximity of existing hydrants (if the Fire Department Connection is located on the southwest corner of the structure).

-An additional hydrant shall be provided on the north side of the structure if the water line is required to be looped.

-The final location of the FDC shall be determined by FFD.

-A Knox box will be required for this structure.

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

## STAFF RECOMMENDATION

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-19-2016 for a proposed event building and additional parking at the Hancock County Fairgrounds, 1017 W. Sandusky Street, Findlay subject to the following conditions:**

- Consultant work out final utility locations with Engineering (ENG)
- The proposed hydrant location is not necessary due to the close proximity of existing hydrants (if the Fire Department Connection is located on the southwest corner of the structure). (FFD)
- An additional hydrant shall be provided on the north side of the structure if the water line is required to be looped. (FFD)
- The final location of the FDC shall be determined by FFD. (FFD)

- A Knox box will be required for this structure. (FFD)
- Apply for all necessary permits with Wood County Building Department. (FFD)

**DISCUSSION**

Mr. Schmelzer asked Dan Stone if there were any issues on relocation of utilities. Mr. Stone replied no. He stated that the original building was proposed to be larger than this is. With 20 more feet on the west side they can probably push both to the west. That way they will make things a little easier for the connection.

**MOTION**

Paul Schmelzer made a motion to recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-19-2016 for a proposed event building and additional parking at the Hancock County Fairgrounds located at 1027 W. Sandusky Street, Findlay subject to the following condition:**

- Consultant work out final utility locations with Engineering (ENG)
- The proposed hydrant location is not necessary due to the close proximity of existing hydrants (if the Fire Department Connection is located on the southwest corner of the structure). (FFD)
- An additional hydrant shall be provided on the north side of the structure if the water line is required to be looped. (FFD)
- The final location of the FDC shall be determined by FFD. (FFD)
- A Knox box will be required for this structure. (FFD)
- Apply for all necessary permits with Wood County Building Department. (FFD)

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

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

At this time Paul Schmelzer made a motion to lift **ALLEY/STREET VACATION PETITION #AV-03-2016 filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive from the table. Mayor Mihalik seconded.**

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

Mr. Schmelzer asked if we had any more information on this item. Judy Scrimshaw reported that she had spoken with the applicant a couple of weeks ago. She had sent him the agenda and he called one day. He stated that he thinks he is getting close with Mr. Chambers. He may end up purchasing the property from him.

Mr. Price stated that he understood if you decided to take it off the agenda. According to Don Rasmussen, the application will still be valid. There was no legislation prepared.

Mr. Schmelzer asked if the applicant has fees incurred. Ms. Scrimshaw stated that only the application fee. She is not sure of the amount. She thinks it is maybe \$100 or less.

Mr. Schmelzer said he would give him one more month. He just doesn't want to set a precedent where we keep items on the table for 6 or 7 months with people who keep saying that they are getting close. He feels there has been adequate time for him to communicate with one property owner.

Mr. Schmelzer made a motion to place **ALLEY/STREET VACATION PETITION #AV-03-2016** filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive back on the table. Dan DeArment seconded.

**VOTE:** Yay (4) 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