

# City of Findlay City Planning Commission

Thursday, November 10, 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  
Dan Clinger  
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:** Todd Jenkins, Tom Shindledecker, Jereme Kent, Reid  
Ponx, John Whitson, Mike Kiser, Tyler Edwards

### CALL TO ORDER

#### ROLL CALL

The following members were present:

Lydia Mihalik  
Dan DeArment  
Jackie Schroeder

#### SWEARING IN

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

#### APPROVAL OF MINUTES

Jackie Schroeder made a motion to approve the minutes of the October 13, 2016 meeting. Dan Clinger seconded. Motion to accept carried 3-0-0.

### 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-12-2016 filed to rezone 516 Liberty Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

## HRPC

### **General Information**

This request is located on the west side of Liberty Street one block south of W. Sandusky Street. It is zoned R-3 Single Family Low Density. Properties to the south, east and west are also zoned R-3. To the north is zoned C-1 Local Commercial. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

### **Parcel History**

The original home was destroyed by a fire in 2012 and the detached garage remains on the site.

### **Staff Analysis**

The applicant purchased this property in 2013 after the structure had been torn down. He intended to re-establish a triplex. In 2014, they were notified that the non-conforming status would be expiring and only a single family home could be constructed here after July. Mr. Roach came to City Council to ask for re-establishment of a triplex. That was granted in March, 2014. He was given until June 30, 2016 to construct and occupy the building.

Todd Richard notified the owner that the property was in violation in September, 2016 and the garage would have to be removed since an accessory structure is not permitted without a primary structure. His non-conforming status had expired also and the property could only be used for a single family residence now.

The owner is now requesting to rezone the lot to R-4 Duplex/Triplex to establish the zoning they need to construct a duplex or triplex at some time.

According to the Auditor's website there is a duplex directly north at 514 Liberty, a triplex directly south at 520 Liberty and a duplex across the street at 513 Liberty. There are also single family homes in the mix. This is one of those older neighborhoods that has historically had conversions into rental properties.

### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2016 filed to rezone 516 Liberty Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

## ENGINEERING

No comment

## FIRE PREVENTION

No Comments

## STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2016 filed to rezone 516 Liberty Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

## **DISCUSSION**

Dan Clinger asked Mr. Cordonnier what timeframe there may be for some of the mapping changes being made. He said that if the owner waits another couple years before building, should we rezone a spot if the map changes may be coming up soon.

Mr. Cordonnier stated that the timing will be relatively soon. At the other end of the spectrum we have not determined how we will address some of these single spots. He said he doesn't know now how we would address this lot in the map update. As an example, Mr. Cordonnier said, if there is a block of single family homes and one duplex in the middle of it, will we pick it out and give it duplex zoning or leave it non-conforming amid single family. He stated that he plans on the process happening in early 2017.

Jackie Schroeder commented that the area looked very mixed. There really aren't that many single family homes here.

Todd Richard stated that the lot cannot stay vacant. Even with the old zoning code, the applicant has an obligation to put a structure on there or we'll be back where we are now. He cannot have a garage sitting on the lot by itself. Zoning it properly may buy him a little time to present a plan for a new dwelling. There is still going to be a deadline to build or the garage will have to be removed.

## **MOTION**

Dan Clinger made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2016 filed to rezone 516 Liberty Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

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

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

**2. PETITION FOR ZONING AMENDMENT #ZA-13-2016 filed to rezone .94 acres adjacent to the Menard's store from R-1 Single Family Low Density to C-2 General Commercial.**

## **HRPC**

### **General Information**

This request is located directly east of the existing Menard's retail store building. It is zoned R-1 Single Family Low Density. Abutting land to the north and east is also zoned R-1. To the south and west is zoned C-2 General Commercial. It is not within the 100 year flood plain. The City Land Use Plan designates the area as PMUD Planned Mixed Use Development.

### **Parcel History**

None

### **Staff Analysis**

The applicant is purchasing a 150' x 273' piece from a 26.72-acre parcel that abuts their property on the east. The land is vacant and has frontage on TR 212.

Menard's has plans to do an expansion on this side of their building and will also be acquiring other pieces of parcels to the south of this which are under different ownerships. Those parcels are already zoned C-2.

They cannot use this piece for their expansion unless it is zoned C-2

### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-13-2016 filed to rezone .94 acres adjacent to the Menard's store from R-1 Single Family Low Density to C-2 General Commercial.**

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No comments.

### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-13-2016 filed to rezone .94 acres adjacent to the Menard's store from R-1 Single Family Low Density to C-2 General Commercial.**

### **DISCUSSION**

Dan Clinger asked if the parcel is in Marion Township. Judy Scrimshaw replied that it is in the City limits. It was in the annexation when Birchaven came in to the City. Mr. Clinger asked if the property owner has an agreement to purchase or if it is just speculation. Ms. Scrimshaw responded that Menard's does have an agreement and there is a short letter from the current owner stating that he has given Menard's permission to act on his behalf for this matter. Mr. Clinger asked about the other C-2 parcels. Is there an option on those? Ms. Scrimshaw stated that they have already turned in a site plan for next month so she thinks they have everything in line to proceed.

Tyler Edwards with Menard's came forward. He stated that they are under contract to buy all three (3) parcels. As soon as all the approvals are granted, they will proceed with the purchase.

Mr. Clinger asked if they intend to screen from the rest of the residentially zoned land. Mr. Edwards stated that there would be a warehouse identical to the existing one with a 14' wood screening fence around the whole yard. He showed a drawing of the proposal. Mayor Mihalik stated that this will all be covered in the site plan review next month.

**MOTION**

Dan Clinger made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-13-2016 filed to rezone .94 acres adjacent to the Menard’s store from R-1 Single Family Low Density to C-2 General Commercial.**

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

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

**3. APPLICATION FOR PRELIMINARY PLAT #PP-04-2016 filed by George M. Whitson for a Replat of Lot 1 of Interstate West.**

**HRPC**

**General Information**

This request is located off the south side of Interstate Drive and west side of CR 300/Northridge Road. It is zoned C-2 General Commercial. Parcels to the north and east are also zoned C-2. To the south is zoned I-2 Light Industrial and LB Local business in Liberty township. Parcels to the west are zoned R-2 One Family in Liberty Township. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The Final Plat of Interstate West was approved by FCPC in November, 2012. The Hilton Garden Inn currently sits on the north side of Interstate Drive on Lot 3. Lot 4 is west of the Hotel and is vacant.

**Staff Analysis**

This is a commercial subdivision.

The applicant is proposing to divide Lot 1 into 3 lots and add a cul-de-sac going south from Interstate Drive between proposed Lots 6 and 7.

There are no minimum lot size requirements in the C-2 zoning district. The appropriate setbacks for the C-2 District are indicated on the plat as well as easement areas for utility locations.

The cul-de-sac is under the 600’ length maximum permitted.

**Staff Recommendation**

HRPC Staff recommends that FCPC **approve Application for Preliminary Plat #PP-04-2016 for Replat of Lot 1 of Interstate West.**

**ENGINEERING**

No comment on Preliminary Plat

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

Staff recommends that FCPC **approve Application for Preliminary Plat #PP-04-2016 for Replat of Lot 1 Interstate West subject to the following condition:**

## **DISCUSSION**

Dan Clinger asked if the residential area immediately west of this abuts the street going south at the west end of this subdivision. Ms. Scrimshaw replied no that there is a small lot on the other side of that street. She stated that it is basically detention.

Mr. Clinger asked if the storm water detention for that area is going to be constructing when those lots are developed. Todd Jenkins stated that it will be. There is some there, but that small pond will not be quite large enough to take all of this.

## **MOTION**

Jackie Schroeder made a motion to approve **APPLICATION FOR PRELIMINARY PLAT #PP-04-2016 filed by George M. Whitson for a Replat of Lot 1 of Interstate West.**

**2<sup>nd</sup>:** Lydia Mihalik

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

**4. APPLICATION FOR SITE PLAN REVIEW #SP-20-2016 filed by Philip J Gardner Rev. Trust, 2000 Fostoria Avenue, Findlay for a proposed 48,000 square foot manufacturing facility for Werk-Brau to be located at 2000 Fostoria Avenue.**

## **HRPC**

### **General Information**

This site plan is located on part of Lot 7 in the Findlay Industrial Subdivision. The property is zoned I-1 Light Industrial and all surrounding parcels are also zoned I-1. The project is not located in the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

### **Parcel History**

None

### **Staff Analysis**

The applicant is proposing a 48,000 square foot manufacturing building with parking on the northern and eastern sides.

There is a lot boundary shown around the proposed building area. The applicant intends to create a separate parcel here. A Replat of the lot will be required to create the split. The new lot will not have its own road frontage and easements of access will have to be shown and recorded on the plat.

Setbacks in I-1 are 30' on sides and rear. The building meets the requirements.

The new parking areas will provide 50 spots. The I-1 District requires 1.1 space per employee on the largest shift. The plans indicate that there will be 35 employees. That calculates to 39 parking spaces.

Elevation drawings submitted indicate the building will be approximately 39'-9" in height. This is well below the maximum permitted of 60'.

The site does not directly abut any residential or commercial zones or uses and therefore no screening is required.

### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-20-2016 for a proposed 48,000 square foot manufacturing facility for Werk-Brau to be located at 2000 Fostoria Avenue subject to:**

- **Replat of parcel with proper easements of access (HRPC)**

### **ENGINEERING**

The site of the proposed manufacturing building is currently part of larger parcel (2000 Fostoria Avenue). They are submitting the site plan to make sure that they will be able to construct the building and utilities before they split the site into a separate lot and sell it.

Access – Access will be from the existing drive for 2000 Fostoria Avenue (on the west side) and from the existing drive for 2500 Fostoria Avenue (on the east side). There will be an access easement provided for the existing drive on the west side (2000 Fostoria Avenue) if the proposed lot is split and the proposed building is constructed. With the proposed layout, some of the proposed parking is shown on the property to the east. It will also be difficult for trucks to use the overhead doors on the east side of the building without going onto the property to the east. While the proposed lot might be under the same ownership as the lot to the east at this time, there is no guarantee that one of the lots will not be sold in the future. For this reason, Engineering would recommend that easements be obtained for access and parking from the lot on the east side (2500 Fostoria Avenue).

Sanitary Sewer – The applicant is proposing to connect the proposed sanitary service into the existing sanitary manhole located at the end of the existing drive to the west. The proposed sanitary sewer will be considered a private lateral for the building so the property owner will be responsible for any maintenance or repair that is needed on the sewer. They will also need to obtain a sewer easement from the property owner to the west to have legal access to get to the existing manhole.

Waterline – The applicant is proposing to connect to the existing dead end waterline located near the existing drive to the west. They will need to obtain a waterline easement from the property owner to the west to have legal access to get to the existing waterline. Engineering would like to see the proposed waterline extended and looped back to the existing 20-inch waterline on Fostoria Avenue. This requirement was placed on a previous site plan for a warehouse that was proposed at this same location in 1994.

If the waterline is going to be public, there are two additional comments: 1) the City will need an easement so that we can maintain the waterline 2) Water Distribution would like to be able to access the waterline without driving through the yard area. It is my understanding that fire prevention would like a sidewalk installed so that they will have a hard surface to pull fire hoses if needed. The applicant could install a 4-foot sidewalk with a 3-foot stone berm on both sides of the sidewalk to fulfill both of these requirements.

Stormwater Management – Detention is being provided for the site by the regional detention basin located directly south of the property. The detention basin was sized to include this property. The applicant is proposing to enclose part of the ditch that leads to the detention basin. Storm sewer calculations have been submitted and the proposed sewer has been sized to handle the 100-year storm.

MS4 Requirements – The applicant will be disturbing more than one (1) acre, so the project will be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

Sidewalks – There are not existing sidewalks on this section of Fostoria Avenue.

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

- Access/parking easements be obtained from the properties located on both sides of the proposed development as needed.
- A sanitary sewer easement be obtained to allow access to the existing sanitary manhole.
- A waterline easement be obtained to allow access to the existing waterline.
- The proposed waterline be looped to the existing 20-inch waterline on Fostoria Avenue.
- If the proposed waterline is to be public
  - A waterline easement be provided to the City so that we can have legal access for maintenance and/or repair.
  - Drivable access be provided for the waterline (details to be worked out with Engineering).

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Storm Tap Permit
- Waterline Tap Permit
- Inspection Fees
- Storm Water Management Plan Implementation Authorization Form

**FIRE PREVENTION**

Provide a looped 8” water main. Proposed hydrant location is acceptable

Provide street address on the building that is legible from Fostoria Ave.

5’ sidewalks shall be installed on the south side leading to the drive/parking areas

Apply for all permits and plan review with Wood County Building Department



## **STAFF RECOMMENDATION**

Staff recommends that FCPC **approve SITE PLAN APPLICATION #SP-20-2016 for a proposed 48,000 square foot manufacturing facility for Werk-Brau to be located at 2000 Fostoria Avenue subject to the following conditions:**

- **Replat of parcel with proper easements of access (HRPC & ENG)**
- **A sanitary sewer easement be obtained to allow access to the existing sanitary manhole. (ENG)**
- **A waterline easement be obtained to allow access to the existing waterline. (ENG)**
- **The proposed waterline be looped to the existing 20-inch waterline on Fostoria Avenue. (ENG & FIRE)**
- **If the proposed waterline is to be public**
  - **A waterline easement be provided to the City so that we can have legal access for maintenance and/or repair.**
  - **Drivable access be provided for the waterline (details to be worked out with Engineering). (ENG)**
- **Provide street address on the building that is legible from Fostoria Ave. (FIRE)**
- **5' sidewalks shall be installed on the south side leading to the drive/parking areas (FIRE)**
- **Apply for all permits and plan review with Wood County Building Department (FIRE)**

## **DISCUSSION**

Dan Clinger asked if the access on the west side is any type of public road. Todd Jenkins stated that it is private. There is an access easement that goes all the way through there. This company would not need anything new on that. Mr. Clinger said that part of the building goes onto the next property. Mr. Jenkins stated that Fabco and Werk Brau are all owned by the Ballinger family. They are now looking at taking these 2 parcels and combining as one. That will effectively make that property line go away. Mr. Clinger asked if that needed to be a part of the approval. Mr. Jenkins stated that he thought HPRC covered it with either replatting with proper easements or combining. Mr. Clinger asked if that would be the only ingress/egress point. Mr. Jenkins replied that if the lots are combined access can be through Fabco's property as well. Mr. Clinger noted that currently there is a gate between the Fabco site and this one. But, he said, it probably won't matter if they combine. They can control access however they wish to.

Mr. Clinger stated that the stoops on the south side of the building are in the line of the surge pond easement. Now we will be constructing further into that easement. Mr. Jenkins said he is not sure if the easement was there for potential future expansion or what.

Todd Jenkins said that Mr. Ballinger has asked if rather than the sidewalk along the building for fire access if they could do a 12' asphalt driveway. Matt Pickett stated that that would be fine with them.

Jackie Schroeder asked what the ditch area that they were enclosing drained. Mr. Jenkins stated that there are a couple of these through Tall Timbers area. It does come from the tracks. Mr. Clinger asked if that ditch was any part of the detention calculations. Mr. Jenkins replied no.

## **MOTION**

Dan Clinger made the motion to approve **SITE PLAN APPLICATION #SP-20-2016** for a proposed **48,000 square foot manufacturing facility for Werk-Brau** to be located at **2000 Fostoria Avenue** subject to the following conditions:

- **Replat of parcel with proper easements of access or combination of parcels into one lot (HRPC & ENG)**
- **A sanitary sewer easement be obtained to allow access to the existing sanitary manhole. (ENG)**
- **A waterline easement be obtained to allow access to the existing waterline. (ENG)**
- **The proposed waterline be looped to the existing 20-inch waterline on Fostoria Avenue. (ENG & FIRE)**
- **If the proposed waterline is to be public**
  - **A waterline easement be provided to the City so that we can have legal access for maintenance and/or repair.**
  - **Drivable access be provided for the waterline (details to be worked out with Engineering). (ENG)**
- **Provide street address on the building that is legible from Fostoria Ave. (FIRE)**
- **5' sidewalks shall be installed on the south side leading to the drive/parking areas (FIRE)**
- **Apply for all permits and plan review with Wood County Building Department (FIRE)**

2<sup>nd</sup>: Lydia Mihalik

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

**5. APPLICATION FOR SITE PLAN REVIEW #SP-21-2016, filed by One Energy Enterprises, LLC, 12385 CR 215, Findlay for a two-story 21,290 square foot office building to be located at the Wind Park at 12385 CR 215.**

## **HRPC**

### **General Information**

This project is located on the south side of Township Rd. 215 in Allen Township. It is not zoned because it currently sits in Allen Township. It is reviewed subject to the City of Findlay design standards because they are requesting Findlay utility services. All surrounding parcels are also in Allen Township. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

### **Parcel History**

This is a former residential site plus the site of an existing wind farm.

### **Staff Analysis**

The applicant is proposing to construct a 21,290 square foot two-story office building on a 4.073-acre parcel. Access and the majority of the parking area is located on the adjacent 69.82 acres.

The proposal will be reviewed for setbacks as if in the O-1 Institutions and Office district.

The office building is shown as located within the required setbacks for a 2-story office building in the O-1 district. (25' front, 5' side, and 20' rear) Elevation drawings show the height of the building to be 27' at the top of the eave.

There is currently a u-shaped driveway on the 4+ acres from the former residence that was located here. The plans indicate that those will be removed. A new drive west of the parcel is proposed for access. The drive location will require approval by the Hancock County Engineer. The County has Access Management Regulations adopted in 2006 governing location of driveways. CR 215 is considered a Major Thoroughfare on the County Thoroughfare Plan which requires that drives or intersecting streets be located 495' apart from any other existing access point. The proposed location of the new drive will require a variance from the standard.

Because the drive and majority of the parking lot are on a different parcel than the office building, cross access easements will need to be recorded to ensure that the office site will have access via that drive in perpetuity. If the owner wishes to combine the parcels into one, they may do so. This will eliminate the need for the cross access easements.

The plan indicates that there will be 130 parking spaces. That well exceeds the requirements for this building. One space per 300 square feet is the minimum in O-1. 71 spaces are the minimum required for this plan. Parking lots with more than 20 spaces normally requires that a bump out island be installed for every 20 spaces. This island would contain some landscaping as well.

There is a freestanding sign indicated on the east side of the drive. It is stated to be a low profile sign. It sits well back from the road right-of-way. (A minimum of 10' is required)

There are a few new light poles indicated around the parking area. The plan states they will be a 2 headed style fixture. All lighting must be directed downward on the site and not spill out or be directed toward any residential structures. The total height of the light structure should not exceed 25'.

There is a dumpster indicated on the west side of the south bound drive lane. It is unclear how accessible to the refuse trucks this may be. A different location may be necessary.

Screening is normally required between residential and office uses. There is a heavy tree line along the east side of the lot. However, this lot wraps around the residential lot in front of it on CR 215. There are some sparse trees on the north side of the pond but they don't provide any screening.

### **Staff Recommendation**

HRPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-21-2016, filed by One Energy Enterprises, LLC, 12385 CR 215, Findlay for a two-story 21,290 square foot office building to be located at the Wind Park at 12385 CR 215 subject to the following:**

- **The two (2) lots be combined as one or appropriate cross access easements be recorded for the two (2) lots.**
- **Obtaining a variance on the location of the drive onto CR 215.**

## **ENGINEERING**

Access – Access to the site will be from Township Road 215. The applicant will need to apply for a drive permit from the Hancock County Engineer’s Office. Since there are two separate properties involved, access and parking easements or agreements should be put into place so that if one of the properties is sold, the office building would still have access and parking.

Sanitary Sewer – The existing 12-inch sanitary sewer located at the end of Distribution Drive will need to be extended to provide sanitary service for this property. The City of Findlay, Hancock County, Hancock County Regional Planning Commission and Findlay-Hancock County Economic Development are currently working on different funding scenarios for the sewer extension. The final connection and sanitary location will be approved by Engineering to make sure that all regulations are met.

Waterline – The property does not currently have access to public water. The City of Findlay, Hancock County, Hancock County Regional Planning Commission and Findlay-Hancock County Economic Development are currently working on different funding scenarios for the waterline extension. The final connection and water service location will be approved by Engineering to make sure that all regulations are met. One thing that I did want to remind the consultant is that the fire and domestic lines for the building need to be two separate lines from the main all of the way to the building. The existing site plan only shows one line into the building.

Stormwater Management – Detention calculations have been provided as required. The site is not located within the City of Findlay so any approval would need to come from Hancock County Engineer

MS4 Requirements – The site is not located in the City of Findlay, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

Sidewalks – There are not existing sidewalks on Township Road 215.

General Comments – While the site is not located in the City of Findlay there are a couple of comments that I would like to bring to the attention of the Consultant and Applicant:

- The grading plan that was submitted does not show enough detail so that a surveying company can layout the parking lot with grades. If built per plan, there will be low spots that will hold water in the warm months and freeze in the cold months. The consultant should add more detail (spot elevations) to the grading plan.
- While the site does not have to comply with the City’s Erosion and Sediment Control Ordinance, the Applicant will still need to get a permit from OEPA for storm water discharges associated with construction activity. One of the requirements that both the City and OEPA has involves water quality. I do not see how the proposed development will be able to comply with the OEPA requirements. The Consultant should look at the OEPA requirements to make sure that the development will be able to comply.

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

- Access/parking easements or agreements be put into place between the two properties.
- The locations of the proposed water and sanitary services be coordinated with Engineering.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit

### **FIRE PREVENTION**

This property is outside FFD's jurisdiction and was reviewed with Allen Twp. Chief Gary Hickman. Please contact Chief Hickman (419-348-4001) for additional information

Water mains and/or fire hydrants are not shown on the site plan. A hydrant shall be located within 100' of the Fire Department Connection (FDC). The FDC shall be a Siamese type with 2, 2 ½" inlets. An exterior horn/strobe shall be placed above the FDC working on water flow only.

Additional hydrants shall be located accordingly, depending on the water main installation.

Any natural gas or electrical meter within the driving surface shall have crash protection

Apply for all necessary permits with Wood County Building Department

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-21-2016, filed by One Energy Enterprises, LLC, 12385 CR 215, Findlay for a two-story 21,290 square foot office building to be located at the Wind Park at 12385 CR 215 subject to the following:**

- **Access/parking easements or agreements be put into place between the two properties if lots are not combined (HRPC & ENG)**
- **Obtaining a variance on the location of the driveway onto CR 215 (HRPC)**
- **The locations of the proposed water and sanitary services be coordinated with Engineering. (ENG)**
- **Water mains and/or fire hydrants are not shown on the site plan. A hydrant shall be located within 100' of the Fire Department Connection (FDC). The FDC shall be a Siamese type with 2, 2 ½" inlets. An exterior horn/strobe shall be placed above the FDC working on water flow only**
- **Additional hydrants shall be located accordingly, depending on the water main installation.**
- **Any natural gas or electrical meter within the driving surface shall have crash protection**
- **Apply for all necessary permits with Wood County Building Department**

**General Comments – While the site is not located in the City of Findlay there are a couple of comments we would like to bring to the attention of the Consultant and Applicant:**

- **The grading plan that was submitted does not show enough detail so that a surveying company can layout the parking lot with grades. If built per plan, there will be low spots that will hold water in the warm months and freeze in the cold months. The consultant should add more detail (spot elevations) to the grading plan. (ENG)**

- **While the site does not have to comply with the City's Erosion and Sediment Control Ordinance, the Applicant will still need to get a permit from OEPA for storm water discharges associated with construction activity. One of the requirements that both the City and OEPA has involves water quality. I do not see how the proposed development will be able to comply with the OEPA requirements. The Consultant should look at the OEPA requirements to make sure that the development will be able to comply. (ENG)**
- **While standards of screening, lighting plans, signage design or any aesthetics of the building or parking lot cannot be enforced by the Township without zoning, we would recommend some consideration be given to these items to be a good neighbor and to get closer to City standards in the event this becomes annexed into the City. (HRPC)**

### **DISCUSSION**

Dan Clinger asked out of curiosity how they were already out there with portable office and no water or sewer. Jereme Kent stated that they are operating with a well and temporary sewer holding tanks.

Mr. Clinger asked how large of a variance was going to be needed for the 495' distance for the driveways. Judy Scrimshaw stated that you can see there is a home about right across the street and another as well as one right next door. She doesn't have any measurements. Mr. Kent stated that there is a not in that standard that they are required to be given some form of access to the property. One of the conditions of the drive will be that the current u-shaped drive will be removed once a new one is constructed. They currently have a temporary drive in place that they will convert over to it. They are trying to stay as far from the railroad as possible for safety.

Jackie Schroeder asked how much traffic they expected to have coming off that site. Mr. Kent stated that as it is shown is only his staff which in the next year or two will be about 40 people. Mr. Schroeder asked about trucks. It looked like they have a truck turn around. Mr. Kent stated that they do get deliveries. That would be more like a UPS type truck. Could be one a day and may be full size trucks.

Mr. Clinger noted that there is not any access to the building shown off the parking lot. Mr. Clinger asked about storm water management. Brian Thomas stated that normally if outside the City limits it goes to the County Engineer for approval.

Dan Clinger asked if we are requiring screening. Ms. Schroeder said she didn't know if they could require it, but it would be nice. Mr. Kent replied that they will do something. He said that the home does have an obstructed fence currently. They would like to do something aesthetically to block them from the residence as well.

### **MOTION**

Dan Clinger made the motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-21-2016 for a two-story 21,290 square foot office building for One Energy to be located at the Wind Park at 12385 CR 215 with the conditions listed.**

2<sup>nd</sup>: Lydia Mihalik

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

Mayor Mihalik then asked if we had received any other communication on the table item. Ms. Scrimshaw replied that she had emailed him and had not received any response.

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Lydia L. Mihalik  
Mayor

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