

City of Findlay City Planning Commission

Thursday, January 12, 2017 - 9:00 AM
Municipal Building, Council Chambers

Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

MEMBERS PRESENT: Paul Schmelzer
Dan Clinger
Jackie Schroeder
Dan DeArment

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

GUESTS: Lou Wilin, Tyler Edwards

CALL TO ORDER

ROLL CALL

The following members were present:

Paul Schmelzer
Dan DeArment
Jackie Schroeder
Dan Clinger

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 December 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. APPLICATION FOR SITE PLAN REVIEW #SP-01-2017 filed by Menard's Inc., 5101 Menard's Drive, Eau Claire, WI for a proposed 19,540 square foot warehouse to be located at 15110 Flag City Drive, Findlay.

HRPC

General Information

This request is located off the east end of Flag City Drive in the Flag City Center Subdivision. It is zoned C-2 General Commercial. To the north, south and west is also zoned C-2. To the east is zoned R-1 Single Family Low Density and C-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Regional Commercial.

Parcel History

This is the current site of the Menard's store. Additional pieces of land are being purchased from neighboring owners to add on to the site. The portion at the north end of the new development was rezoned in December 2016 to C-2 General Commercial.

Staff Analysis

The applicant is proposing to construct a 19,540 square foot warehouse directly east of their existing warehouse. The buildings will be about 22' apart and will be connected by an approximately 7' wide walk through.

The new structure sits 50' from the rear lot line and 80.5' from the side lot line. Setbacks in the C-2 district are 30' rear and 25' side if abutting residential use or zoning. The building is approximately 27.5' at the peak, which is well below the 60' maximum allowed.

The plans also show some walls being added on the east side (garden center area) and in the rear at the order area. These areas already have roofs over them, so they are not considered new construction. The walls will allow for heat control of the now open spaces.

It appears that the privacy fencing will continue around the boundary of the added acreage. The fence is 14' in height, which is higher than the maximum permitted. The existing fencing is 14' in height. When the site was developed, they were allowed that height as it was documenting as being a structure since they used it as a racking system for storage. We have no issue with allowing the height as it will only help with shielding things from site if the north part of the neighboring lot is ever developed as residential. Landscaping is also shown along the fence.

The new construction does not change any of the parking areas or require additional parking as it is storage.

Matt did receive a phone call earlier from an abutting property owner with concerns that the existing detention area to the north was not being maintained.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR SITE PLAN #SP-01-2017 for a proposed 19,540 square foot warehouse to be located at 15110 Flag City Drive, Findlay.**

ENGINEERING

Access – Access to the site will not be changed.

Sanitary Sewer – No additional sanitary taps are being requested.

Waterline – No additional water taps are being requested.

Stormwater Management – Detention is being provided by the proposed detention basin. The design of the detention complies with the City of Findlay standards.

MS4 Requirements – The project will be disturbing more than one (1) acre so the City of Findlay’s MS4 requirements will apply.

Sidewalks – There are existing sidewalks on the streets adjacent to the site.

Recommendations: Approval of the site plan.

FIRE PREVENTION

Apply for all necessary Wood County Building Department permits.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN #SP-01-2017 for a proposed 19,540 square foot warehouse to be located at 15110 Flag City Drive, Findlay subject to the following:**

- **Compliance with City of Findlay MS4 requirements (ENG)**

DISCUSSION

Matt Pickett stated that the building mirrors the existing one as far as the dry sprinkler system. It will be extended, so he does not have any additional comments for this project.

Dan Clinger stated that it was mentioned that the existing detention area is not being maintained currently. He asked if that is off this site. Ms. Scrimshaw replied that it is on the parcel to the north. Mr. Clinger said that the fence is not going around the entire property. It is only going to the building. Therefore, he says the building addition will serve as part of the “fence” on the east side. Tyler Edwards responded that that is correct. The back of the new warehouse is wood.

Mr. Clinger said that there are some easements along the side of the warehouse. What will happen to that utility easement? Tyler Edwards replied that they are working with the power company to relocate the line and easement. Mr. Clinger said that he also saw an access easement that is being vacated. Ms. Scrimshaw replied that she thought it was part of the other lot owned by the power company and may have been for access through Menards or down to the area owned by Performance Construction. They do have access from TR 212 on the east, so it is not going to land lock the parcel in any way.

MOTION

Dan Clinger made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-01-2017 for a proposed 19,540 square foot warehouse for Menards to be located at 15110 Flag City Drive subject to the following conditions:**

- **Compliance with City of Findlay MS4 requirements (ENG)**

2nd: Jackie Schroeder

Paul Schmelzer asked the applicant to forward the documents they have in regard to the detention pond maintenance to them to compare with anything the city has on record as a response to the complaint that HRPC received. He said he would have our storm water representative take a look at them and reach out to the current property owners. We will try to make sure that whoever is responsible is doing what they are supposed to be doing.

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

2. APPLICATION FOR CONDITIONAL USE #CU-01-2017 filed by Croy's Property Holdings, LLC, 525 N Thomas St., Ottawa, OH for mixed use single family/office at 751 Howard Street, Findlay.

HRPC

General Information

This request is located on the southeast corner of Broad Avenue and Howard Street. It is zoned C-1 Local Commercial. All surrounding parcels are also zoned C-1. A portion of the north end of the parcel is within the 100-year flood plain. The City Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

There is a single family home on the site and there was a U-Haul rental business to the south at one time. The area of the former U-Haul business is now occupied by Croy Mowing Services.

Staff Analysis

The applicant is proposing to convert a portion in the rear of the house to a small office and restroom area for the employees of the mowing business. The rest of the home will remain as a residence separate from the small business area. This is not new construction, but a remodel of the interior space.

Because this will be considered a mixed use with a residence and an office in the same building, it is being presented to Planning Commission for approval as a Conditional Use. Given the zoning category of the property and some of the businesses surrounding it, Staff does not have any issue with the mixed use.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-01-2017 for mixed-use single family/office at 751 Howard Street, Findlay.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01- 2017 for mixed-use single family/office at 751 Howard Street, Findlay.**

DISCUSSION

Dan Clinger noted that the two lots to the south are also owned by the same party. He asked if we should be looking at this as a combined area instead of just considering the lot with the house. Don Croy replied that they do own multiple lots but they are combined, and an alley splits them. Ms. Scrimshaw said she believes they are separate lots on the auditor's site. Technically, he could sell the piece with the house separate and keep the others. Mr. Schmelzer said that we are considering the Conditional Use for the house only. Dan Clinger asked if we could deal with any of the rest of the site as far as number of vehicles, parking lots, etc. Ms. Scrimshaw replied no. All of this was an existing situation when it was purchased. Mr. Schmelzer commented that anything he did to the rest of the site that was significant enough for site plan approval would have to come back for review. Mr. Clinger asked if the parking for vehicles should be addressed as far as paving, layout. He asked how many vehicles the applicant has. Mr. Croy replied that there are three (3) trucks and trailers on site. He said there are seven (7) employees. However, there are usually only two (2) or three (3) cars since the employees generally carpool. The only parking issues he has had were because of neighbors parking on the lot. When this was vacant, a lot of neighboring traffic seemed to use the lot and some still do at times. He said he has owned the south lots for six years now. He stated they are a mobile business; they guys come in in the morning, they leave in the company vehicles, they come back and they leave for the day. Mr. Croy stated that the office is not even manned. He has his secretaries in Ottawa. They have a 27,000 square foot building in Ottawa. The employees here have complained about having to use a port-a-john and not having a little space to do paperwork. Right now, it is in the garage, the fax machine is getting dirty, and everything is just not clean.

Dan Clinger asked if they are creating a new entrance for this. Mr. Croy said there is a window there and he just wants to door beside that. There is a sidewalk close to there and he may only have to add about 4 feet to that. Mr. Croy commented that they have put new siding, windows and doors on the home. They plan to landscape it. His goal is to buy the house to the south also. Then they can clean up the whole area. Mr. Croy stated that his company has 37 rentals houses in Ottawa, so this is not anything new for them.

MOTION

Paul Schmelzer made a motion to approve **APPLICATION FOR CONDITIONAL USE #CU-01-2017 for mixed-use single family/office at 751 Howard Street, Findlay.**

2nd: Dan DeArment

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

Lydia L. Mihalik
Mayor

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