

City of Findlay City Planning Commission

Thursday, February 9, 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:

Mayor Lydia Mihalik
Paul Schmelzer
Dan Clinger
Jackie Schroeder
Dan DeArment

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Brian Thomas, PE, PS, City Engineer
Todd Richard, Zoning Inspector
Erik Adkins, Zoning Inspector

GUESTS:

Todd Jenkins, John Whitson

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Lydia Mihalik
Paul Schmelzer
Dan DeArment
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Matt Cordonnier.

APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of the January 12, 2017 meeting. Jackie Schroeder seconded. Motion to accept carried 5-0-0.

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 FINAL PLAT #FP-01-2017 for Replat of Lot 1 of Interstate West Subdivision.

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-1 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. The Preliminary Plat for this replat was reviewed and approved by FCPC on November 10, 2016.

Staff Analysis

This is a commercial subdivision.

The applicant is dividing Lot 1 into 3 lots and adding 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.

The Final Plat is consistent with the Preliminary submitted in November.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-01-2017 for Replat of Lot 1 of Interstate West Subdivision.**

ENGINEERING

No comments on Plat.

There are a couple of items that need addressed on the construction drawings such as adding new City Notes pages, changing a couple of labels. Engineering will work with the consultant to get these minor revisions made.

Recommendations: Conditional Approval of the Final Plat subject to the following condition:

- Construction drawings be revised to the satisfaction of the Engineering Department

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends approval of APPLICATION FOR FINAL PLAT #FP-01-2017 for Replat of Lot 1 of Interstate West Subdivision subject to the following:

- Construction drawings be revised to the satisfaction of the Engineering Department (ENG)

DISCUSSION

Todd Jenkins stated that he has talked with Engineer Brian Thomas on the comments on the construction drawings. He will get with him and make sure they have everything worked out satisfactorily.

MOTION

Dan Clinger made a motion to approve APPLICATION FOR FINAL PLAT #FP-01-2017 for Replat of Lot 1 of Interstate West Subdivision subject to the following:

- Construction drawings be revised to the satisfaction of the Engineering Department (ENG)

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2nd: Dan DeArment

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

Paul Schmelzer made a motion to remove 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.

Dan DeArment seconded the motion.

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

DISCUSSION

Mr. Schmelzer commented that he recalled that we were supposed to see some information regarding this item within the next meeting or two at least. He stated the petitioner was supposed to provide backup to his statements that the adjoining property owner was in favor. Because he has seen none of that information for a number of months, **Mr. Schmelzer is making a motion to deny the request for vacation.**

2nd: Mayor Mihalik

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

Lydia L. Mihalik
Mayor

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