

City of Findlay City Planning Commission

Thursday, August 10, 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:

Lydia Mihalik
Brian Thomas
Jackie Schroeder
Dan Clinger
Dan DeArment

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Matt Cordonnier, HRPC Director
Jeremy Kalb, Engineering Project Manager
Todd Richard, Zoning Inspector
Matt Pickett, Fire Inspector

GUESTS:

Lou Wilin, Dan Stone, Tom Shindledecker, Jim Koehler,
Melissa Humphress, Sharon Heilshorn

CALL TO ORDER

ROLL CALL

The following members were present:

Brian Thomas
Jackie Schroeder
Dan Clinger
Mayor Mihalik
Dan DeArment

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the July 20, 2017 meeting. Dan DeArment seconded. Motion to accept carried 5-0-0.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-05-2017 filed to rezone a 38.535-acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.

HRPC

General Information

This request is located on the southwest corner of Bright Road and E. Bigelow Avenue. It is zoned C-2 General Commercial. Lots to the north and east are zoned I-1 Light Industrial and C-2 General Commercial. To the south is zoned C-2 General Commercial and I-1 Light Industrial. To the west is zoned R-2 Two Family Residential and M-1 Restricted Industrial in Marion Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as PMUD Planned Mixed Use Development.

Parcel History

Vacant

Staff Analysis

The applicant is requesting to rezone this approximately 38.5-acre site to I-1 Light Industrial in order to develop for an industrial use.

This land was once proposed as a subdivision with multiple lots for commercial development. That plat was never recorded and the land has remained as one parcel. Production Drive was to extend west across Bright Road into that subdivision. When the City widened Bright Road, they installed the curb cut where the road would enter.

With all the recent industrial development in this area, Staff has no issue with the change of zoning district.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2017 filed to rezone a 38.535-acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.

ENGINEERING

No comments

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION.

Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2017 filed to rezone a 38.535-acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.

DISCUSSION

None

MOTION

Dan DeArment made a motion to recommend to Findlay City Council approval of **PETITION FOR ZONING AMENDMENT #ZA-05-2017** filed to rezone a 38.535-acre parcel located at the southwest corner of E. Bigelow Avenue and Bright Road from C-2 General Commercial to I-1 Light Industrial.

2nd: Jackie Schroeder

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

2. ALLEY/STREET VACATION PETITION #AV-05-2017 filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street to 50' short of Carrol Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue.

HRPC

General Information

This request is located off the north side of E. Sandusky Street just east of Lye Creek. The lot is zoned R-1 Single Family Low Density. Parcels to the north, east and west are zoned R-1 also. To the south is zoned R-2 Single Family Medium Density. It is located within the 100-year flood plain. The City Land Use Plan designates the site as Single Family Medium Lot.

Parcel History

All of the rights-of-way in this request are unimproved.

Staff Analysis

The applicant purchased a home at 830 E. Sandusky Street in July, 2016. The previous owner owned multiple parcels in the Cory Daniels subdivision surrounding the house and extending north to the Hawthorne Road area. All of these lots remained vacant and the alleyways and streets were never developed.

The applicant wishes to construct a fence on his land and cannot legally erect the fence in what is public right of way. He is the only owner on both sides of the alleys and Decker Street and he would acquire all of right-of-way abutting those. The City of Findlay owns on the west side of Benton Street and that 60' right-of-way would be divided between the City and Mr. Leguire.

Mr. Leguire is showing on his map that he wants the vacation to stop 50' from the north end of Benton Street. We do not see any reason to do this and Council has historically preferred that any vacation go to the end of a block.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2017 filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street to the south right-of-way line of Carrol Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue subject to the following:

- The City of Findlay agrees on the vacation of Benton street
- Benton Street is vacated north to the south right of way line of Carrol Street

ENGINEERING

Benton Street must be vacated to the first east/west intersecting street (Carrol Street)

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2017 filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street to the south right-of-way line of Carrol Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue subject to the following:

- The City of Findlay agrees on the vacation of Benton street (HRPC)
- Benton Street is vacated north to the south right of way line of Carrol Street (HRPC) (ENG)

DISCUSSION

Brian Thomas asked if we knew why he wanted to stop it short. Ms. Scrimshaw said she had talked with the applicant and he seemed to think in order to have access at that end he had to leave a portion of it open. She explained to him that he would own at least a 30' width there, which is plenty to drive on, etc. She noted that she did not really understand his logic in stopping 50' shy of Carrol Street.

Dan Clinger asked if Mr. Leguire would still have access at that end. Ms. Scrimshaw explained that technically there would still be public right-of-way of Carrol going east/west and a portion of Benton south from Hawthorne. It is all unimproved by it is public access.

Melissa Humphress, aunt of the applicant asked to speak. She stated that Mr. Leguire had to stay home with his children today. She said that she did not think he would be opposed to vacating the full way to Carrol.

MOTION

Brian Thomas made a motion that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-05-2017** filed to vacate an unimproved right-of-way of Benton Street running north from E. Sandusky Street to the south right-of-way line of Carrol Street, an unimproved right-of-way of Decker Avenue running east from Benton Street and two unimproved east/west alleyways running east from Benton Street also, one to the south of Decker Avenue and one to the north of Decker Avenue subject to the following:

- Benton Street is vacated north to the south right of way line of Carrol Street (HRPC) (ENG)

2nd: Dan Clinger

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

3. **SITE PLAN APPLICATION #SP-11-2017** filed by Hancock County Agricultural Society, 1017 E. Sandusky Street for an event building and associated parking on the County Fairgrounds property.

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. FCPC reviewed and approved a plan for a larger building on this site in October, 2016.

Staff Analysis

The applicant is proposing to construct an approximately 15,000 square foot event building south of the parking field and west of an existing open building. It will have restrooms, kitchen, meeting room, storage areas and a large multipurpose room.

The building will be located in the interior of the site, so setbacks are not an issue. Maximum building height in P-O is 35' and the elevations of the building show a height of 26'-8" at the peak.

Four handicapped parking spaces will be on the north side of the building and 21 additional parking spots are located on the south and west sides. General parking will be handled with the existing parking areas located on the fairgrounds complex.

The maps indicate that the area is in the 100-year floodplain however, Todd Richard had indicated in the last review that the building might already be above BFE (Base Flood Elevation). These matters will be worked out with Mr. Richard and the consultant if necessary.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-11-2017 for an event building and associated parking on the County Fairgrounds property.**

ENGINEERING

Access – The applicant is not proposing any new drives from City Streets to the proposed building. All access to the proposed building will be from roads within the Hancock County Fairgrounds.

Stormwater Management –The proposed detention will be located on the west side of Lye Creek, within the Hancock County Fairgrounds. The detention calculations submitted complies with the City of Findlay standards.

Waterline- The plans show the relocation of the existing 8-inch waterline will be rerouted around the west side of the proposed building. There will need to be an 8-inch gate valve placed on the north side of the 45-degree bend that is connected to the existing waterline, and a 2-inch valve on the west side of the 8"x2" reducer that is connected to the existing 2-inch line that is running to the west.

Sanitary Sewer- The plans show the relocation of the existing 8-inch sanitary sewer around the west side of the proposed building. The proposed sanitary lateral running from the building will be coming off the west side of the building and tying into the proposed 8-inch sewer with a wye.

MS4 Requirements –

The amount of erodible material that will be disturbed will be more than one acre so the site is required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.

Recommendations: Approval of the site plan subject to the following conditions:

- Addition of an 8-inch valve on the north side of the proposed building and a 2-inch valve on the west side of the proposed building

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total
- Water Tap- 2 total
- Water Reconnect- 1 total

FIRE PREVENTION

The final location of the Fire Department Connection 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 SITE PLAN APPLICATION #SP-11-2017 for an event building and associated parking on the County Fairgrounds property subject to the following conditions:**

- **Addition of an 8-inch valve on the north side of the proposed building and a 2-inch valve on the west side of the proposed building (ENG)**
- **Compliance with MS4 Requirements (ENG)**
- **The final location of the Fire Department Connection shall be determined by FFD (FIRE)**
- **A Knox box will be required for this structure (FIRE)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**

DISCUSSION

Dan Clinger asked how the detention/retention will be handled. Jeremy Kalb stated that there would be earthwork on the west side of the Creek, taking dirt out and changing the slope on that side. Dan Stone replied that they are looking at the site as a whole. Everything drains down to Lye Creek. The Creek is ultimately controlled as far as how much can leave the site at the west side of the Fairgrounds. Therefore, the volume they are providing is going to be basically down in the creek. As the water gets down in there it will back up into the bank. So the creek will not affect upstream property and will still be metered basically by the outlet of Lye Creek leaving the property. Mr. Stone said they have worked with Brian Thomas and Paul Schmelzer and that Jeremy Kalb has reviewed this. It is something that they have gone back and forth on different options. We couldn't get underground to work just due to the depth. This was deemed probably the best option for the development. Mr. Stone stated that it allows for additional expansion because they are talking about providing some additional paved parking for handicap access. He said they have already accounted for some of that in these calculations.

Mr. Stone commented that the floor is above BFE. Mr. Clinger asked about the handicapped parking. Mr. Stone replied that there is already some there and with the addition of the new ones they should be in compliance with code. Mr. Clinger asked what the difference in the size is between what we had previously approved and the new plan. Mr. Stone replied that the square footage went down 3000 to 4000 square feet. The roof drains will go directly into the storm sewer. The backside will drain south through the grass to a couple catch basins that get into the same storm sewer.

Todd Richard commented for the record that they will be having a discussion in regard to the activity in the flood way there also.

Melissa Humphress, 915 E Sandusky Street, asked to speak. She said her concern is the overall coverage of what is now soaking up the rain. She said it seemed to her that west of Lye Creek, she could not figure out where they are putting this catch basin. She said she is concerned about the run off from the roofs and asphalt. In the median between her drive and the fairgrounds driveway there is a catch basin that always floods. It goes into her yard and the neighbor's now. So she is concerned about more water. Mayor Mihalik stated that the event we had a month ago, we could not have prevented some of the flooding. We hope that with new construction there are ample safe guards that may make things better. Dan Stone explained the drainage details for Ms. Humphress. All the drainage here is going to head south.

MOTION

Dan Clinger made a motion to **approve SITE PLAN APPLICATION #SP-11-2017 for an event building and associated parking on the County Fairgrounds property subject to the following conditions:**

- **Addition of an 8-inch valve on the north side of the proposed building and a 2-inch valve on the west side of the proposed building (ENG)**
- **Compliance with MS4 Requirements (ENG)**
- **The final location of the Fire Department Connection shall be determined by FFD (FIRE)**
- **A Knox box will be required for this structure (FIRE)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**

2nd: Jackie Schroeder

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

4. APPLICATION FOR SPECIAL REVIEW #SR-03-2017 filed by VanTrust Real Estate, LLC, 775 Yard Street, Suite 300, Columbus, OH for a proposed industrial building to be located on the southwest corner of E. Bigelow Avenue and Bright Road.

HRPC

General Information

This project is located on the southwest corner of E. Bigelow Avenue and Bright Rd. It is zoned C-2 General Commercial. Lots to the north and east are zoned I-1 Light Industrial and C-2 General Commercial. To the south is zoned C-2 General Commercial and I-1 Light Industrial. To the west is zoned R-2 Two Family Residential in Marion Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as PMUD Planned Mixed Use Development.

Parcel History

A request to rezone this parcel was reviewed in Item #1 on today's agenda.

Staff Analysis

The applicants are proposing a 194,400 square foot industrial warehouse with an additional 28,800 square feet in related office area. They are requesting a Special Review of a preliminary site plan drawing to obtain general feedback on their proposal. Therefore, the Commission shall render no formal approval.

The applicant is seeking an I-1 Light Industrial zoning district for the lane as stated previously. Warehousing is a permitted use in the I-1 district. There is no minimum lot size requirement. All structures and parking are only required to meet the necessary setbacks. In I-1, the setbacks are 50' in front and 30' on the sides and rear. The building sketch presented shows everything well beyond those setbacks.

There are no elevation drawings of the building at this time. All primary structures in the I-1 Light Industrial district are permitted a maximum height of 60'. Any accessory structures may only be 40' in height.

There are no indications on the sketch about number of employees on a shift. There is a parking lot with 302 parking stalls indicated. Required parking in I-1 is based on 1.1space per one employee on the largest shift. Large parking lots require one landscaped bump out per 20 parking spaces.

Ingress/egress is from the existing curb cut for Production Drive. The applicant has proposed installing the roadway. They show it as a 60' right-of-way. Streets in industrial areas require 80' of right-of-way. It appears in the drawing that the intent is to swing the road over to the south property line and end in a cul-de-sac on the west side. It would then potentially serve land to the west as well.

Identification signage permitted in the I-1 district can be either a pylon of no more than 30' in height or a low profile sign of no more than 8' in height.

A lighting plan showing pole locations and foot-candle readings at the property lines will also be required.

ENGINEERING

Access – Access to the site will be from Bright Road. The plans show a proposed extension of Production Drive to the west of Bright Road.

Sanitary Sewer – There is no proposed sanitary sewer shown on the plans. Any proposed sanitary sewers will need to be tied into the existing 18-inch sanitary sewer that is located on the west side of Bright Road.

Waterline – The closest waterline to the proposed site is located on the north side of E. Bigelow Ave., and is a 16-inch water main.

Stormwater Management – The proposed grading plan does show a detention area located along the east property line. Detention calculations will need to be submitted to the City of Findlay for review.

MS4 Requirements – Since the site is located within the City of Findlay corp. limits, the site will have to comply with the City of Findlay's MS4 requirements.

FIRE PREVENTION

Provide the following additional details:

- Size and location of city water mains
- Location and size of the underground fire line
- If a fire pump is required
- Hydrant locations (current and proposed)

DISCUSSION

Matt Pickett said he has additional questions. He stated that the plan shows security fencing. He asked if there would be 24-hour security. The applicant replied that yes, most likely. He said he assumes a fire pump will be required. Dan Stone said that right now they are working with Jeff Betts. The problem in this area is that there is not a lot of hydrants. Therefore, they are having difficulty pulling flows. They are hoping they will not have to have the pump, but until they can complete those, they cannot run any numbers.

Dan Clinger asked if Production Drive is still intended to be a public access. Mr. Stone replied yes. Mr. Stone said that they will submitting a plan for a parcel west of this next month on the old Hyway Concrete plant site. They would like to have another access to their site.

Mr. Clinger asked if the parking calculations include the future expansion. Mr. Stone replied yes. This should be more than enough, but if more was needed, they have ample room on the site. Mr. Stone said that one of the reasons they submitted the Special Review as because of the rezoning request. Often, the question is asked about what is intended for the site. This way they have a proposal showing their plans to help with the zoning request.

Mr. Clinger asked if there are sewer problems out in this area. No, it is new development and will comply with City standards. Mr. Stone said that the property was previously designed to drain down to the pond in Deer Meadows Subdivision. However, they do not have storm up to the property. So they will work on whether to push it down there or do their own on site.

Brian Thomas stated that they need to work with the City on the signalization. Mr. DeMuth with Traffic has said they need updated. So we would like to coordinate with the contractor as they are working the site to accomplish that.

Ms. Mihalik stated that since this is a special review, there is no formal action. We will look forward to seeing the full site plan in the near future.

Lydia L. Mihalik
Mayor

Brian Thomas, P.E., P.S.
Service Director