

City of Findlay City Planning Commission

Thursday, October 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:

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
Don Rassmussen, Law Director
Matt Pickett, Fire Inspector

GUESTS:

Lou Wilin, Dan Stone, Tom Shindledecker, Tom Hagerty,
Pat Sadowski, Phil Lawson, Tony Scanlon, Allan Wiley,
Jeff Dean, Thom Bissell, Alec Ochs, Jodi Mathias, Doug
Jenkins

CALL TO ORDER

ROLL CALL

The following members were present:

Brian Thomas
Jackie Schroeder
Dan Clinger
Dan DeArment

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger noted a couple of errors in names in the minutes. Mr. Clinger made a motion to approve the minutes of the September 14, 2017 meeting with those corrections. Dan DeArment seconded. Motion to accept carried 4-0-0.

NEW ITEMS

1. APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1st Addition located off the east side of TR 227 in Marion Township.

HRPC

General Information

This request is located off the east side of TR 227 in Section 29 of Marion Township. It is zoned R-1 Single Family Residential. Parcels to the north, east and west are also zoned R-1. To the south is zoned A-1 Agriculture in the Township. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

This area was initially laid out in a preliminary plat as a 187 lot subdivision on 90 acres of land back in 2004. The first portion was final platted with 39 lots, the detention pond and three (3) streets (Deer Landing Drive, Arrow Head Drive, and Cherokee Drive) in 2005.

Another Preliminary Plat was reviewed by FCPC in January 2012. That version was tabled by the applicant due to not having been able to test water flow with the lots added to the plan. There was no other activity on the plan until now.

Staff Analysis

The applicant is proposing 27 residential lots and one lot for a new detention pond.

Deer Landing and Arrowhead Drives will be extended east and Elk Drive will make a north/south connection between them. Deer Landing Drive will extend east of Elk Drive and stub into the remainder land in the parcel.

All lots are over the 11,000 square foot minimum size that Marion Township requires. Lots 44 and 45 are under the frontage requirement of the Township which is 75'. The applicant may need a variance from the Township on those. We know they are already scheduled to meet with their zoning commission.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1st Addition.**

ENGINEERING

No comments

FIRE PREVENTION

Provide the looped water line prior to the construction of additional structures.

STAFF RECOMMENDATION.

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1st Addition subject to the following conditions:**

- **Provide the looped water line prior to the construction of additional structures (FIRE)**

DISCUSSION

Dan Clinger stated that with these new lots there would now be 63 lots in total in the subdivision. The original preliminary plat had about 187 lots. Mr. Clinger asked if the entire plat would continue to the east. Dan Stone said yes it could. He outlined the remaining parcel and stated that there will be another roadway system continuing on and another pond. The developer's intent is to maintain it all as single family housing.

Mr. Clinger asked if they intend to feed the entire development through Deer Landing Road. Mr. Stone replied that there will be stubs to the north and south as required by Subdivision Regulations. Mr. Stone said that right now there are only the two ways into the development (Arrowhead and Deer Landing). Dan Clinger said that the stubs do not connect into any other streets right now. He stated that all 187 lots could be accessed by one street. He asked if there is any potential to connect anywhere to the east. Mr. Stone replied that the property does not go that far east. There are other property owners with large parcels between this land and CR 180. He stated that this project was started before they took it over. This was the parcel as it existed when it was first started. Mr. Stone stated that they are continuing with the intent of the original developer's plan.

Mr. Clinger said his biggest concern is feeding all of those homes into Deer Landing Drive. There is only one ingress and egress for the entire subdivision. Mr. Stone asked what he thought they could do about this. Dan Clinger said he wondered if something could go out to the north. Dan Stone replied that there is a drainage issue out here so the more ponds that go in the better it will be. Mr. Stone said the Township is fine with it. Jackie Schroeder asked if the original preliminary contained this new pond. She said the original pond is set up for an 18" storm sewer heading to the east and it will not tie in to anything else. The water from the new section will go into the new pond.

Mr. Stone looked at the drawing for the sewer she spoke of and said all the new development will be routed to the new pond. Ms. Schroeder said that makes her question whether there were other ponds in the original plan. Mr. Stone said there were others planned. He said their intent is to take the water into the new pond, meter it out slowly so they don't over inundate the existing facility. At this point, the new pond flows into the existing one. Mr. Clinger asked if the next one would also. Mr. Stone answered most likely it will unless they come up with a better viable outlet. He stated that they are surrounded by private property owners so the only outlets around are probably small field tiles.

MOTION

Dan Clinger made a motion **to approve APPLICATION FOR PRELIMINARY PLAT #PP-03-2017 for Deer Landing 1st Addition.**

2nd: Dan DeArment

Tom Hagerty, 13385 Deer Landing Drive, stated that there is a catch basin in the corner of the existing section. There is a 6" tile going out to the road and a 4" coming in from the east and another coming in from the south. He stated that the grade is not right on the 6" tile. He said there is only 1" that goes out. 5" is not used and that leaves a lot of water back in that corner.

Dan Clinger asked to clarify if he was saying that the water lays 5" deep in the 6" tile. Mr. Hagerty said yes it only goes down 1". Mr. Hagerty came up front to point out the location on the map.

Mr. Hagerty said they did not put the grade down far enough to get the water to go out into the street. He feels they need to put in a new tile to get the drainage correct.

Dan Stone replied that he was in the office with Roger Best a couple days ago and they were discussing this development. One of the first things Mr. Best talked about was rear yard catch basins. Mr. Stone said they would be out there surveying and they will take a look at it. He said that if they need to put in another means to get that area picked up, they can do that. Mr. Stone said a 6" sounds a little peculiar to him. He stated that normally a 12" would be installed. He said he cannot be sure if it was an after the fact or an old field tile or what. But, he said they can look at it and see if there is a way to remedy the situation. They don't want to trap water as the new homes get built up along that property line, so they intend to have plenty of rear yard drainage.

Jeff Dean, 10525 TR 227, lives just north of the development and asked where the pond is going to go. Mr. Stone stated that as of right now they intend to bring it back into the existing pond. Mr. Dean said he was wondering where it will physically be located on the property. Mr. Stone pointed out the lot and said it will pretty much be that entire space. It will be an irregular shape and it looks like you will now have a pond view from your home!

Dan Clinger asked Mr. Cordonnier if the motion should have a condition that the drainage be looked at. Brian Thomas stated that this is just an approval of a preliminary plat. It approves the concept and when they submit a final plat, they will have to have construction drawings, which are reviewed by Engineering. Mr. Thomas said that it will definitely be noted and looked at when the next step comes through.

Mr. Hagerty asked when they will be looking at that catch basin. Mr. Stone replied that assuming that the preliminary plat goes through, they will be starting the construction plans. The developer plans to start the waterline installation up to the development and the intent is to do the underground. Mr. Stone said they should start looking at in within the next couple of weeks and actual construction should start in the spring.

Judy Scrimshaw reminded Mr. Hagerty that this will be coming before this Commission again for the final plat and he will be notified again of that meeting and can of course come in to hear what is happening and ask more questions at that time.

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

2. APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley's Subdivision, a commercial subdivision located on the north side of Tiffin Avenue east of Patriot Drive.

HRPC

General Information

This request is located on the north side of Tiffin Avenue east of Patriot Drive. The lot is zoned B-2 General Commercial. Parcels to the north, east and west are also zoned B-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as General Commercial

Parcel History

Site of Tractor Supply store.

Staff Analysis

The applicant proposes to create an outlot on the southeastern part of the parcel.

All access will be from the exiting driveway area and there is an easement shown there and across the north boundary of the proposed new lot. There is currently a connection on the north side of the proposed parcel to go through to the Family Farm and Home store on the east. The east/west easement area will provide for the continuation of that shared access.

There is no right-of-way dedication on this plat.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley’s Subdivision.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley’s Subdivision.**

DISCUSSION

Dan Clinger asked if there are any covenants on the new lot as to where the building may set and where the parking might go. Mr. Stone replied that the zoning code will dictate those things when something is going to be constructed.

MOTION

Dan DeArment made a motion **to approve APPLICATION FOR FINAL PLAT #FP-05-2017 for Riley’s Subdivision.**

2nd: Brian Thomas

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

3. APPLICATION FOR CONDITIONAL USE #CU-03-2017 for a walk up, take out window and an additional doorway for a new restaurant locating at 119 E. Crawford Street. The window will be accessed from the alley on the west side of the building.

General Information

This request is located on the west side of the building at 119 E. Crawford. It is zoned C- 3 Downtown. All surrounding properties are also zoned C-3. It is within the 100-year flood plain. The City Land Use Plan designates the site as Downtown.

Parcel History

The most recent use of this building was a legal office.

Staff Analysis

The applicant is proposing to convert this space into a Mexican restaurant. They would like to add a door on the west side that opens into the alley as well as a pick up window.

This is the first north/south alley east of Main Street and it is designated as one way for traffic travelling south to north. Because of the direction of the traffic, the proposed door should swing from the north edge of the doorway. This will allow someone opening it from inside to be able to check if there is a vehicle coming before fully opening the door. The plan states that the door is for egress. The applicant has not clarified the purpose of the door. There is another door for delivery at the back of the building.

Staff can see possible safety issues with a walk up window. Because the alley is still a conduit for vehicular traffic there is the potential for conflict. There is no delineation of any area that is strictly for pedestrians that separates them from vehicles. Staff is also concerned that the walk-up window will be utilized by customers as a drive-up window.

Staff could see the logic in a pick-up window in an alleyway that is vacated and strictly used and designed for pedestrian traffic, but we see too many potential safety issues in this instance.

Staff Recommendation

HRPC Staff recommends denial of the pick-up window.

We recommend approval of the doorway subject to:

- **Reversal of the direction of the swing of the door (HRPC)**
- **Door is for emergency exit only (HRPC)**

ENGINEERING

With the location of the walk up window, this could potentially have a number of customers that would block access through the alley. This could be a safety issue for the walking pedestrian as well as vehicular traffic.

Even though the window is designed to be a walk-up window, customers could potentially park in the alley, walk up to the window to order/pickup their meal. If a couple of customers pick up their order in this manner, this will cause a backup in the alleys and/or roadway.

Recommendation: To not approve the conditional use.

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends denial of the pick-up window.

Staff recommends approval of the doorway subject to:

- **Reversal of the direction of the swing of the door (HRPC)**
- **Door is for emergency exit only (HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**

DISCUSSION

Mr. Cordonnier noted that there is a letter from some of the property owners that front on Main Street and have rear access to this alley that was placed at each Commission members seat prior to the meeting. They shared many of the same concerns as in our report.

Pat Sadowski, the attorney that crafted the letter, approached the Commission. He stated that he thought the letter was pretty straight forward and was here in case anyone had any questions.

Todd Richard noted that regardless of the Commission's decision, the applicant has to file for a Change of Use Permit with the zoning department.

Dan Clinger stated that he is not in favor of adding the new door here unless it is a Wood County Building Department requirement. He is not in favor of the window.

MOTION

Dan Clinger made the motion to **approve the door if required by Wood County with the reversal of the direction and that is in an emergency exit only. He moves to deny the walk up window.**

2nd: Dan DeArment

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-16-2017 filed by Affordable Mike's LLC, 3640 Marathon Way, Findlay for two proposed storage unit buildings to be added to the site at 3640 Marathon Way.

HRPC

General Information

This site is located on the west side of Marathon Way in the Northend Commercial Park 1st Addition. The lot in this request is zoned I-1 Light Industrial. Land to the east and south is also zoned I-1. To the west and north is zoned C-2 General Commercial. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

In August, 2013 a plat was approved to combine Lots 17 & 18 and a site plan was also approved on that date for additional storage units.

Staff Analysis

The applicant is proposing to construct two (2) additional storage units on this site. The first will be directly south of the existing units and the second will be along the west property line.

Setbacks in the I-1 district are 50' front, and 30' side and rear. Buildings are also required to be spaced 25' apart. The building shown as Phase 3 (directly south of the existing units) meets all the required setbacks. The building labeled as Phase 4 is 25' away from the existing units, but is only 15' from the rear property line. A variance on the setback from BZA will be required.

The units will be the same construction as those already on site.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-16-2017 for two proposed storage unit buildings to be added to the site at 3640 Marathon Way subject to the following condition:**

- **BZA Approval of a variance on the rear yard setback for Phase 4**

ENGINEERING

Access – Access to the site will be from an existing drive off Marathon Way, there is no change in access to the site.

Storm water Management – Detention for the site will be provided by the existing regional detention facility next to the site. The existing detention facility has been modified since its initial design to handle the improvements from the Cube baseball diamonds as well as the subdivision. The detention calculations for the existing regional facility have been submitted.

Waterline- There are no proposed waterlines shown on the plans.

Storm Sewer- The plans show the addition of two 55 LF runs of storm sewer as well as two catch basins. The proposed storm will be tie into the existing lines that are plugged towards the south of the property.

Sanitary Sewer- There are no proposed sanitary sewer shown on the plans.

MS4 Requirements – The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

General Comments –

- The new portion of sidewalk will need to have the forms inspected before concrete is placed.

Recommendation: Approval of the Site Plan:

The following permits may be required prior to construction:

- Storm Sewer Tap- 2 total
- Sidewalk Permit.

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-16-2017 for two proposed storage unit buildings to be added to the site at 3640 Marathon Way subject to the following condition:**

- **BZA Approval of a variance on the rear yard setback for Phase 4 (HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**

DISCUSSION

Dan Stone stated that what he would like to obtain today from the Commission is approval of Phase 3 for the unit toward the south end of the lot and a conditional approval of the building to the west. The reason he has it situated as such is that it will be a different type of storage for larger

units. There may be doors on the north end and the east side. There will not be any access to the west side where it is close to the property line.

Dan Clinger noted that there are some stone storage areas on the plan. Ms. Scrimshaw commented that the Industrial areas are the only places we still allow non-paved surfaces. She said the area is currently mostly stone on this side of the lot. Mr. Stone said that was approved originally as gravel storage.

Mr. Clinger asked if this fills the site or if there is room for more development. Dan Stone replied that there is still some land to the south that could possibly accommodate two more units in the future. Mr. Clinger stated that if they expanded the unit on the west, that access from the west side would be an issue again. Mr. Stone said they have no intention of using that side. The developer was when he placed it here that that could not be accessible. There is a different property owner to the west and the applicant has no interest at this time in purchasing more land. Mr. Stone also stated that if they ever decided to extend that unit, they would have to come before FCPC again for approval and the BZA for the setback. Ms. Scrimshaw noted that the Industrial district is the only one that allows for the continuation of a building line that is established. So, if BZA gives them the variance they would not have to go before them to extend the building as long as it never got any closer to the property line.

MOTION

Dan Clinger made a motion **to approve SITE PLAN REVIEW #SP-16-2017 for two proposed storage unit buildings to be added to the site at 3640 Marathon Way subject to the following condition:**

- **BZA Approval of a variance on the rear yard setback for Phase 4 (HRPC)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**

2nd: Dan DeArment

Dan Stone asked if he can pull a permit for Phase 3 with this approval. They want to be able to start that one without waiting on BZA approval for Phase 4. Dan Clinger said he would restate the motion.

Dan Clinger made a motion **to approve SITE PLAN REVIEW #SP-16-2017 for Phase 3 storage unit as submitted and Phase 4 with the condition that they get BZA Approval for a variance on the rear yard setback.**

- **Apply for all necessary permits with Wood County Building Department (FIRE)**

2nd: Dan DeArment

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

5. APPLICATION FOR SITE PLAN REVIEW #SP-17-2017 filed by Isaac Property Company Ltd. Partnership/Chick-fil-A, 5200 Buffington Road, Atlanta, GA for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue.

HRPC

General Information

This project is located on the south side of Tiffin Avenue between the McDonald's restaurant and Panera Bread. It is zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is a vacant lot.

Staff Analysis

The applicant is proposing to construct a 5,079 square foot quick serve restaurant with a double drive-thru, indoor dining and a small outdoor seating area.

Setbacks for the C-2 District are 30' front, 15' sides and 30' rear. The building meets and exceeds all of the setback requirements. The setback for parking is 10' from the right-of-way line. The drive lane at the north end of the lot is set back 10'. Parking must be set back 5' from side lot lines and 10' from the rear line. These setbacks are met as well.

There are various easements recorded between the parcels in this retail area. All are owned in some form by Isaac Properties under various company names. The Eastowne Plaza, McDonald's, Panera Bread and former Home Depot site are all built on land owned by the Isaacs as is this proposed site.

Access to the site from Tiffin Avenue is through two (2) existing curb cuts, one on the east side of the parcel and one on the west side. These are shared access drives which serve all of the businesses in this complex. Traffic entering from the east side will travel south to the rear of the lot and may enter from the first drive aisle. This aisle is to be one way north per the plans. The next drive aisle to the west is indicated to be one way exiting the site to the south. Traffic may also enter on the west side of the lot from Tiffin Avenue and head south to enter at an access that will be just south of the building location. If entering here, vehicles must turn right, travel south through the parking aisle and then turn left (east) to come back onto the site heading north either to park or head to the drive thru lanes.

An ordering station is located on the east side of the building just north of the north edge of the structure. It is a double drive-thru and the plans show 12 cars in the two (2) aisles from the ordering point to the beginning of the double lanes. Pick-up point is in the southwest corner of the building. Traffic must turn right after pick-up and exit on the west side of the site. The drive-thru component of the restaurant is a conditional use and must have Planning Commission approval.

The general parking standard for C-2 General Commercial is one space per 375 square feet. The 5079 square foot restaurant is only required to have 14 parking spaces. The plans show 28 total on the lot. Because there are agreements in place for shared access and parking, the parking around this parcel will also be available for patrons' use.

The photometric plan submitted shows readings exceeding 1 at the property line at a few points on the north, east and west sides of the lot. We had a similar situation for Panda Express and a medical facility recently. In both instances, we determined that due to the nature of the surroundings and no proximately to any residential development that this was not a concern. The total height of pole fixtures on the site is shown as 25' which is the maximum height permitted.

The elevation drawings show the height of the structure as approximately 22'. This is well below the 60' maximum permitted height in C-2. The building design is modern and all exterior finishes meet the architectural standards of our code. There is signage on all four sides of the building. Wall signage is not regulated.

There are three (3) dumpsters located in the southeast corner of the lot. They are aligned with the same angle as the parking spaces. Because they are basically fit into parking spaces one is at 5' from the property line and the others are 7' to 8' from the line. These will need to be shifted west to meet the proper setbacks or request a variance.

A sign detail package proposes a 30' pylon sign located at the northeast corner of the lot. It will have an approximately 52 square foot logo sign at the top and an 18 square foot backlit changeable message board at 10' from ground level. Staff opinion is that this site should use a low profile sign only. Last month we approved the Panda Express restaurant and only a low profile sign was permitted. In Section 1161.12.9 Pylon Signs, the example states that only one such sign is permitted in the instance of Planned Shopping Centers. We would qualify this area as such a use due to shared access and parking with other "lots" which are technically under common ownership. Wall signage is not regulated and the building has identification signage on every side. The applicant has applied to BZA to obtain a pylon sign.

The landscaping plans show more than adequate plantings along Tiffin Avenue and down both sides of the lot. The parking bump outs are landscaped per requirements also.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-17-2017 for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue subject to the following conditions:**

- **That CPC grants conditional use for the Drive-thru**
- **Dumpsters are set back to be no closer than 10' to the east property or a variance is granted**

ENGINEERING

Access – Access to the site will be from the Eastowne Plaza. There are two entrance and exists shown on the plans, with the south and west side each having one, respectively.

Sanitary Sewer – The plans propose a new 6-inch lateral will be connected to an existing MH that is located to the south of the property. The sewer lateral will be running on the west side of the building with cleanouts provided at each bend. The plans also show a grease trap installed on the north side of the building. Inspection and approval for the grease trap will be through the Hancock County Health District.

Waterline – The plans propose the installation of a new 6-inch water main running on the east side of the proposed building. The 6-inch line is shown to be tapped into the existing 8-inch at the south end of the property. Any taps required for the proposed building as well as the closing of any valves will need to be scheduled through the City of Findlay Water Distribution Department. The proposed service lines are shown coming off the new 6-inch fire waterline with a separate tap.

Per the City of Findlay specs, the domestic and irrigation cannot come off the fire lines. The domestic lines will need to have their own tap off a public line. In the plans the 6-inch waterline is called out to be C900. Per the City of Findlay specs the 6-inch line will need to be C909.

Storm water Management – Detention calculations have been provided as required. Detention will be provided by the proposed underground storm chambers that are located on the south end of the parking lot. With the amount of area being disturbed by construction, the City of Findlay Water Quality Design Criteria still applies.

MS4 Requirements – Since the site is located within the City of Findlay corp. limits, the site must comply with the City of Findlay’s MS4 requirements.

General Comments –

- We would like to avoid open cutting Tiffin Ave. if possible. That section was repaved in 2015. Would like to find an alternate location for the gas line tie in.
- In the plan set provided, the City of Findlay General Notes and Standard Drawings are not within the plans. The General Notes and Standard Drawings will need to be added to the plan sets.
- One of the gutter pan grades at the north end of the underground chambers is lower than the proposed catch basin. This look like to be a misprint on the plans.

Recommendations: Conditional Approval of the site plan.

- 6-inch Waterline needs to be C909
- The domestic and irrigation lines cannot be tapped off the fire waterline. The domestic lines will have to be tapped off a public line with its own tap.

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total
- Storm Sewer Tap- 1 total
- Water Tap- 3 total
- Sidewalk Permit-1 total

FIRE PREVENTION

Install the 6” fire line on the west side of the restaurant and provide a hydrant at the west drive entrance. Install the fire department connection (FDC) on the west side facing north.

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-17-2017 for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue subject to the following conditions:**

- **That CPC grants conditional use for the Drive-thru (HRPC)**

- **6 inch waterline to be changed to C909 (ENG)**
- **The domestic lines are tapped off a public line with its own tap. (ENG)**
- **Install the 6” fire line on the west side of the restaurant and provide a hydrant at the west drive entrance. Install the fire department connection (FDC) on the west side facing north. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

DISCUSSION

Judy Scrimshaw noted that the applicant had sent in a new drawing correctly the setbacks for the dumpsters. She had placed a revised site plan at the Commission members seats before the meeting.

Jeremy Kalb noted that he forgot to state that the irrigation line would have to be metered separately. If it comes off the domestic line the applicant would be charged for sewer fees as well. He suggests it come off the public line to the south.

Matt Pickett stated that his initial comment was to install 6” fire line on the west side of the building. After meeting with Allan Wiley and visiting the site he says that will not work so, he will flip that back to the east side.

Dan Clinger asked where the gas tap in is located that they spoke about. Jeremy Kalb stated that it is on the north side and gas lines are almost to the middle of Tiffin Avenue. Due to the road having been paved in 2015, he would like to see that routed out of there if possible. Mr. Kalb said he has contacted Columbia Gas but has not heard back on where other lines are located yet. They will work with the consultant on this and try to find an alternate route for that.

Brian Thomas asked about a “cash station” location called out on the plan, but couldn’t find the location on the drawing. He asked Mr. Wiley to explain what and where that is. Mr. Wiley explained that it would be up on the sidewalk in the northwest corner of the building. He stated that it is often used during the lunch rush hour. They bring out a portable cash station. So instead of paying at the pickup window, you may pay ahead of the pickup and it helps traffic move a little faster.

Mr. Thomas then asked if they have any concerns with traffic patterns as vehicles come in and have a couple of points where they will cross traffic enroute around the site. Mr. Wiley said that they have signage for many of those points in their plan. He stated that 65 to 70% of the Chick-fil-A business is drive through and their layouts are extremely important to them. Corporate is happy with the layout. They believe it will work. He said if there are issues with that, he has seen in other locations that they put a staff member out there to direct traffic as needed. He said he has also seen orange cones used on a site to guide traffic during high peak times. Mr. Thomas said he just wanted to mention it. Everything is off the public road and if it backs up it only affects you and not the City.

Dan Clinger stated that with such a high percentage of drive through business he also has concern with the area where the handicapped parking is shown. He is afraid that people may not be able to access or back out there. Mr. Wiley explained that the drive through traffic will only be backed up on the one side. There will not be two lanes waiting all the way through the site. Only one lane is for the drive through until you get into the double lane setup. Mr. Clinger stated that it just

seems very congested in that area. Mr. Wiley agreed that it is a small lot.

Mr. Clinger stated that he also has a bit of a personal issue with putting the rear of a building on Tiffin Avenue. Mr. Wiley said it is a very small lot and there were a lot of layout challenges. Mr. Clinger also stated that there is curb and sidewalk along the west side but the east side does not. He said he would like to see the curb extended on the east side so the access drive is well defined all the way down. Mr. Wiley said they can do that.

Mr. Clinger commented that they did exceed the required parking on the site, but wondered if they had looked at any alternatives for the layout so the traffic pattern might work better. Perhaps even reducing the parking that is actually on site. Allan Wiley stated that they looked at several reiterations before they decided on one. This is the one the company decided to move forward with.

MOTION

Dan Clinger made a motion to approve **SITE PLAN APPLICATION #SP-17-2017 filed by Isaac Property Company Ltd. Partnership/Chick-fil-A for a proposed Chick-fil-A restaurant to be located at 1931 Tiffin Avenue subject to the following conditions:**

- **6 inch waterline to be changed to C909 (ENG)**
- **The domestic lines are tapped off a public line with its own tap. (ENG)**
- **Install the 6" fire line on the west side of the restaurant and provide a hydrant at the west drive entrance. Install the fire department connection (FDC) on the west side facing north. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**
- **The curb along the east side is extended the full length of the property (FCPC)**
- **Low profile sign recommended to BZA (FCPC)**

2nd: Jackie Schroeder

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

6. APPLICATION FOR SITE PLAN REVIEW #SP-18-2017 filed by 200 West, LLC, 9679 Smokies Way, Findlay for a proposed 9 unit townhouse development to be located at 200 S. West Street, Findlay.

HRPC

General Information

This project is located on the southwest corner of E. Front Street and S. West Street. It is zoned C-3 Downtown. Lots to the north, south and west are zoned C-2 General Commercial. To the east is zoned C-3 Downtown Commercial. It is located within the 100-year flood plain. The City Land Use Plan designates the site as Small Lot Residential.

Parcel History

The parcels were reviewed for the change to C-3 Downtown Commercial at the July 2017 FCPC meeting. The zoning has officially been changed. The land is currently occupied by a vacant church and two residential structures.

Staff Analysis

The applicants propose to demolish all the existing buildings and construct a 9 unit, 3 story townhouse building. First floor will have an entry way, garage and laundry rooms, the second will have the living space and the third floor will contain two bedrooms and two baths.

There are no setbacks in the C-3 Downtown district.

Access to the site will be on a proposed driveway off of W. Front Street located to the west of the proposed building. The drive will go through the site and be accessible from east/west alley on the south side of the lot also. The drive area will contain permeable pavers. There are seven (7) parallel parking spaces provided along the west property line. On one hand, the C-3 Downtown district does not require that parking be provided. Multi-family housing requires 2.5 spaces per unit. The plan provides nine (9) spaces in the garages, an additional nine (9) outside the garages and seven (7) along the west property line for a total of 25 spaces. If using the multi-family parking standard, 23 spaces are required. It's great that they have planned for and will provide adequate off street parking.

The applicant has stated that there will not be any pole lighting on the site. All lighting will be on the building as in normal residential cases. They have also stated that no dumpsters will be used. Tenants will be provided wheeled bins as in residential areas to put out on the street on trash days. No accessory signs are requested either.

The street side elevations show a variety of exterior treatments for each unit. There are a couple areas that are slightly recessed to break up the straight line of the facade. Roofs over the individual doorways are varied creating more interest. The long roof line is broken up with two gables. The rear (west) side of the building while flat in nature, does have windows, doors and a balcony level to help break up the vertical planes. The east and west ends are fairly "boring" but do have projections of the balconies that show and the gables on the front can be seen as well. There are changes in some of the finishes as well. In all it is a very aesthetically pleasing building that will certainly change the landscape of that portion of the neighborhood.

Staff Recommendation

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-18-2017 for a proposed 9 unit townhouse development to be located at 200 S. West Street, Findlay.**

ENGINEERING

Access – Access to the site will be from a new drive approach off Front St. and another one off the first alley south of Front St.

Stormwater Management – On page 3 of 6, note 3 states "There is no stormwater detention requirement in C-3 Downtown Business zoning classification". Detention requirements are not dependent on the zoning classification. Since the amount of impervious area is being increased, the owner will need to provide detention for the increase in runoff from the site.

Waterline- The plans propose a 2-inch service line to be tapped onto the 8-inch waterline that is on the east side of the property. The City of Findlay does not allow 90-degree bends this will need to be changed accordingly. The tap and meter location will need to be coordinated with the City of Findlay Water Department.

Sanitary Sewer- The plans propose a new 6-inch lateral connecting to an existing sanitary manhole on S. West St. and is shown to be installed within the City ROW. This lateral will need to be relocated outside of the City ROW.

MS4 Requirements – The disturbed area should be less than one (1) acre so the site will not need to comply with the City of Findlay’s MS4 requirements. If the actual disturbed area will be larger than one (1) acre, the site will need to comply with the City of Findlay’s MS4 requirements.

General Comments –

- The drive is listed as being permeable pavers with an alternate being a concrete drive. If the concrete option is used, either the drainage or the grading will need to be modified or the storm water will just run down the drive and onto Front Street.

Recommendations: Conditional Approval of the site plan with the conditions of:

- Reroute the lateral out of the City ROW.
- Provide Detention of the site.
- Remove the 90-degree bend in the waterline.

The following permits may be required prior to construction:

- Water Tap- 1 total
- Sanitary Sewer Tap- 1 total
- Storm Sewer Tap- 1 total
- Sidewalk Permit- 1 total
- Driveway/ Curb cut permit- 2 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-18-2017 for a proposed 9-unit townhouse development to be located at 200 S. West Street, Findlay subject to the following conditions:**

- **Reroute the lateral out of the City ROW (ENG)**
- **Provide Detention of the site. (ENG)**
- **Remove the 90-degree bend in the waterline. (ENG)**
- **If concrete is used instead of pavers, drainage calculations must be approved (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

DISCUSSION

Tony Scanlon stated that they have decided to go with permeable pavers.

Jackie Schroeder asked if there will be front porches or stoops at the front doors. Mr. Scanlon said there will be a porch with a sidewalk out to the public walk.