

City of Findlay City Planning Commission

Thursday, November 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
Brian Thomas
Jackie Schroeder
Dan Clinger
Dan DeArment

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Todd Richard, Zoning Inspector
Don Rassmussen, Law Director
Matt Pickett, Fire Inspector

GUESTS:

Tom Shindledecker, Brett Gies, Todd Jenkins, Lou Wilin,
Doug Jenkins, Shawn Garmong, Ryan Lidke

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Mihalik
Brian Thomas
Jackie Schroeder
Dan Clinger
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 October 12, 2017. Dan DeArment seconded. Motion to accept carried 5-0-0.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-06-2017 filed to rezone 826 Washington Street, Findlay from R-2 Single Family Medium Density to M-2 Multi-Family High Density.

HRPC

General Information

This request is located on the northeast corner of Marshall Street and Washington Street. It is zoned R-2 Single Family Medium Density Residential. Parcels to the south, east and west are also zoned R-2. A portion of the north end of the lot is within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This site was originally Adams elementary school. In 2003, this was approved as an RDO (Residential Development Option).

Staff Analysis

The RDO was in the old zoning code and permitted a housing density based on lot size in A and B residential areas. A plan had to be presented and approved by council to establish the RDO. As with the old PUDs, the RDO was removed from the code.

The property went vacant and the new zoning code and map reverted it back to single family residential. The applicant would like to bring the former apartment use back in the old school building and is therefore requesting a multiple family district.

Staff Recommendation

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06-2017 filed to rezone 826 Washington Street, Findlay from R-2 Single Family Medium Density to M-2 Multi-Family High Density.**

ENGINEERING

No comments

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION.

Staff recommends **that FCPC recommend approval to City Council of PETITION FOR ZONING AMENDMENT #ZA-06-2017 filed to rezone 826 Washington Street, Findlay from R-2 Single Family Medium Density to M-2 Multi-Family High Density.**

DISCUSSION

Dan Clinger asked if this is currently configured in apartment units and has it been vacant for many

years. He asked if the ownership is the same for the parcels to the north. The applicant was not present. Todd Richard replied that it is separate and the school building is its own entity right now. It had initially been all one project. Mr. Richard stated that part of this project was completed and it had been used as a residential property. He said there is a lot of history here. The main school portion is what did not get completed. The new owner has put a new slate roof on the building recently and there is every indication that this is going to be completed. The owner has been in contact with Wood County to settle any Building Code issues. Mr. Richard stated that he thought to clean this up a little bit it would be appropriate to have it zoned properly. He said the owner is going to proceed with renovating what had been completed earlier first. Mr. Richard said he is almost finished with that and the owner seems to have a lot of interest from prospective tenants.

MOTION

Dan DeArment made a motion **to recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06-2017 filed to rezone 826 Washington Street, Findlay from R-2 Single Family Medium Density to M-2 Multi-Family High Density.**

2nd: Dan Clinger

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

2. ALLEY/STREET VACATION PETITION #AV-07-2017 filed to vacate a north/south alley between Lots 846 & 847 in the Coffenberry's Addition from E. Main Cross Street to the first east/west alley south of E. Main Cross Street.

HRPC

General Information

This request is located off the south side of E. Sandusky Street east of East Street. The area is zoned C-2 General Commercial. It is located within the 100-year flood plain. The City Land Use Plan designates the site as Neighborhood Commercial.

Parcel History

None

Staff Analysis

The applicant is requesting to vacate this alleyway in conjunction with a plan for a parking lot on today's agenda.

The alley runs south from E Main Cross between parcels owned by the applicants. Both have signed the petition. Vacation will not cut off access to any other parcels in the area.

Staff Recommendation

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-07-2017 filed to vacate a north/south alley**

between Lots 846 & 847 in the Coffenberry's Addition from E. Main Cross Street to the first east/west alley south of E. Main Cross Street.

ENGINEERING

There is an existing 18-inch sanitary sewer that is running on the west side of the proposed lot. If the alley is vacated, the City will need to obtain an access easement for the sanitary sewer.

Recommendations: Approval of alley vacation with the condition of an easement in place for the existing utilities.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-07-2017 filed to vacate a north/south alley between Lots 846 & 847 in the Coffenberry's Addition from E. Main Cross Street to the first east/west alley south of E. Main Cross Street subject to the following condition:

- An easement is reserved for the existing utilities (ENG)

DISCUSSION

None

MOTION

Dan Clinger made a motion to recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-07-2017 filed to vacate a north/south alley between Lots 846 & 847 in the Coffenberry's Addition from E. Main Cross Street to the first east/west alley south of E. Main Cross Street.

2nd: Dan DeArment

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

3. APPLICATION FOR SITE PLAN REVIEW # SP-19-2017 filed by Lindox, Ltd./LaRiche Chevrolet-Cadillac, Inc. c /o ACI Construction Co. Inc., 2959 S US 23, Alvada, OH for a proposed parking lot at 329-337 E. Main Cross St., Findlay.

HRPC

General Information

This request is located on the south side of E. Main Cross St. east of East Street. It is zoned C- 2 General Commercial. All surrounding properties are also zoned C-2. It is within the 100-year flood plain. The City Land Use Plan designates the site as Neighborhood Commercial.

Parcel History

Three vacant lots and one lot with an existing residential structure.

Staff Analysis

The applicant is proposing to demolish the existing residence and create a 74-space parking lot over three of the lots with proposed detention on the fourth lot. A request to vacate the alleyway

between lots 846 and 847 was on today's agenda in the previous item.

Per Section 1161.11.4 Parking Standards in O-1, C-1, C-2, I-1 and I-2, a parking lot may not be installed within 5' of a side lot line or 10' of the front or rear lot line. The front of the lot along E. Main Cross Street is only 8' from the right-of-way line. The east side is only 2' from the property line and the rear (south side) is only 9' from the property line. All of these will need to be modified or brought before BZA for variances.

Access is through two proposed curb cuts from E. Main Cross Street and via an east/west alley at the south end of the property.

The photometric plan indicates levels beyond the maximum of one foot candle on the east side of the lot. The development does abut commercial development only so staff is not concerned with the overage. The plan indicates a 20' pole in the parking lot. Sheet SP 4 has a light pole detail not to scale. It only indicates a 36" measurement for the base level above grade. We do not see any indication of the total height of the structures.

Parking lots are to be landscaped on all sides. If the 5' setback area is obtained on the east side, shrubs can be planted here also.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2017 for a proposed parking lot at 329-337 E. Main Cross St., Findlay subject to the following conditions:

- **Verification of height of total light pole fixtures**
- **Reconfiguration of lot to meet setbacks or a variance granted by BZA**
- **Landscaping on the east side of the lot**

ENGINEERING

Access – Access to the site will be from two new drives coming off E. Main Cross. The new drives are proposed to be concrete and 34 LF wide.

Storm water Management – Detention for the site will be provided by the new detention pond that is located to the west of the project site. The detention calculations for the new proposed detention pond have been submitted.

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

Storm Sewer- The plans show the addition of two new catch basins within the parking lot and an outlet structure in the proposed detention pond.

Sanitary Sewer- There are no proposed sanitary sewers shown on the plans. As a note, there is an existing 18-inch sanitary sewer that is on the west side of the parking lot, running north/south.

MS4 Requirements – The amount of erodible material that will be disturbed will be more than one acre so the site is will be required to comply with the City of Findlay's MS4 and Erosion & Sediment Control Ordinance.

General Comments –

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

- Backfill in front of the proposed curb must be 3000# concrete, and topped with 1.5-2 inches of hot mix asphalt.

Recommendations: Approval of the Site Plan:

The following permits may be required prior to construction:

- Storm Sewer Tap- 1 total
- Sidewalk Permit- 1 total
- Curb Cut Permit- 1 total

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2017 for a proposed parking lot at 329-337 E. Main Cross St., Findlay subject to the following conditions:

- **Verification of total light pole fixtures (HRPC)**
- **Reconfiguration of lot to meet setbacks or a variance granted by BZA (HRPC)**
- **Landscaping on the east side of the lot (HRPC)**

DISCUSSION

Todd Jenkins stated that they did submit a revised site plan to Judy Scrimshaw, Todd Richard and Brian Thomas that put the plan in compliance with setbacks. He also confirmed that the pole of the light fixture is 20' on a 3' concrete base so the total height will be 23 feet.

Dan Clinger asked why we can't reduce the access to the site to only one point. He said we normally are trying to reduce traffic conflict points on busy roads. The car wash and other business have an access very close to the east. Mr. Clinger said he recommends that there be only one access point. Mr. Jenkins said he can take that back to his client. He said they were looking at the fact that there is an existing alley there and there were some other curb cuts and they were reducing it down to two.

Dan DeArment asked what the purpose is of this lot. He questioned if it will be a high traffic lot. Mr. Jenkins said it is for Alvada Construction's use when they have projects going on downtown. They indicated that it is for their employees use right now. Mr. Clinger stated that they could change that at any time of course, and that is part of his reasoning for only one access point.

Todd Richard asked Mr. Jenkins if he had any calculations on the flood balancing. Mr. Jenkins said the calculations are on the plans. He stated that they are actually increasing flood storage volume and the base flood elevation is on the plan also.

MOTION

Dan Clinger made a motion **to approve APPLICATION FOR SITE PLAN REVIEW #SP-19-2017 for a proposed parking lot at 329-337 E. Main Cross St., Findlay subject to the following conditions:**

- **Landscaping on the east side of the lot (HRPC)**
- **Only one access point onto E Main Cross Street (FCPC)**

2nd: Dan DeArment

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-20-2017 filed by Cooper Tire & Rubber Co., 701 Lima Avenue, Findlay for an approximately 924 square foot addition to the Engineering Services Building and proposed parking.

HRPC

General Information

This site is located on the north side of Lima Avenue east of the intersection with Lake Cascades Pkwy. The lot in is zoned I-1 Light Industrial. All surrounding lots are also zoned I-1. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as PMUD.

Parcel History

Current site of Cooper Tire Engineering Services Building.

Staff Analysis

The applicant is proposing to construct a 924 square foot truck dock addition to the northeast corner of the building. A parking area is proposed to the north side of the new addition.

Setbacks in the I-1 district are 50' front, and 30' side and rear. The east side is closer to a lot line, but all the abutting lots are also a part of the Cooper complex therefore we will consider it a part of this lot.

The building addition is well below the 60' maximum permitted in the I-1 district.

A new truck drive is shown going northeast out to an existing parking lot area to connect with an access farther east on Lima Avenue. There are no new accesses requested.

The photometric plan show readings well within permitted ranges. The light poles are roughly 33' in height. Because it only abuts industrial zoning and uses, the 25' maximum pole height does not apply.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2017 for an approximately 924 square foot addition to the Engineering Services Building and proposed parking.**

ENGINEERING

Access – Access to the site will be from the existing parking lot that is located to the NE of the proposed truck docks. The plans propose HD asphalt to be installed back to the proposed concrete truck docks.

Sanitary Sewer – The plans do not show any proposed sanitary sewer.

Waterline – The plans do not show any proposed sanitary sewer.

Storm water Management – Detention calculations have been provided as required. Detention will be provided by the proposed detention pond located on the east side of the site.

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 & Sediment Control Ordinance.

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Storm Sewer Tap- 1 total

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2017 filed by Cooper Tire & Rubber Co., 701 Lima Avenue, Findlay for an approximately 924 square foot addition to the Engineering Services Building and proposed parking.**

DISCUSSION

Dan Clinger noted that there will be more truck traffic going in and out and during the seasonal operation of the adjacent business (root beer stand). He asked if we could define at least with striping on the pavement where the property line between the two is located. He said he feels it is a bit of a safety issue. Mr. Clinger also stated that with the corner of the building sitting so close to the street it is easy to get out a little too far. Perhaps a stop bar or edge line could be painted there commented Todd Jenkins.

MOTION

Mayor Mihalik made a motion **to approve APPLICATION FOR SITE PLAN REVIEW #SP-20-2017 for an approximately 924 square foot addition to the Engineering Services Building and proposed parking.**

2nd: Jackie Schroeder

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

5. APPLICATION FOR SITE PLAN REVIEW #SP-21-2017 filed by Sunnydale, LLC, 655 Fox Run Rd., Findlay for a proposed 223,123 square foot industrial building for AutoLiv to be located at the corner of Bright Road and E. Bigelow Avenue.

HRPC

General Information

This project is located on the southwest corner of E. Bigelow Avenue and Bright Rd. It is zoned I-1 Light Industrial. 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

This plan was submitted in August 2017 for Special Review. CPC also considered the petition to rezone at that meeting. The process of the zoning change has been completed and the parcel is now I-1 Light Industrial.

Staff Analysis

The applicants are proposing a 194,400 square foot industrial warehouse with an additional 28,800 square feet in related office area.

There is no minimum lot size requirement in I-1. 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 site plan presented shows everything well beyond those setbacks.

The plan notes indicate that there will be 175 employees. Required parking in I-1 is based on 1.1 space per each employee on the largest shift. This calculates to a requirement of 193 spaces. The plans show 251 spaces provided.

Ingress/egress is from the existing curb cut for Production Drive. The applicant has shown the proposed extension of Production Drive on the west side of Bright Road. They show it as an 80' right-of-way as required for Industrial roadways. The road will swing slightly south over to the property line and end in a cul-de-sac on the west side. It would then potentially serve land to the west as well. There are two curb cuts shown onto Production Drive for the site. The first will be for employees and visitors which will go to the front of the building where the main parking lot is located. A second drive to the west will be for truck traffic to access either end of the building where dock areas are located. There is a turnaround on the north side of the building. A stone drive links the north end of the building with the parking lot in case of the need for an emergency access.

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. The plan shows a proposed location for the sign but no details on the type. The signage will require a separate permit from the zoning department. A sign package showing location and types of any directional signage within the site will also require zoning approval. There is no regulation on any wall signage the applicant may wish to install.

Elevation drawings show the highest points of the building at 36'-4". The maximum height permitted is 60'.

The photometric plan does not show the readings out to the property lines.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-**

2017 for a proposed 223,123 square foot industrial building for AutoLiv to be located at the corner of Bright Road and E. Bigelow Avenue subject to the following conditions:

- **Show foot candle readings at property lines as required (HRPC)**

ENGINEERING

Access – Access to the site will be from two drives coming from the proposed extension of Production Drive. Production Drive will be constructed by others.

Stormwater Management – Detention calculations have been provided as required. Detention will be provided by the two proposed detention ponds on the north side and south side of the site. From the proposed plans, the north pond drains to the south pond by way of a 12-inch storm sewer as well as two proposed swales.

Waterline- The plans propose a domestic and a fire protection line to be tapped onto the existing 16-inch mainline that is located on the north side of E. Bigelow Ave. The domestic line will be tapped with a 4” x 16” tapping sleeve and valve, after the 4-inch valve the domestic line will be reduced to a 3-inch line. The plans also propose a private fire loop as well as an irrigation line coming out of the north side of the building (Note: If irrigation is running off the domestic line there will be sewer fees that will accrue, unless a separate tap is made on the mainline). All the fire hydrants that are proposed in the plans are listed as private. The tap and meter location will need to be coordinated with the City of Findlay Water Department.

Sanitary Sewer- The plans show a new 8-inch sewer line for the proposed building. This private sanitary sewer will be running on the south side of the site, and tap into the existing 18-inch sewer on the west side of Bright Road.

MS4 Requirements – The amount of erodible material that will be disturbed will be more than one acre so the site is will be required to comply with the City of Findlay’s MS4 and Erosion & Sediment Control Ordinance.

Recommendations: Approval of the Site.

The following permits may be required prior to construction:

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

FIRE PREVENTION

Provide a 10” water main and a minimum of 3 hydrants on Production Dr.

All private hydrants are to have 5” Storz outlets. Add one additional private hydrant to the UG fire line.

Provide business address legible from the street.

This structure will require a Knox box.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-2017 for a proposed 223,123 square foot industrial building for AutoLiv to be located at the corner of Bright Road and E. Bigelow Avenue subject to the following conditions:**

- **Show foot candle readings at property lines as required (HRPC)**
- **Provide a 10” water main and a minimum of 3 hydrants on Production Dr. (FIRE)**
- **All private hydrants are to have 5” Storz outlets. Add one additional private hydrant to the UG fire line. (FIRE)**
- **Provide business address legible from the street. (FIRE)**
- **This structure will require a Knox box. (FIRE)**

DISCUSSION

Shawn Garmong commented that the revised photometric plan was submitted and shows the foot-candle readings down to 0 at the property lines.

Dan Clinger stated that he assumes that Production Drive will be a public City Street whether it is built by others or not. The reply from Ryan Lidke was yes, it is being designed now.

Mr. Clinger asked if the detention was calculated based on the hard surfaces they are proposing now. If there were an expansion, would another detention area be needed? Shawn Garmong commented that the area is served by a regional detention facility to the south that was designed to accommodate this property as well. They would have to look at the expansion in the future and determine if that is necessary. Dan Clinger said it looks like the two detention areas are tied together and then they will go to the regional detention facility. Mr. Garmong said that is correct and then it ultimately all ends up going to the pond in the southeast corner of the property and through the storm sewer on the south side and then towards Keith Parkway and outlets into that storm sewer. That then goes to the regional detention facility. Mr. Garmong said that the detention proposed on the site is really above and beyond what is required for the property.

MOTION

Dan Clinger made a motion **to approve APPLICATION FOR SITE PLAN REVIEW #SP-21-2017 for a proposed 223,123 square foot industrial building for AutoLiv to be located at the corner of Bright Road and E. Bigelow Avenue subject to the following conditions:**

- **Provide a 10” water main and a minimum of 3 hydrants on Production Dr. (FIRE)**
- **All private hydrants are to have 5” Storz outlets. Add one additional private hydrant to the UG fire line. (FIRE)**
- **Provide business address legible from the street. (FIRE)**
- **This structure will require a Knox box. (FIRE)**

2nd: Brian Thomas

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

ADJOURNMENT

Lydia L. Mihalik
Mayor

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