

City of Findlay City Planning Commission

Thursday, December 14, 2017 - 9:00 AM

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
Judy Scrimshaw, Development Planner
Erik Adkins, Zoning Inspector
Don Rassmussen, Law Director
Matt Pickett, Fire Inspector
Jeremy Kalb, Engineering Project Manager

GUESTS: Doug Jenkins, Reid Ponx, Dan Stone, Bill Alge, Leah Wilson, Jodi Mathias, Brian Greve, Amy Koontz, Hardy Hartzell, Chelsea Lowe, Lou Wilin, Brad Brogan

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 Judy Scrimshaw.

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of November 9, 2017. Dan DeArment seconded. Motion carried 5-0-0.

NEW ITEMS

1. APPLICATION FOR SPECIAL USE/HOME OCCUPATION #CU-04-2017 filed by Chelsea Lowe, 100 Northcliff Drive, Findlay for a dog grooming shop.

HRPC

General Information

This request is located on the northwest corner of Northcliff Drive and North Main Street, Findlay OH. It is zoned R-1 Single Family Low Density Residential. Parcels to the north, south, and west are also zoned R-1. To the east is zoned R-1 and I-1 Light Industrial. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

This is the site of a single-family home.

Staff Analysis

The applicant is requesting to operate a pet grooming business from her residence. Home Occupations are a Conditional Use in the R-1 District requiring City Planning Commission Approval.

The City Zoning Code defines a Home Occupation as: Any use conducted entirely within a dwelling and participated in solely by members of the family residing therein, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which there is no commodity sold upon the premises except that which is produced thereon, and provided, however, in no event shall an animal hospital be construed as a home occupation.

Section 1161.15 C under CONDITIONAL USE REQUIREMENTS has conditions, which may be imposed by CPC for approval of Home Occupations. #3 states that the garage is not considered as part of the home to be used for home occupations. #4 states that there are to be no additional or separate exterior entrances to the dwelling specifically used for the purpose of conducting business or to accommodate the home occupation. The plan submitted is using the garage as the site of the business and it appears that one garage door is being eliminated and an entry door is being added in its place specifically for the business.

While Staff does not have issue with the use of the attached garage we do feel that it is a change in the character of the residential appearance once a garage door is removed and a new entry door is installed and sets that section apart as something different. The intent of Home Occupations is to remain virtually invisible in the overall residential aesthetics of the neighborhood.

Staff Recommendation

HRPC Staff recommends **denial** of **APPLICATION FOR SPECIAL USE/HOME OCCUPATION #CU-04-2017 filed by Chelsea Lowe, 100 Northcliff Drive, Findlay for a dog grooming shop.**

ENGINEERING

Would like a little bit more information on sanitary sewer for the shop. Will dogs be washed in the shop; how will the feces be taken care of? If dogs are washed in the shop, is the drain tied into the sanitary sewer, and how is dog hair being kept out of the sanitary sewer?

Dog feces break down different than human, so dog feces cannot be released into the sanitary sewers.

Recommendations: Denial without additional information given for sanitary outlets and containing dog hair and feces.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION.

Staff recommends **denial of APPLICATION FOR SPECIAL USE/HOME OCCUPATION #CU-04-2017 filed by Chelsea Lowe, 100 Northcliff Drive, Findlay for a dog grooming shop due to:**

- **Potential change of character of the residence. (HRPC)**
- **Lack of necessary information regarding sanitary outlets and containing dog hair and feces (ENG)**

DISCUSSION

Jeremy Kalb asked how the fur and feces will be contained. Chelsea Lowe stated that there was a drain to catch the fur to dispose of in the trash and that dog feces would be picked up and also disposed of in the trash. Mr. Kalb asked how many tubs would be on site. Ms. Lowe stated that there would be a single tub and she would be the only employee grooming the dogs, and there would only be five to six dogs coming in per day for grooming. Mr. Kalb asked is the outlet to the garage going to the sanitary sewer and Ms. Lowe responded that it was connected to the same one as the washer and dryer. He also stated that they would perform a dye test to determine if the outlet was going into the sanitary sewer before approving the application.

Dan Clinger asked how the dogs would be contained. Ms. Lowe stated she has crates for the dogs and there would only be up to two dogs there at one time.

Dan DeArment mentioned a concern about parking. Ms. Lowe said there are four spots in her driveway along with on-street parking. Mr. Clinger brought up that if four cars were there at once, the sidewalk would be blocked. Ms. Lowe said it would only be blocked during quick drop-offs and people would not be staying there to wait for their dogs.

Mr. Clinger noted that the yard is fenced in and asked if there would be dog runs. Ms. Lowe said no, the fence is strictly for their personal use.

Mr. DeArment asked how the access to the garage would work. Ms. Lowe stated that the garage would be converted to a one-car garage and there would be a door next to the garage door for access to the grooming shop. The garage would house their motorcycles. Judy Scrimshaw asked if both cars would have to be outside. Ms. Lowe said yes, however, her husband would not be parked there most of the time as he works from 3:30 AM until 6 PM and she grooms from 8 AM until around 4 PM.

Mr. Clinger stated that there are no signs on the street prohibiting parking. So there is availability there.

Mr. DeArment asked if she would have a sign to advertise. Ms. Lowe stated that it would be a window cling on the door. Ms. Scrimshaw stated that signs are not permitted for home occupations. There cannot be anything in the yard.

Mayor Mihalik arrived late and asked Ms. Lowe to tell her about her business.

Ms. Scrimshaw mentioned that the neighbor at 101 Northcliff Dr. was concerned about this development, the land value, parking, and taxes. The neighbor had spoken to several others in the neighborhood that were displeased about the potential grooming shop developing. Matt Cordonnier shared concern about changing the character of the neighborhood by removing the garage door and adding a door. Mr. Cordonnier asked if it would be possible to not remove the garage door and to still conduct business. Ms. Lowe said she believed she could. Mayor Mihalik suggested putting a door on the side of the garage and to keep the current garage door in place. Mr. DeArment asked how she would indicate the entrance to the shop. Ms. Lowe said they would put a window cling on the door next to the garage.

Mr. Cordonnier pointed out that there is a nuisance determination in the city zoning code – any activity or home occupation deemed a nuisance can result in the property being restored to just a single family home without a home occupation. Mr. Cordonnier stated that if they received a lot of complaints, this may not be a permanent occupation for the home. Ms. Lowe stated that she didn't intend to make this a permanent space – only until she can afford a better space.

Mr. Clinger asked about Engineering's concerns and what will be done about them. Mr. Kalb said he will arrange for testing to be done with the client. He is okay with her means of controlling feces removal.

MOTION

Mayor Mihalik made a motion to **approve the APPLICATION FOR SPECIAL USE/HOME OCCUPATION #CU-04-2017 filed by Chelsea Lowe, 100 Northcliff Drive, Findlay for a dog grooming shop**, subject to the following conditions:

- The door is placed on the side of the garage.
- No other exterior modifications are made to the front of the home.

2nd: Dan DeArment

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

2. ALLEY/STREET VACATION PETITION #AV-08-2017 filed to vacate the unimproved portion of 6th Street east of Strong Avenue and west of old Dunham Avenue.

HRPC

General Information

This request is located east of the intersection of 6th Street and Blanchard Avenue. The area is zoned R-2 Single Family Medium Density. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to vacate the 60' wide unimproved right-of-way of 6th Street between Strong Avenue and the unimproved right-of-way of Dunham Avenue.

All abutting owners have signed the petition.

Staff Recommendation

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-08-2017 filed to vacate the unimproved portion of 6th Street east of Strong Avenue and west of old Dunham Avenue.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-08-2017 filed to vacate the unimproved portion of 6th Street east of Strong Avenue and west of old Dunham Avenue.**

DISCUSSION

Mr. Clinger mentioned that it is difficult to find where the right-of-way is because there are two major power lines running through that are 30 feet apart and it is a 60 foot right-of-way. He said he thought it would be very expensive to ever develop that area, and there wouldn't be room for the street without relocating the power.

Bill Alge, the guardian for Opal Hartley, mentioned that he is trying to liquidate her assets and that part of this property falls within this un-vacated right-of-way. They have been searching through titles and have not found that this portion of the street was ever vacated.

MOTION

Dan Clinger made a motion **to approve ALLEY/STREET VACATION PETITION #AV-08-2017 filed to vacate the unimproved portion of 6th Street east of Strong Avenue and west of old Dunham Avenue.**

2nd: Jackie Schroeder

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

3. PETITION FOR ZONING AMENDMENT #ZA-07-2017 filed by Roger D Altman, 632 Davis St., Findlay to rezone Lots 7937, 7936 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

General Information

This request is located on the north side of Davis St. east of Fox Street. It is zoned R-2 Single Family Medium Density. All surrounding properties are also zoned R-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

A house and garage sit on two of the lots and the third is vacant.

Staff Analysis

The applicant is requesting to rezone these three (3) lots to R-4 Duplex/Triplex. The potential buyer would like to be able to construct a duplex on each of the individual lots.

The majority of the homes in this general area are owner occupied. There are a few rentals but these appear to still be single-family residences.

Because the Land Use Plan designates Single Family and the homes surrounding are still single family uses, HRPC Staff does not see a good reason to recommend changing a few lots to R-4 Duplex/Triplex.

Staff Recommendation

HRPC Staff recommends that FCPC recommend denial of PETITION FOR ZONING AMENDMENT #ZA-07-2017 to rezone Lots 7937, 7936 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

ENGINEERING

If a new duplex is developed, how is storm water being contained? Swing Ave. currently does not have storm sewer running through that area. If hard pavement is placed, how is water going to be kept off nearby properties?

Recommendations: Denial of the zoning amendment, due to lack of information on how storm water will be managed if a new duplex and parking lots are developed.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial of PETITION FOR ZONING AMENDMENT #ZA-07-2017 to rezone Lots 7937, 7936 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex due to:

- Incompatibility with Land Use Plan and the existing character of the area (HRPC)
- Potential storm water management issues if duplex units are constructed. (ENG)

DISCUSSION

Mr. Clinger questioned how access to the properties would work and stated that there wasn't much information to make a decision on. He also suggested that the area was not the most desirable location to place duplexes as the rest in the neighborhood is single-family residences.

Mr. DeArment asked what the potential buyer had envisioned for the site. Brad Brogan mentioned that the sites are 50 feet by 200 feet each and he intends to put a 40 feet by 35 feet duplex with a garage for each unit on each lot. They would be like a townhouse. Driveways would be split so there could be a car in garage, one outside the door and another spot to the side. If there are three residents in each there would be enough room for a vehicle in each one. Mr. Brogan said he has various plans he was considering. He would like to do the vacant lot first, and finish it and then continue to the others. He could not provide many more details beyond that. Mr. Cordonnier suggested the buyer come up with specific plans to detail how the duplexes will fit on the property. We don't want to approve the zoning and then have to through the BZA for multiple variances. Mayor Mihalik mentioned that drainage concerns need to be worked through as well.

Mayor Mihalik asked if the Commission would be interested in tabling the request and allow the developer to provide more information that would make us more comfortable. Mayor Mihalik stated that this is a part of the city where they would like to see reinvestment. Mr. DeArment said that he was encouraged in seeing some interest here after seeing the state of the parcel.

MOTION

Mayor Mihalik made a motion to **table the PETITION FOR ZONING AMENDMENT #ZA-07-2017 filed by Roger D Altman, 632 Davis St., Findlay to rezone Lots 7937, 7036 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

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

4. APPLICATION FOR SITE PLAN REVIEW # SP-23-2017 filed by Brian Greve, 756 W Ervin Rd., VanWert, OH for proposed automotive sales to be located at 1501 W. Main Cross Street, Findlay OH

HRPC

General Information

This site is located on the south side of W. Main Cross Street east of the intersection with Emma Street. The lot in is zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

Former site of a carry out store. Has been vacant for many years.

Staff Analysis

The applicant is proposing to demolish the front portion of the existing building leaving a 56' x 55' structure and repave the majority of the lot in order to use as a used car dealership.

Setbacks in the C-2 district are 30' front, 15' side and 30' rear. The west side encroaches into the setback, but it is an existing condition and therefore grandfathered.

The building is well below the 60' maximum permitted in the C-2 district. Elevation drawings show the height at approximately 16'-8"

The easternmost drive entry is being relocated east of the existing one. It currently sits directly behind the building.

There are nine (9) parking spaces shown on the plan around the building. C-2 requires one space per 375 square feet of building. The building is 3080 square feet and the nine (9) parking spaces meets the minimum requirement.

Light poles are located around the perimeter of the site. The plan states that the poles will be at the maximum of 25' in height. Because the poles are located so close to the property lines, the foot candle readings are higher there. Because all the abutting uses are also commercial, we do not see an issue with these. The only potential adverse effect might be for the motel clients to the south. The readings do not go to that property, but from the readings indicated on the plan it would make sense that the intensity should dissipate by the time it gets to the motel.

Foundation plantings are shown on the plans. The front page of the packet has some language related to the general landscaping standards in C-2. Parking lot landscaping (1161.06.3) will also apply to this site. This planting is permitted in the setback areas.

There is an existing sign location indicated. The comments stated that they would use the existing poles for their sign. The applicant has been in contact with Todd Richard on the repurposing of the poles to bring it in to compliance with the sign standards.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW # SP-23-2017 for proposed automotive sales to be located at 1501 W. Main Cross Street, Findlay OH subject to the following conditions:**

- **A suitable landscaping plan for the perimeter of the lot submitted and approved by Staff (HRPC)**
- **Sign details approved by Zoning (HRPC)**

ENGINEERING

Access – Access to the site will be from a new drive coming off the north side of Emma St. The existing drive will be removed and new full height curb will be placed in the previous drop location. A new drive will be installed to the east of the removed drive, with new curb and asphalt.

Storm water Management – Working with consultant.

Waterline - There are no proposed waterlines shown on the plans, the existing tap will be reused.

Storm Sewer - There is no proposed storm shown on the plans.

Sanitary Sewer - There are no proposed sanitary sewer shown on the plans, the existing lateral will be utilized. It is recommended that the existing lateral be video inspected, before making any final connections. The line has been sitting idle for a couple years, and should be checked before proceeding.

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

General Comments –

- The new portion of curb 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 subject to storm water details being approved by City Engineer.

The following permits may be required prior to construction:

- Water Reconnect-1 total
- Sewer Reconnect- 1 total
- Curb Cut Permit- 2 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Dept.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-23-2017 for proposed automotive sales to be located at 1501 W. Main Cross Street, Findlay OH subject to the following conditions:**

- **A suitable landscaping plan for the perimeter of the lot submitted and approved by Staff (HRPC)**
- **Sign details approved by Zoning (HRPC)**
- **Approval of storm water details (ENG)**
- **Apply for all necessary permits with Wood County Building Dept. (FIRE)**
- **No sidewalks required (CPC)**

DISCUSSION

Mr. Clinger asked if all environmental issues have been resolved on the site, since it was a former gas station. The applicant, Brian Greve, stated they had a detailed disclosure from the EPA, prior to the purchase of the property, stating that things were all taken care of and all the tanks are gone.

Mr. Clinger asked how pylons would be repurposed for signage. Mr. Greve stated he intends to take down all sign posts except one and put up a smaller sign that faces east/west. Mr. Cordonnier stated that the applicant has been working with the zoning department to meet standards and that the intention is to remodel the current infrastructure to meet today's standards.

Mr. DeArment asked if cars were going to be washed on-site. Mr. Greve stated they would not be and have worked out an agreement with a car wash to clean the cars.

Mr. Clinger asked about the site plan's new approach involving asphalt. He asked if it should be concrete all the way back to the property line. Mr. Kalb said there are no requirements stating that it has to be concrete going to the property line, however if they do end up using concrete, it does have to be eight inches.

Mr. Clinger asked if there were any requirements that any sidewalks needed to meet. Mr. Kalb stated there were no sidewalks there to even meet standards, nor does he expect any sidewalks to be going through the property in the near future. Mr. Clinger stated that if zoning requires sidewalks on the property that this should be considered an exclusion stating they are not going to require them. Mr. Kalb agreed. Mayor Mihalik asked what was done with the lot across the street with sidewalks. Judy Scrimshaw said the lot is similar to the current lot – they were not required to have sidewalks on this side of the interstate.

Mr. Clinger asked how drainage was going to work on the property, how sheet runoff will be handled. Mr. Greve stated that those are some of the details that are still being worked out with engineering, including storm water runoff.

MOTION

Dan Clinger made a motion to **approve APPLICATION FOR SITE PLAN REVIEW # SP-23-2017 filed by Brian Greve, 756 W Ervin Rd., VanWert, OH for proposed automotive sales to be located at 1501 W. Main Cross Street, Findlay OH** subject to the following conditions:

- A suitable landscaping plan for the perimeter of the lot submitted and approved by Staff (HRPC)
- Sign details approved by Zoning (HRPC)
- Approval of storm water details (ENG)
- Apply for all necessary permits with Wood County Building Dept. (FIRE)
- No sidewalks required (CPC)

2nd: Mayor Mihalik

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

5. APPLICATION FOR SITE PLAN REVIEW #SP-24-2017 filed by C. Randolph Strauch, 780 S Sun Coast Blvd, Homosassa, FL for a proposed apartment complex to be located on E Melrose Avenue east of Crystal Glen apartments.

HRPC

General Information

This project is located on the north side of E. Melrose Avenue just east of the intersection of Deer Ridge Drive. It is zoned R-3 Multiple Family in Marion Township. Land to the north is zoned M-1 Restricted Industrial in Marion Township. To the west is zoned M-2 Multiple Family in the City of Findlay. To the south is zoned MH Mobile Home district and to the east is zoned R-3 Multiple Family in Marion Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Multi Family.

Parcel History

Currently a vacant field.

Staff Analysis

The applicant is proposing to construct 12 apartment buildings with a total of 46 units and a community building on a 12 acre site. The parcel is currently 24+ acres. A lot split will be required to create the proposed parcel. There are seven (7) 4-unit buildings, three (3) 2-unit buildings and two (2) 6-unit buildings. Sixteen units are 2 bedroom, two units are 4 bedroom and twenty eight units are 3 bedrooms. All buildings are single story.

The applicant has shown both the City of Findlay and Marion Township setback lines. The applicant intends to annex the property to the City, but depending on when they would start the project they could have to obtain their permits from the Township. We will review based on the City of Findlay zoning ordinance. Setbacks in M-2 in the City are 40' front on a Secondary Thoroughfare, 25' sides and 30' rear. All setbacks are met. The 20' minimum spacing between buildings is also met.

The M-2 Multiple Family District requires that no more than 40% of the site be impervious surface. The developer has calculated the impervious area at 39.9%. The district also had a density requirement of 3500 square feet of lot area per unit. The 46 units proposed is well under the maximum density allowed which could be as high as 149 units.

Parking for multiple family developments is calculated at 2.5 spaces per unit. 46 units require 115 parking places. The proposal shows a total of 160 parking spaces. There are 48 parking spaces inside garages, another 48 in the driveways and various small parking rows scattered through the site with another 64 parking spaces in them.

There are a few wetland areas on the site. The main grass areas are located around these. There are other smaller pockets of green areas around each building. A playground and community garden is located on the north side of the community building. An asphalt walking path is provided in the large greenspace area on the east side of the site.

The landscaping plan submitted shows considerable foundation plantings around all structures and adequate perimeter landscaping. Additional trees are planted in the "park" areas.

The building facades are a combination of vinyl siding and cultured stone veneers. Heights in the M-2 district can be up to 50'. Since all units are single story, they are well below that maximum.

Identification signage is shown in the grass area between the two drive entrances for the complex. It is located 10' from the right-of-way line as required. Details of the sign must be submitted to the zoning department for approval and a permit.

The photometric plan submitted for the site shows foot-candle readings at zero at all property lines. Lighting specifications submitted show lantern type fixtures to be pole mounted. There are specifications for various pole heights in the specs and all would be under the 25' maximum height. We would like the developer to provide the specific height they intend to install.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-24-2017 for a proposed apartment complex to be located on E Melrose Avenue east of Crystal Glen apartments.**

ENGINEERING

Access – Access to the site will be from two concrete approaches off the north side of E. Melrose. These new drives will be 75 LF wide each with sidewalk going through them. The driveways are roughly 317 LF apart

Sanitary Sewer – The plans propose a sanitary sewer to be run from an existing manhole on the east side of the site. The 8-inch sewer will run within the right of way towards Crawford Station for about 550 LF. There are no easements shown on the plans, so it is assumed that the 8-inch sewer running within the ROW will be a public line and all sanitary sewer outside of ROW will be private.

Waterline – The plans propose a waterline to be tapped onto the existing 12-inch line that is located on the south side of Melrose. An existing 24-inch concrete pipe will be utilized as a carrier pipe for the new waterline. There are no easements shown on the plans, so it is assumed that the 8-inch waterline will be all private.

Storm water Management – Detention for the development will be provided by the existing regional retention pond in the Deer Meadows Subdivision. The site will drain to an existing storm sewer located along E. Melrose Avenue.

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 plan.

The following permits may be required prior to construction:

- Storm Sewer Tap- 2 total
- Sanitary Sewer Tap-1 total
- Waterline Tap-1 total
- Driveway/ Curb Cut- 2 each
- Sidewalk Permit-1 total (700 LF)

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Dept.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-24-2017 for a proposed apartment complex to be located on E Melrose Avenue east of Crystal Glen apartments.**

DISCUSSION

Matt Pickett stated that addresses should be posted on the building. Mr. DeArment asked who pays for the regional pond. Mr. Thomas stated that the original developer paid for the pond. The consulting engineer for the project, Dan Stone, said that for the agreement for the other areas to be developed, other developers pitched in. Mr. DeArment asked if the design of the retention pond still meets current standards. Mr. Stone stated that the design has been reevaluated over the past five or six years to test if the current design is still up to current standards and it still does indeed meet those standards. Mr. DeArment asked how close to capacity the pond is currently. Mr. Stone said that he believes there is still plenty of room. Mr. Thomas stated that there is a lot of impervious area being added and a lot of grass left with the wetlands areas and garden areas. He said that when the pond was designed, it was assumed a certain runoff coefficient for the site and the site will be under that because of the greenspace. Mr. Stone said the AutoLiv project was supposed to go in there un-detained, and they have now installed two large ponds with small pipe diameter and the amount of water going in there will be less than it was designed for.

Mr. Clinger asked about the storm drainage and if it would eventually end up running over since there is no detention on-site. Mr. Stone said that they are restricted on-site so any extra water will start backing up in the catch basins and will pond on site, and by virtue of the pipes size, there will be storm water detention on-site. Mr. Stone also stated that it is a “camelback situation” – there are low points in the drive aisles so there will be ponding there, and the wetlands are low areas as well and the grass areas will go to those areas and will infiltrate into the ground because those areas cannot be drained and cannot add more water either so the three large areas will act as detention for those areas.

Mr. Clinger asked about the buffer zones in the wetlands and how that will work. Mr. Stone stated that those are “over-requirements” and is part of the housing. The two on the west side are maintained and are left wide open and the one on the east side has a walking path. He says they have to do with credits and the state process. Mr. Clinger asked if the vegetation was being removed from the northwest corner. Mr. Stone said they may do select clearing, however, it must stay natural. Mr. Clinger asked about screening on the north side near the industrial zone. Mr. Stone said that there is a natural row of pine trees along the section and additional landscaping will be added, and the apartment developers were okay with that.

Mr. Clinger asked if any units are handicap accessible. Mr. Stone stated that some of the units must be per code.

Mr. DeArment asked if the gravel drive shown in the plan was preexisting. Mr. Stone stated that it would be added and would be an emergency drive. Mr. Clinger stated that according to engineering, the drives are 75 lineal feet wide and asked if that was truly the case. Mr. Stone stated that it was the curb cut and said the driveway is about 24 or 25 feet. He also stated that they worked with the fire department to ensure that there were ample turning radii there. Mr. Clinger asked if there was a way to remove one of the two access points because of potential development on the south side of the property. Mr. Stone stated that the city told him they need to have two access points for safety. Mr. Pickett stated that an earlier plan had one access and the way it was configured made the drive access to some of the buildings extremely tight for some of their apparatus. The actual access to the site and the internal access are much better now. Mr. Clinger stated that road is now heavily traveled and was concerned about the number of access points along that particular stretch. Mr. Stone said that there would not be any access points along the south side near the mobile home park. Ms. Scrimshaw asked if the developer had eyes on the rest of the property. Mr. Stone said there is nothing currently in the works going east. Mr. Thomas said that with this layout, if there is a phase two to the east, the drives can be extended over. He said he wasn't too concerned about the two drives being there for now, unless other development occurs.

MOTION

Dan Clinger made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-24-2017 filed by C. Randolph Strauch, 780 S Sun Coast Blvd, Homosassa, FL for a proposed apartment complex to be located on E Melrose Avenue east of Crystal Glen apartments** subject to the following conditions:

- Post address on the building (FIRE)

2nd: Dan DeArment

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

ADJOURNMENT

Lydia L. Mihalik
Mayor

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