

# Board of Zoning Appeals

## April 13, 2017

**Members present:** Chairman Phil Rooney, Doug Warren, Brett Gies (Alternate to Case #55683-BA-17 only), and George McAfee. Present on behalf of the City of Findlay is Todd Richard, Zoning Department Administrator; Erik Adkins, Zoning Department Code Enforcement Officer; and Deidre Ramthun, Recording Secretary.

The meeting was called to order at 6:03 p.m. by Chairman Rooney. Mr. Rooney introduced the members to the audience and the general rules were reviewed.

**Case #55670-BA-17 (3441 N. Main Street)** was introduced. Mr. Richard read his comments as follows: Filed by 3441 N. Main, LLC (Valfilm), regarding a variance from section 1141.07A of the City of Findlay Zoning Ordinance. The applicant has proposed an addition to an existing manufacturing facility that will exceed the maximum allowable height by 14 feet.

The current height limitation is 60 feet in this zoning district. The equipment within the addition will be approximately 58 feet, but clearance is needed for maintenance and repair. This project will be reviewed by the City Planning Commission on April 20, 2017.

The applicants will provide heavy screening and buffering to minimize the impact to the properties to the south. These requests are rare, however, there are cases when the manufacturing components need to be accommodated.

Mr. Rooney swore in Steve Shiparski, Site Manager, with Valfilm. Mr. Shiparski stated that the reason for the request is to accommodate the expansion plans in Findlay. They intend to expand the facility and manufacturing capabilities with some more state of the art equipment which, in turn, requires them to go up about 60 feet. Above that line of 60 feet, they need additional head space, therefore, going up to the 74 feet recommendation to get at the pieces and parts of the machine with an overhead crane. The machine essentially is built in a cage style which is more typical of plastic film lines in the market today. Most of the equipment handling the film up through the line is taken out from the center of the cage. Extra head space is needed to have a bridge crane put in place to get the equipment out, serviced, and/or replaced.

There were no written communications.

Mr. Rooney swore in Steve Miles, 143 Rutherford Avenue, Findlay, Ohio. Mr. Miles stated that he lives across the street from Valfilm, and the way it looks now, they're going to build to the south. He has lived there 44 years and hates to see something going in that close. He is concerned about not being able to see a tornado or storms should they develop. There is one tower to the north but it doesn't block his view. Mr. Miles stated that if built closer to the street, it will block everything. He understands the purpose of the B.Z.A. Meeting, but doesn't like that the expansion will be close to the residential housing. Mr. Miles said they have the right to build wherever they want to, but having 44 years invested into the property, he is concerned about property values and that is why he is against this.

Mr. Warren asked Valfilm why the southwest corner is ideal for the building location versus further north. The Valfilm representative stated that the feed system is currently in the south most building. The majority of the raw materials come in through a rail spur hooked into the feed area. It is then pumped some other place and the further they go to the north, more expenses are incurred. Installing a new feed system would tack on several million dollars to what the investment was intended to give. That's the reason for using the southwest side. They can make a right-hand turn out of the feed system into the alternative area.

Mr. Warren commented that Valfilm will be able to use existing equipment and not have to add a new or redundant system for relocating the building somewhere else. Mr. Shiparski replied, exactly. The height of the proposed building was requested. Mr. Shiparski said that the building will be two-tiered. One level of the entire length of the building will be 40 feet, and it goes up to 74 feet.

Mr. Warren stated that everything Valfilm is doing is consistent with code and the unique circumstance is that they need the additional head room for the equipment. They have minimized the height of the building as much as they could to the south. A motion was made by Mr. Warren to grant the variance as requested and pick up their permit after City Planning Commission approval. Said motion was seconded by Mr. McAfee. The motion passed by a vote of 3-0 and the variance was granted.

**Case #55683-BA-17 (3600 Technology Drive – Phase II)** was introduced. Mr. Richard read his comments as follows: Filed by Investek Holdings, LLC, regarding a variance request from section 1126.06C of the City of Findlay Zoning Ordinance. The applicant has proposed Phase II of the multi-family housing complex that will exceed the allowable impermeable cover by 4%.

This phase has not been reviewed by the City Planning Commission yet because the applicant wants to secure the variance before investing in the plans.

The nature of the request is minor. The impermeable area includes the paved area for traffic circulation and parking. The coverage issue isn't because the roofed areas are too large. The applicant has made an effort to minimize the paved surface but still allow effective circulation and parking.

Mr. Rooney swore in John Aubrey, 322 W. Front Street, Perrysburg, Ohio. Mr. Aubrey stated that they are under construction of Phase I which is 48 units. The subject tonight is Phase II. They are getting a tremendous amount of interest from prospective residents to lease the units. Phase I is going slower than expected because of weather. They hope to have it completed and ready for occupancy by late summer. Ranch style units are more leasable than the typical two-story walk up units. Originally they had the site designed for two-story walk up units. Phase I and Phase II were designed for 154 rental units which would have had the proper coverage. Going with the ranch style units, the number of units will be reduced from 154 to 120 units. This phase will include only another 68 rental units. They tried to accommodate the traffic flow and have worked closely with the engineers on a good flow of traffic throughout the property. When originally planning this project, there was a sliver of ground to the south where the pond is on the west end of the property that they deeded back to the developer as part of that development. If they still had that property, they would have met the requirements. They have tried to minimize the impact as much as possible and know that they exceed the surface area by 4%.

There were no written communications.

A motion was made by George McAfee that we grant this variance on the basis of lack of materiality in the deviation contingent upon City Planning Commission approval and the permits must be secured within 60 days of that approval. Said motion was seconded by Mr. Warren. The motion passed by a vote of 3-0 and the variance was granted. Mr. Rooney abstained.

A motion was made by Mr. Rooney to approve the March 9, 2017 minutes as written. The motion was seconded by Mr. Warren and the minutes were unanimously passed.

The meeting was adjourned.



Chairman



Secretary