

# City of Findlay City Planning Commission

Thursday, October 11, 2018 – 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  
Dan Clinger  
Jackie Schroeder  
Brian Thomas  
Dan DeArment

**STAFF ATTENDING:** Todd Richard, Zoning Inspector  
Jeremy Kalb, Engineering Project Manager  
Matt Cordonnier, HRPC Director  
Judy Scrimshaw, Development Planner  
Leah Fox, HRPC Staff  
Jodi Mathias, Zoning Inspector  
Erik Adkins, Zoning Inspector

**GUESTS:** Tom Shindledecker, Dan Stone, Lou Wilin, Dan Stone,  
Brett Gies, Jerry Murray, Precia Stuby

### CALL TO ORDER

### ROLL CALL

The following members were present:

Mayor Mihalik  
Dan DeArment  
Dan Clinger  
Jackie Schroeder  
Brian Thomas

### 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 September 13, 2018. Dan DeArment

seconded. Motion carried 5-0-0.

### **NEW ITEMS**

#### **1. PETITION FOR ZONING AMENDMENT #ZA-12-2018 filed to rezone 2475 Crystal Avenue from C-1 Local Commercial to M-2 Multiple-Family High Density.**

### **CPC STAFF**

#### **General Information**

This request is located on the east side of Crystal Avenue. It is zoned C-1 Local Commercial. Land to the north in Marion Township is zoned R-3 Multi-Family. To the east and south is zoned M-2 Multiple-Family High Density in the City of Findlay. 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 of Findlay Land Use Map designates the area as Multi-Family.

#### **Parcel History**

This site is a vacant parcel.

#### **Staff Analysis**

The applicants propose to construct a building with four (4) dwelling units on the site. The current zoning does not permit any residential structures.

The Multiple Family zoning fits in with the existing uses in the neighborhood and is consistent with the Land Use Plan.

#### **Staff Recommendation**

CPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2018 filed to rezone 2475 Crystal Avenue from C-1 Local Commercial to M-2 Multiple-Family High Density.**

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No Comment

### **RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2018 filed to rezone 2475 Crystal Avenue from C-1 Local Commercial to M-2 Multiple-Family High Density.**

### **DISCUSSION**

Dan Clinger said he assumed there wasn't any relationship with the other residential areas there and asked if they would be using access off of Crystal Ave. Brett Gies said yes. Mr. Clinger said his guess was the commercial use of the land would be minimal due to the isolation. He said it would fit in with the other residential classifications.

**MOTION**

Mayor Mihalik made a motion to recommend **approval to Findlay City Council PETITION FOR ZONING AMENDMENT #ZA-12-2018 filed to rezone 2475 Crystal Avenue from C-1 Local Commercial to M-2 Multiple-Family High Density.**

**2<sup>nd</sup>:** Jackie Schroeder

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

**2. APPLICATION FOR FINAL PLAT #FP-08-2018 filed for the Dedication of right-of-way for Production Drive west of Bright Road.**

**CPC STAFF****General Information**

This request is located off the west side of Bright Road as a continuation of the existing Production Drive on the east side of Bright Road. It is not located within the 100-year flood plain.

**Parcel History**

This area was proposed as a business park back in 2001. Production Drive was shown as access into the park from Bright Road on that original plan.

A site plan for AutoLiv was approved by FCPC in November, 2017 and Production Drive was proposed for access on that plan also.

**Staff Analysis**

The plat today will dedicate the right-of-way as public for the newly constructed street.

**Staff Recommendation**

Staff recommends **that FCPC approve APPLICATION FOR FINAL PLAT #FP-08-2018 filed for the Dedication of right-of-way for Production Drive west of Bright Road.**

**ENGINEERING****FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2018 filed for the Dedication of right-of-way for Production Drive west of Bright Road.**

**DISCUSSION**

Jackie Schroeder asked what other properties would be accessing Production Dr. Dan Stone said right now Humble Robinson would be accessing this road rather than Crystal Ave. He said there have been discussions about cutting off the access going out to Crystal Ave. as well and the

intent is to bring all the truck traffic out onto the main truck routes. Ms. Schroeder mentioned that would also give neighboring properties access as well. Mr. Stone agreed. He pointed out the access points for AutoLiv and said the cul-de-sac was designed as a suitable space for firetrucks turning movements.

Mayor Mihalik said this was a lot of work to get done and said she is grateful for those involved in this, including Mr. Stone.

### **MOTION**

Dan Clinger made a motion to **approve APPLICATION FOR FINAL PLAT #FP-08-2018 filed for the Dedication of right-of-way for Production Drive west of Bright Road.**

**2<sup>nd</sup>:** Dan DeArment

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

### **3. APPLICATION FOR PRELIMINARY PLAT #PP-05-2018 filed for Hickory Lake 2<sup>nd</sup> Addition located in Marion Township.**

#### **CPC STAFF**

##### **General Information**

This request is located on the west side of TR 242 and south of US 224 in Marion Township. It is zoned R-1 Single Family Residential. To the south and west is zoned R-1 Single Family Residential. To the east is zoned A-1 Agricultural. Land to the north is zoned B-1 Institutions and Offices. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

##### **Parcel History**

The Preliminary Plat for Hickory Lake 1<sup>st</sup>-3<sup>rd</sup> Additions was approved in June of 2014 by FCPC. The Final Plat for Hickory Lake 1<sup>st</sup> Addition was approved by FCPC in December 2015. The land is currently vacant.

##### **Staff Analysis**

This is the second phase of a proposed three (3) phase residential development. This plat shows 12 single-family lots on a cul-de-sac street, Mallard Lane.

The cul-de-sac is under the 600' maximum permitted. All lots meet the size requirements of the Marion Township zoning resolution.

The layout is consistent with the plan submitted in 2014.

##### **Staff Recommendation**

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-05-2018 filed for Hickory Lake 2<sup>nd</sup> Addition.**

#### **ENGINEERING**

No comment

### **FIRE PREVENTION**

No comment

### **RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-05-2018 filed for Hickory Lake 2<sup>nd</sup> Addition.**

### **DISCUSSION**

Dan Clinger asked if the parcel directly south was Hickory Lake 1st Addition. Mr. Stone said yes. He pointed out Hickory Lake, Hickory Lake 1<sup>st</sup> Addition, and Hickory Lake 2<sup>nd</sup> Addition, and then the potential location for Hickory Lake 3<sup>rd</sup> Addition.

### **MOTION**

Dan DeArment made a motion to **approve APPLICATION FOR PRELIMINARY PLAT #PP-05-2018 filed for Hickory Lake 2<sup>nd</sup> Addition located in Marion Township.**

**2<sup>nd</sup>:** Dan Clinger

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

#### **4. APPLICATION FOR SITE PLAN REVIEW #SP-17-2018 filed by Service Leaders, LLC, 8146 W. US 224, New Riegel, OH for industrial building to be located at 1744 Romick Pkwy.**

### **CPC STAFF**

#### **General Information**

This request is located on Romick Parkway. It is zoned I-1 Light Industrial. To the north, south, east, and west is zoned I-1 Light Industrial. 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 parcel.

#### **Staff Analysis**

The applicant proposes to construct a 6,000 square foot industrial building and a 4,600 square foot hoop salt building on the parcel. The main function of the company is snow and ice removal. The building will house snow removal equipment.

All setbacks for the I-1 district are met with the layout.

Parking in I-1 is based on 1.1 spaces per employee on the largest shift. The plan indicates that the maximum number of employees on site will be five. This calculates to six (6) parking spaces. The plan shows six (6) spots.

Maximum building height in I-1 is 60'. The elevation drawings indicate that the main building is 28'-10" at the peak. The hoop building is just under 26' at the tallest point.

There is no freestanding signage on the plan. A letter from the Engineer states that any signage will be mounted on the building.

All lighting is provided by wall packs mounted on the building. There is no residential use currently in proximity to the site, so no photometric plan was requested.

Because the zoning district to the west of the site is MH Mobile Home, that would be the only side that could require screening. There is an existing heavy tree line along the property boundary that will suffice as the barrier. The Industrial districts have very minimal landscaping standards when not abutting residential uses or zones.

The entry and parking lot is paved. Much of the rest of the site is shown as stone. The applicant has indicated that there are no plans to have any outdoor storage. All equipment is to be kept inside the building.

### **Staff Recommendation**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2018 for industrial buildings to be located at 1744 Romick Pkwy.**

### **ENGINEERING**

#### *Access –*

Will be from a new drive coming off of Romick Parkway. The new driveway will require a curb cut and will be paved with Heavy Duty Asphalt Pavement.

#### *Sanitary Sewer –*

The sanitary sewer lateral is proposed to come out of the North side of the building, and connect to the existing lateral on the Northeast corner of the property. Contractor/ Owner will be responsible to make sure that the lateral is in good working condition.

#### *Waterline –*

An existing 8-inch waterline is located on the east side of the site near the existing curb. The plans are proposing a new waterline tap coming from the east side of the building and tapping onto the existing waterline.

#### *Stormwater Management –*

Stormwater will be directed by the onsite swales to the drainage ditch that is located to the west of the property. The drainage ditch then continues to the regional detention facility.

#### *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 Erosion & Sediment Control Ordinance.

*Recommendations:*

- Approval of the Site Plan

Following Permits are needed before Construction Can Start:

Waterline Permit-	1 total
Sanitary Sewer Permit-	1 total
Drive/ Curb Cut Permit-	1 total

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

**RECOMMENDATION**

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2018 for industrial buildings to be located at 1744 Romick Pkwy. subject to the following conditions:

- Compliance with the City of Findlay's Erosion & Sediment Control Ordinance. (ENG)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

**DISCUSSION**

Mr. DeArment mentioned that he had a concern with environmental contamination due to salt runoff into the storm water ponds. He said he thinks the third side of that building should be enclosed to keep rain water from coming in. One of the applicants said that was how they built the other buildings and said the back wall needs to be there and there's a vent toward the top to help keep airflow going. Mr. DeArment said that that was not shown on the drawings. He asked if there was a third wall. The applicant said yes, the back wall is used to push up the salt. Mr. DeArment asked how tall the wall is. The applicant said it's a full wall and asked if he was talking about the concrete wall. Mr. DeArment said he was referring to the wall at the bottom of the drawing. The applicant said that wall was approximately 6 feet. Mr. DeArment asked if it was open from 6 feet up. The applicant said from 6 feet up, it's the hoop structure. Mr. Stone came up to the Commission and pointed out where everything was located on the plan. Mr. DeArment asked if the other end was completely open. The applicant said yes. Mr. DeArment asked if they would be loading trucks inside the building or if they would be going in with a loader and taking a scoop. The applicant said the building is big enough that they could do that but they haven't made a final call on how they load. He said the reason this building was made bigger is to keep salt back further and have more push back so it isn't out and exposed. He pointed out the commodity building and said that even if they were to load outside of the building, they would want to concrete that area so any spillage can be shoved back in the building with no waste. Mr. DeArment asked about the stone. The applicant state that they would probably want to extend that pad if they want to load outside of the building – potentially an additional 20 feet for the truck.

Mr. Clinger asked if they were using large equipment here. The applicant said they would have 550 trucks to run as salt trucks. He said they do have one 650, but the majority are 550. He said the loaders are not really onsite except putting them away at the end of the season. During the

season, they will be at the distribution centers, hooked up and ready to go. At the end of the season, they store all of their tractors and loaders onsite – around 16. Mr. Clinger asked if the vehicles would primarily be offsite. The applicant said they would keep the vehicles in the building during the winter while the big equipment is gone, so the salt trucks will stay in that building and the backhoe that is used for loading so about 5 trucks in total. Mr. Clinger mentioned if their business grows, they appear to have access to the warehouse building to the west side. He asked if parking could extend parking to the north side if needed. Mr. Stone said there is ample room for parking. He said there is plenty of room onsite for any type of parking expansion needed. Mr. Clinger asked if the centerline of the ditch is represented as the dashed line on the drawing. Mr. Stone pointed out where the ditch would run.

Mr. Clinger said he would recommend approval subject to following screening requirements for the residential area to the west if the vegetation is removed. Mr. DeArment said he would like to add the condition that there is a 20 foot apron for drag out on the north end of the building. Mr. Clinger asked the applicant if that would be reasonable. The applicant said yes.

Mr. DeArment mentioned he likes the new public notice signs. Mayor Mihalik said those are a result of the change to the zoning ordinance for public notification.

Mr. Clinger asked if the industrial zoning allows for the stone parking and driveways without any other issues. Ms. Scrimshaw said they need to pave their actual parking lots but they can have stone outdoor storage areas. She said right now, they aren't planning to use it for storage and will just be driving through. But if they do decide to use it for storage, they will need to fence it in. Mr. Clinger asked if that would need to come back to zoning if that happens. Ms. Scrimshaw said they would probably just need a fence permit because it is a permitted use.

### **MOTION**

Dan Clinger made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-17-2018 for an industrial building to be located at 1744 Romick Pkwy subject to the follow conditions:**

- **If vegetation is removed to the west side, applicant must follow screening requirements for the residential area to the west.**
- **Add 20 foot apron for drag out on the north end of the building.**
- **Compliance with the City of Findlay's Erosion & Sediment Control Ordinance. (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

2<sup>nd</sup>: Jackie Schroeder

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

**5. APPLICATION FOR SITE PLAN REVIEW #SP-18-2018 filed by Dr. Brad Gregory, 13059 TR 108, Findlay for an office building to be located at 3510 N. Main Street, Findlay.**

### **CPC STAFF**



**General Information**

This request is located on North Main Street just south of Northparke Drive. It is zoned C-2 General Commercial. To the north and south are zoned C-2 General Commercial. Land to the east and west is zoned I-1 Light Industrial. 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**

The south half of the lot is occupied by an office building owned by 3500 Properties LTD and the north half is vacant and will be split off to create a new commercial lot.

**Staff Analysis**

The applicant is proposing to construct a 3672 square foot building for a dental related practice. The building will be single story with an attached 2-car garage at the rear.

The building location meets all the required setbacks of the C-2 district.

Parking is provided at the front of the building. The C-2 district requires one space per 375 square feet. Ten spaces is the minimum for this size of structure. There are 12 spaces shown in the front of the building and two provided in the garage.

The maximum building height in C-2 is 60 feet. The elevation drawings show the height at the peak to be 23'-6".

The location of an identification sign is shown on the plans. There are no sign details yet. This should be a low profile sign as has been used on the lots to the south. A separate permit will be required from the zoning office for the sign.

The applicant stated that there are no light poles, only wall packs on the building.

The landscaping plan shows adequate foundation plantings and parking lot screening along Main Street.

Access to the site is from a shared drive through 3500 N. Main that is accessed via a curb cut on the shared property line between 3480 N. Main and 3500 N. Main. A Marginal Access Agreement (MAA) was recorded in 1983 when Tom Croy purchased the parcel that is currently the site of Peterman & Associates. The MAA agreement goes in perpetuity with the land and basically states that if and when any other parcel of 5 acres or less are sold out of the remaining frontage (owned by Ohio Bank at the time) that they are to connect access in order to keep the drive openings to a minimum.

We received a letter from Scott Weasel of Peterman's stating that they were concerned about construction traffic on the drive. We have no problem with a temporary construction drive from Main Street directly into the site if the City Engineer has no issue with that. We do feel that limiting the drive access as required in the MAA is still pertinent, however. N. Main Street is more heavily travelled now than it was in 1983 with all the development that has occurred on the north end of town since that time.

### **Staff Recommendation**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2018 for an office building to be located at 3510 N. Main Street, Findlay.**

### **ENGINEERING**

#### *Access –*

Access to the site will be from a new drive coming off the access easement that runs through 3500 N. Main Street. The proposed driveway is located at the south end of the property and will consist of asphalt pavement.

#### *Sanitary Sewer –*

The 6-inch sanitary sewer lateral is proposed to come out of the North side of the building, and connect to the existing sanitary sewer located on the east side of the property.

#### *Waterline –*

A new 1-inch waterline is proposed to come out of the east side of the building and connect to the existing 8-inch Waterline that is located on the west side of the N. Main Street curb. Copper pipe will need to be used for the 1-inch service within City Right of Way.

#### *Stormwater Management –*

Drainage for the site will flow to the catch basins to the west of the property and will be contained by the on-site detention pond that is located at the west side of the property. Detention Calculations were submitted with the site plan.

#### *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.

#### *Recommendations:*

- Conditional Approval of the Site Plan
  - Provided a 1-inch Copper Waterline within City ROW

Following Permits are Needed Before Construction Can Start:

Sanitary Sewer-	1 total
Waterline Tap-	1 total

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2018 for an office building to be located at 3510 N. Main Street, Findlay.**

- **Provided a 1-inch Copper Waterline within City ROW (ENG)**

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

## **DISCUSSION**

Mr. DeArment asked if Engineering had any issues with the temporary access during construction. Mr. Kalb said he wouldn't have any problems with that but would have to either protect the curb or if the curb does get damaged, then that will need to be fixed. Mr. Thomas mentioned that there's no curb there. Mr. Kalb said never mind, as long as it gets cleaned up afterwards and back to its previous condition.

Ms. Schroeder asked where the drainage from the site goes and mentioned she noticed it's going into a catch basin. Mr. Stone said there's a series of storm drains that go up north through Ventura Dr. and everything out that way. Ms. Schroeder asked if everything for detention was on-site. Mr. Stone said yes and pointed out the detention facility that has a small pipe that goes into a 12 inch storm sewer line and wraps all the way around the football field and ties into the cube and then goes north of that to a regional pond near Ventura Dr. or near Speedway. He said it does fall way now so it's not breaking the watershed.

Mr. Stone mentioned that based on the plan, they are showing that a rear access because the portico is here for picking up patients after surgery but said that access has been denied by the current owner and the new purchaser. He said they are planning to create a turnaround there and got up to sketch what the intended turnaround would look like to show the Commission. Mr. Stone said all of the traffic circulation would stay on the property and explained that is a simple turnaround in the back that would be used a few times a day for patients getting out of surgery. It would be a two-way road that would allow them to come in, pick up, back up, and then come back out the marginal access agreement. He said it will all be paved and detention calculations will be updated.

Mr. Clinger asked if most of the traffic would be in and out of the front door. Mr. Stone said the majority will be out the front door and maybe a quarter to a third of the business would be in surgery coming out the back.

## **MOTION**

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-18-2018 for an office building to be located at 3510 N. Main Street, Findlay subject to the following conditions:**

- **Temporary access must be removed after construction (CPC)**
- **Provided a 1-inch Copper Waterline within City ROW (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

**2<sup>nd</sup>:** Mayor Mihalik

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

**6. SPECIAL REVIEW #SR-01-2018 filed by Dan Stone, Van Horn, Hoover & Associates, 3200 N. Main Street, Findlay for a proposed commercial lot split and review of access**

**points.**

### **CPC STAFF**

#### **General Information**

This request is located on North Main Street just north of Alpine Drive. It is zoned C-2 General Commercial. To the south is zoned C-2 General Commercial and CD Condominium District. Land to the north is zoned C-2 General Commercial. Land to the east and west is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

#### **Parcel History**

The north half of the parcel is the site of an existing office building. In its heyday, this site housed a small strip shopping center and Petti's Alpine restaurant. Over time, this became what is now La Charrita restaurant and various small businesses before Van Horn, Hoover purchased that part of the building and converted to their offices.

#### **Staff Analysis**

Because this is a Special Review, there is no formal action required of FCPC. The applicant is looking for feedback before pursuing the lot split.

Staff has no issue with the lot split as shown. The existing building on the north end appears to be constructed on the north property line. There is more than enough spacing on the south side from the proposed lot line.

We don't know that the applicant has any client lined up for a commercial building on the south lot. We assume the drawing is for speculative purposes at this time to show what might fit here.

The applicant's other question is concerning the curb cuts. There are currently two existing accesses on the property. Where he has drawn the line to split the two pieces, one of those cuts ends up on each lot. We have mixed emotions on this without knowing what that business may be. A shared access might be preferable. Planning Commission could require a Marginal Access Agreement because it is a Major Thoroughfare.

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No comment

### **DISCUSSION**

Mr. Stone said his current goal is to sell that off for another professional use. He said he would like to see an office or a lower-volume traffic generator. He does not want any type of retail next to him. He said access points are always a main thing when trying to sell a property so he came up with this concept to show parking arrangement. Mr. Stone said he knows the lot split would be doable.

Mayor Mihalik said she thinks it would be great to get the space cleaned up and utilized and the condominiums might appreciate having something there.

Mr. Clinger said it would be nice to combine the drives but there are so many drives along that side of the street that he's not sure we are really gaining anything by requiring a common drive for those two parcels. Mr. Stone said he thought a combined driveway would chop up the access for this type of setup. His building in particular would have people driving right up to the door coming and going. He said he would like to have a four-car garage back there to keep their work vehicles out of the elements and out of visibility due to fairly regular theft from vehicles at his former location. Mr. Thomas said he could see it both ways and this one is a little different because this does exist whereas the other did not but they already had the agreement. He said he would suggest curbing the entrances so that they would be more defined and can't get bigger. Mr. Stone said both of them would be redone and he would put concrete in his and would lean toward having them do concrete on theirs as well that way the actual driveway is defined. He said over the years, the curb on Main Street has been redone and it somewhat fed into one driveway but not the other so both access points would probably need to be cleaned up. Mr. Stone said they want to make sure it looks good and are hoping to use concrete so it lasts longer.

Mr. Clinger said he feels that the two accesses, since they are currently there, would be acceptable.

## **ADJOURNMENT**

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Lydia L. Mihalik  
Mayor

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