

City of Findlay City Planning Commission

Thursday, November 8, 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: 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
Matt Pickett, Fire Inspector
Jodi Mathias, Zoning Inspector
Erik Adkins, Zoning Inspector

GUESTS: Tom Shindledecker, Shawn Garmong, Lou Wilin, Barb Dysinger, Matt Klein, Sarah Corney, Dan Moyer, John Thomas, Linda Elsea, Kristin Carson, Bonnie Sponsler, Dale Barr, Tim Mayle

CALL TO ORDER

ROLL CALL

The following members were present:

Dan DeArment
Jackie Schroeder
Brian Thomas

SWEARING IN

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

APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of October 11, 2018. Jackie Schroeder seconded. Motion carried 3-0-0.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-13-2018 filed to zone 36.689 Acres located at the southeast corner of E. Bigelow Avenue and Crystal Avenue (Hengsteler farm) to I-1 Light Industrial upon its annexation to the City of Findlay.

CPC STAFF**General Information**

This request is located on the southeast corner of the intersection of Crystal and Bigelow Avenues. It is zoned R-2 Two Family Residential in Marion Township. Land to the north is zoned I-1 Light Industrial in the City of Findlay. To the east is zoned C-2 General Commercial and I-1 Light Industrial. To the west is zoned R-2 Two-Family Residential in Marion Township. To the south is zoned B-1 Institutions and Offices in Marion Township and I-1 Light Industrial in the City of Findlay. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Planned Mixed Use Development (PMUD).

Parcel History

This site is a vacant parcel. It is in the process of being annexed into the City of Findlay. The owners had applied to change the zoning with Marion Township earlier this year and the application was denied.

Staff Analysis

The Planned Mixed Use Development referred to in the City of Findlay Land Use Plan does have an allowance for a mix of Business and Industrial development. For that reason, zoning to Industrial is not necessarily out of line with the plan.

Staff Recommendation

CPC Staff recommends that Findlay City Planning Commission recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-13-2018 filed to zone 36.689 Acres located at the southeast corner of E. Bigelow Avenue and Crystal Avenue (Hengsteler farm) to I-1 Light Industrial upon its annexation to the City of Findlay.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-13-2018 filed to zone 36.689 Acres located at the southeast corner of E. Bigelow Avenue and Crystal Avenue (Hengsteler farm) to I-1 Light Industrial upon its annexation to the City of Findlay.**

DISCUSSION

Dan DeArment stated that there is a lot of industrial development in the north end of town so it

seems compatible with that. The issue is the neighbors across the street on Crystal Avenue. He said he is curious as to what the neighbors' issues were when it was denied by Marion Township.

Matt Klein responded that he was not aware of what the issues with the neighbors were when it was a Marion Township issue. He pointed out that the neighbors across the street are not in the City of Findlay. Mr. Klein said he thought maybe development in general across from the homes was the issue.

John Thomas, 2730 Crystal Avenue, commented that due to the time of this meeting, many of the residents could not attend because they work. He will be a spokesperson for some of those. He stated that a big concern was wind turbines. That was what they kept talking about then. Sarah Corney responded that in the industrial code for Findlay, wind turbines are not permitted. It doesn't prohibit further steps down the road to perhaps allow it. Ms. Corney said they are here today on behalf of the Hengsteler family who currently own this parcel. Regardless of what the future plans might be, they wish it to be industrial. She said that whether or not that is turbines is not in their best interest.

Matt Cordonnier interjected that the Findlay Zoning Code does allow for wind turbines in the I-1 district. He stated that when looking at this parcel, we don't know what the plans are for it now, but the consideration is whether I-1 and any of the uses in I-1 are compatible for this site. He said we don't know what the future will bring. Wind turbines are permitted.

Mr. Thomas replied that he heard that there are plans for two factories to go up that are related to the production of electric cars. He said he thinks the residents deserve to know before they get slapped in the face with two factories between them and Nissin. Tim Mayle replied that that is not the case. They have no immediate plans. Mr. Mayle stated that they had just invested in Production Drive and the installation of water and sewer. He said they had a potential plan this summer when they went to the Township, for an industrial building. That is no longer on the table. They would like to see the potential for industrial development because they have invested in the infrastructure. For economic development, you have to have the land prepared, but there are no concrete plans for the site right now that he is aware of.

Dan DeArment asked Mr. Thomas if his concern is the wind turbines or the traffic and industrial. Mr. Thomas replied that he has lived in Findlay all his life, he is not a very educated person, but he sees what is happening in the City now and he doesn't like the way it is headed. He stated that job opportunities are out there. He works for the old Kuss operation and they are looking for at least 30 more employees. They go through all the temp agencies, etc. and have not been able to find workers worth a grain of salt. They have hired people that have been fired multiple times. Mr. Thomas said his wife works for Roppe Corporation in Fostoria; they are looking for 50 employees. Cooper is looking for another 50. Campbells is still looking for many hires. He questions if the City of Findlay really needs more new jobs if they can't fill ones in existing facilities. He would like to see Findlay grow if the wages are out there.

Mr. Thomas asked why we can't keep building on the Tall Timbers side where there is no residential. Why do we have to keep moving this direction? He stated that there are still areas not developed on the Tall Timbers side. Mr. DeArment stated that the infrastructure has been

put in place and that ship has sailed. Mr. Thomas replied that it is still in Marion Township. Mr. Cordonnier replied that it is in the process of annexation. The zoning is one of the last steps. The owners have requested the I-1 zoning and that is what the Planning Commission has to decide on to recommend today.

Mr. Thomas said he knows they are only a few homeowners, but is it wrong to think about their future. Factories can bring out entrances in front of their driveways. They were told that all accesses would be off Bright Road. Tim Mayle responded that they used State money for the improvements on Production Drive and part of the agreement was that this land would use that road as access. The spec building for Humble Robinson would also use this. Judy Scrimshaw noted that these things will come up when there is a site plan for whatever the development might be. Planning Commission has to review and approve the plan and they definitely look at access. Mr. Thomas asked if they would be notified of that meeting also. Ms. Scrimshaw replied yes. Mr. Thomas said he couldn't imagine all the traffic from two new buildings not needing another access. Ms. Scrimshaw pointed out where that new Production Drive is located and that they would use that. Mr. Thomas noted that a lady at 2710 Crystal watches trucks try to maneuver out of the new building across the street from her and it scares her sometimes when they try to make that turn. Tim Mayle stated that that drive will only be used for construction and once things are completed, they will also use Production Drive. Ms. Scrimshaw stated there could possibly be some access to Bigelow, but she doubts they would even consider anything going onto Crystal Avenue.

Mr. Thomas reiterated that the wind turbines were a major concern. Dan DeArment asked for clarification on whether those are allowed. He asked that if they are permitted are the setbacks such that the area would be large enough. Mr. Cordonnier replied that the City Code permits wind turbines in I-1. There is no height limit. However, the code states that the turbine must be approved by the Small Wind Turbine Council of America (maybe not the exact name). He said that in order to be classified a small wind turbine you have to meet a set of standards. As it stands today, someone could apply to construct one that is on that list. The tallest one on that list is in the 80 to 100 foot range. Someone could apply for a variance. Therefore, what is permitted is not anything near the size that we have north of town.

Mr. Thomas stated that that was the biggest issue when they came to Marion Township because they were talking about 2 or 3 of those going there. He and several neighbors did research on the effects of wind turbines near residential areas. Mr. Thomas said he had asked how much land they needed for the turbines and the company rep had said 12 acres. The other land would be sold for development. Mr. Thomas said he thinks they have a right to know what is going to go there. Mr. Cordonnier replied that at this time, the property owner is applying for the zoning and we don't have any knowledge of what is happening there. We can only look at what is permitted in I-1 and say those are potential uses that could occur there. Mr. Cordonnier read the list of permitted uses from the code. Matt Cordonnier stated that this is a tricky site. On one hand, there is the infrastructure that has been put in place to serve industrial uses. On the other side we have residential that is closer than usual to industrial. The I-1 probably makes the most sense in the long term. At the point of a site plan review, that is where we will be able to dictate protections for the property owners across the street.

Dan Moyer, 2650 Crystal Avenue, asked if apartments/residential could also be allowed in I-1. Mr. Cordonnier replied that residential is not permitted in Industrial zoning. It is currently zoned R-2 Two Family Residential in the Township.

Mr. Thomas said that one of their concerns was also having this go for low-income housing. We are getting these factories that may only pay \$14 per hour and you need a place for those people to live. There are more going in on Melrose now. There is not enough housing for people in that income range.

Mr. Moyer said he believes this has been answered, but he and others are concerned about increased traffic flow on Crystal Avenue. The deterioration of the road due to heavy truck traffic as well as safety are concerns. Noise would be another factor. If the traffic is directed toward Bright Road, that would be best for the neighbors. Tim Mayle reiterated that they went to the expense of expanding the roadway as far as they did so they could serve these other sites.

Mr. Moyer stated that he wondered if there could be some visual barriers or even noise levels to the site when developed. He said he doesn't want to be the "not in my backyard" type person. He knows we need development, but he hopes thought will be given to what the residents have to look at or hear.

Ms. Scrimshaw stated that all those types of things will get addressed in the site plan review process. Mr. Moyer asked if they would be notified of that meeting also. Ms. Scrimshaw replied yes.

Brian Thomas clarified that the property owner requested the property be annexed to the City. The City is not annexing it on their own. When the annexations are requested, the City has to determine the zoning it falls under. Today we are making a recommendation to Council and if they agree to annex, this is the zoning we recommend. We have no idea at this point what the use is going to be. There is no way we can restrict the use other than what is listed and what the requirements in the code are if they develop. Mr. Thomas stated that whenever they want to do something, they must come back with a site plan to this board. We then look at traffic flow, noise, lights, etc. The property owners around the area are notified and we now even put a sign out on the property identifying it as being up for review. This is a public meeting and everyone is welcome. Mr. Thomas said we are glad that you came to voice your concerns. We do want to hear them. The Commission is not trying to bulldoze over you. The only thing we can do here today is give a recommendation to Council.

Mr. Moyer said he understands the process better now. He did not know that all these other steps existed.

Bonnie Sponsler, 2750 Crystal Avenue, asked when this is annexed if the City requires sidewalks along the property. Mr. Thomas stated that that does not come into the picture at annexation, but would be a part of a site plan. Ms. Sponsler commented how unsafe it currently is with students walking from the apartments to Owens. She also commented on the fact that the visuals and noise are definitely a concern from across the street.

MOTION

Dan DeArment made a motion to recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-13-2018 filed to zone 36.689 Acres located at the southeast corner of E. Bigelow Avenue and Crystal Avenue (Hengsteler farm) to I-1 Light Industrial upon its annexation to the City of Findlay.**

2nd: Jackie Schroeder

VOTE: Yay (3) Nay (0) Abstain (0)

2. PETITION FOR ZONING AMENDMENT #ZA-14-2018 filed to rezone 606 Howard Street from R-2 Single Family Medium Density to O-1 Institutions and Offices.

CPC STAFF**General Information**

This request is located on the north side of Howard Street just west of Bolton Street and at the intersection of Defiance Avenue. It is zoned R-2 Single Family, Medium Density. Land to the north, east and west is also zoned R-2. Land to the south is zoned I-1 Light Industrial. The southwest corner of the lot is located within the 100-year flood plain. A portion of the building is in the 500 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

According to records in the City zoning office, this lot was zoned B-Residential when a variance request was filed in 1968. R G Haley filed a request to construct a one story office building in conjunction with his utility pole business located across the street. The BZA granted a “variance” to allow the office building in a residential district.

According to Courthouse records, the Dysingers purchased the property in 1991. In 1996, they went before the BZA to request an expansion of the building because it was a non-conforming use in the B-Residential district. That request was approved.

Staff Analysis

The applicants wish to sell the property and would like to change the zoning to a classification that will make it a legal use.

Due to the history of the lot, Staff feels that the zone change is justified. It probably should have happened 50 years ago rather than using a “variance” approach.

Staff Recommendation

Staff recommends **that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-14-2018 filed to rezone 606 Howard Street from R-2 Single Family Medium Density to O-1 Institutions and Offices.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-14-2018 filed to rezone 606 Howard Street from R-2 Single Family Medium Density to O-1 Institutions and Offices.**

DISCUSSION

Judy Scrimshaw reported that she had one phone call in regard to this item. It was from a relative of the Haleys who originally built the office here for their pole yard business across the street. He had no problem with it.

Jackie Schroeder wanted to clarify that this was originally constructed to be an office. Ms. Scrimshaw replied yes. This is basically just cleaning up the situation. Mr. Cordonnier said they would have done us a favor if they would have rezoned it back in 1968. Ms. Scrimshaw commented that they could have made it C-Residential at the time because that permitted offices.

MOTION

Jackie Schroeder made a motion to **recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-14-2018 filed to rezone 606 Howard Street from R-2 Single Family Medium Density to O-1 Institutions and Offices.**

2nd: Dan DeArment

VOTE: Yay (3) Nay (0) Abstain (0)

3. APPLICATION FOR SITE PLAN REVIEW #SP-20-2018 filed by Casey's General Store, PO Box 3001, Ankeny, IA for a fueling station and 4700 square foot convenience market to be located at 1403 N. Main Street, Findlay.

CPC STAFF**General Information**

This request is located on the southeast corner of N. Main Street and Trenton Avenue. It is zoned C-2 General Commercial. To the north, south and west is also zoned C-2. To the east is zoned R-3 Single Family High Density. The majority of the site is within the 500-year flood plain and the very southeast corner is in the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial with the University Overlay.

Parcel History

This parcel is the site of a closed Huntington Bank branch office. The bank building was

constructed in 1978. Prior to that, there had been a Sunoco Gas station on the site since the 1950's.

Staff Analysis

The applicant proposes to demolish the existing building and construct a convenience store with 12 gas pumps. Fueling stations and retail are both permitted uses in the C-2 district.

The 4,700 square foot convenience store will face west (N. Main Street). The fueling island will be on the west side of the building. The setbacks in C-2 are 30' front and rear and 15' on sides. The building and fuel island canopy locations meet these setbacks.

A freestanding ATM machine is located at the south end of the site and it appears that the actual machine will be just at the 10' setback required from the right-of-way. (Huntington Bank put a condition on the sale of the property that requires an ATM to remain on site.) Traffic for the machine will have to enter at the easternmost drive in order to access the ATM. There may be stacking space for three vehicles. There is nothing specific to ATM's in the code for stacking.

A dumpster/recycling enclosure is shown at the southeast corner of the building. We did obtain a detail of the enclosure and the walls are the same brick construction as the building with metal gates for access.

The elevations drawings of the building indicate that it is 20'-8" at the top of the highest parapet. This is well below the 60' maximum permitted in C-2. Main surfaces are listed in antique red brick or brown stone work. A dark bronze aluminum screen conceals the mechanicals on the rooftop.

The landscaping plan shows multiple trees added on the perimeter of the site interspersed with various evergreens and flowering shrubs.

Jack Croy, owner of the apartments to the east of the site, came in to look at the plans. His concerns were the hours of operation and lighting. The applicant has indicated that the normal hours of operation plan is for 6 a.m. to 11 p.m. That could be adjusted based on performance of the store to 5 a.m. to 12 a.m. or even 24/7. We checked on other Ohio locations of Casey's. Of the stores that are currently open, one is at 5 a.m. to 11 p.m., five are at 5 a.m. to 12 a.m. and three are open 24/7. All of the 24/7 stores are in much smaller communities.

A photometric plan was submitted for the site. Our main concern is the foot candle readings at the east property line which abuts the apartment complex. The readings need to be down to .5 at the property line. The consultant stated that they are working on revisions.

Thirteen parking spaces are required for a 4700 square foot building in C-2. The plan shows 15 around the building and in the case of gas stations, the pump islands are also considered parking. That could mean a potential 24 additional.

There are three existing curb cuts onto N. Main Street for the old bank. All of these have been eliminated. The existing access from Trenton Avenue will remain and there will be two accesses

onto E. Foulke Avenue. The easternmost is in the location of an existing access and the other will be new. Traffic can no longer travel through the back of the lot from Foulke to Trenton. There appears to be a 15' unimproved alley right-of-way that runs north/south between the bank lot and the apartments. The apartment complex probably mows the grass in that area. Perhaps the two parties or the City would want to have this vacated and square up the lot lines. We cannot see any reason that it will ever be used.

An 8' tall low profile sign detail has been submitted. It meets all requirements for the signage. We have been striving to keep the signs lower in recent new commercial reviews. (Panda Express, Chick-fil-A, Advance Auto, Dunkin' Donuts, etc.) We appreciate the company working with us to come to an agreeable alternative to a pylon sign for the site.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2018 filed by Casey's General Store for a fueling station and 4700 square foot convenience market to be located at 1403 N. Main Street, Findlay subject to the following conditions:**

- **Submission of an acceptable photometric plan.**

ENGINEERING

Access –

Will be from a new two new drives coming off of E. Foulke Ave. The existing drive Trenton Ave. will be kept, while the drives coming off of Main Street will be removed and new full height curb will be placed.

Sanitary Sewer –

The sanitary sewer lateral is proposed to come out of the south side of the building, and connect to the same location of the existing lateral. Plans are proposing to install a new gasket at the sanitary manhole before reconnecting the new lateral.

Waterline –

The plans are proposing a new waterline tap coming from the east side of the building and tapping a new 2-inch waterline onto the existing 8-inch waterline.

Stormwater Management –

Detention calculations have been submitted with the plans. The plans are proposing underground detention to be located between the proposed building and the gas canopy. The underground detention is proposing to outlet into the 27-inch RCP storm sewer on Main Street. After talking to Sewer Maintenance the 12-inch Sewer that is shown as abandoned, can be used as an outlet to the underground detention. The City of Findlay will work with the contractor to verify if the 12-inch sewer can be used.

MS4 Requirements –

The amount of erodible material that will be disturbed will be more than one acre so the site 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 Reconnect-	1 total
Storm Sewer Permit-	1 total
Drive/ Curb Cut Permit (340 LF) -	1 total
Sidewalk Permit (250'x 6') (215'x 4')-	1 total

FIRE PREVENTION

Apply for Underground Storage Tank permits with the State Fire Marshal's Office
Apply for all necessary permits with Wood County Building Department

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2018 filed by Casey's General Store for a fueling station and 4700 square foot convenience market to be located at 1403 N. Main Street, Findlay subject to the following conditions:**

- **Submission of acceptable photometric plan (CPC Staff)**
- **Apply for Underground Storage Tank permits with the State Fire Marshal's Office (FIRE)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Comply with the City of Findlay's Erosion & Sediment Control Ordinance. (ENG)**

DISCUSSION

Judy Scrimshaw reported that she did receive a revised photometric plan that meets the requirements of our code. She requested an explanation of what they did to accomplish this and Ms. Carson provided that also.

Matt Pickett asked if their 24/7 stores are always manned. Ms. Carson replied yes.

Dan DeArment asked if the 12" line was big enough. Mr. Kalb replied that it dumps into the 27" line and it may be something to look at. Mr. Thomas said the big difference is they can tie in to the 12" in the grass instead of going out into the pavement.

Mr. DeArment said his concerns are with access. He asked if you can make a left onto Trenton Avenue. The drive looks like it directs you right. Kristen Carson stated that the plan is to have that drive serve as it does today. Mr. DeArment asked if you can turn left into the station if you are headed west on Trenton. Mr. Thomas replied yes, you can make that turn. He said it appears that it is a two way in and a right only out. Ms. Scrimshaw stated that she believes that when this was put in the intent was to keep it right out only. There used to be a sign in that little island saying so. When road work on Trenton was done, that sign got removed and never went back up. Mr. DeArment asked if we are opposed to turning left onto Trenton there. He said when he looks at the ingress/egress for this site it looks like 80% of the traffic is going to go through the entrance closest to Main Street on Foulke Avenue. The other two don't seem as

useable. He would think they would want to distribute that traffic flow more. Kristen Carson said she knew that getting rid of the access points on Main Street was important. Jeremy Kalb stated that you have to cross two drive lanes and a turn lane in order to get back to the west. I see people make that turn all the time but it is a big cross. We probably have a few near misses there.

Jackie Schroeder asked if there was a landscaping plan. She didn't see it in her packet. Judy Scrimshaw said she does have that. Kristen Carson offered hers for her to look at. Ms. Schroeder said she was interested in what is along the east side. She asked if all of that is new. Ms. Carson replied that it is all new. Their landscape architect designed it to follow the code requirements. Mr. DeArment commented that since this is a more intense use, they need to be sensitive to the neighbor. When cars are heading toward the Trenton exit, the headlights will be directed toward the one building. He referred to the legend regarding the types of plants. Ms. Scrimshaw noted that these are low shrubs. Mr. DeArment said we should consider some more substantial plantings in that area to create more of a visual barrier. Ms. Scrimshaw stated that in our code when we require so many plantings per so many lineal feet, we do allow for grouping of the elements rather than just lining them up. They can be clustered and concentrated in a certain area. Perhaps some arborvitae that will grow quickly and provide more of a screen would be better suited here.

MOTION

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-20-2018 filed by Casey's General Store for a fueling station and 4700 square foot convenience market to be located at 1403 N. Main Street, Findlay subject to the following conditions:**

- **Submission of a revised landscaping plan particularly for the area near the Trenton Avenue ingress/egress (CPC Staff)**
- **Apply for Underground Storage Tank permits with the State Fire Marshal's Office (FIRE)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Comply with the City of Findlay's Erosion & Sediment Control Ordinance. (ENG)**

2nd: Jackie Schroeder

VOTE: Yay (3) Nay (0) Abstain (0)

4. APPLICATION FOR SITE PLAN REVIEW #SP-21-2018 filed by Joe Built Homes, 5271 SR 12, Findlay for condominium development to be located at 113 Alexander Place.

CPC STAFF

General Information

This request is located on the southeast corner of Marshall Street and Findlay Street. It is zoned M-2 Multi-Family High Density. To the south is also zoned M-2. To the north, east, and west is zoned R-2 Single Family Medium Density. It is within the 100-year flood plain. The City of

Findlay Land Use Plan designates the area as Regional Single Family Small Lot.

Parcel History

This is the site of four duplex structures constructed in 2004. They were never inhabited due to being built incorrectly for the flood plain. They have been deteriorating over the years.

Staff Analysis

There will not be any layout changes to the site. The plan is to elevate the buildings correctly and correct the cut and fill problems, then remodel in order to make them habitable again.

The following information is from Todd Richard.

“The applicant has been informed of the development requirements within the 100 year flood zone. Specific guidelines regarding first floor elevation, foundation venting, and post-construction documentation are a few of the items that will be indicated on the permit. The applicant is proposing a net gain of approximately 300 cubic yards of flood storage capacity once the project is completed. This is a 300 cubic yard net gain based on the flood storage capacity the property had before this project ever started”.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-2018 for the condominium development to be located at 113 Alexander Place subject to:**

- **Meeting all flood development requirements per Todd Richard**

ENGINEERING

Access –

Access is from the existing drives and roadway that was installed when the homes were built.

Sanitary Sewer –

The sanitary sewer was previously installed when the homes were originally built.

Waterline –

A new 6-inch line is proposed to run from Findlay St to Washington St. The Engineering Department would like to see the plan and profile for the proposed 6-inch waterline. All taps needed for the 6-inch WL and services will need to be coordinated with the City of Findlay Water Distribution.

Stormwater Management –

Will need to make sure that the area complies with all Flood Regulations.

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**

- Need to see the plan and profile of the proposed 6-inch waterline that is running from Findlay St. to Washington St.
- Verify that the structures that are proposed to be lowered that the whole structure is lowered. Verify the heights of the SW catch basin and the existing Sanitary Manhole.

Following Permits are needed before Construction Can Start:

Waterline Mainline Taps- 2 total
 Waterline Service Taps- 4 total
 Inspection Fees for 6" WL- 1 total

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-2018 for condominium development to be located at 113 Alexander Place subject to:

- Meeting all flood development requirements per Todd Richard (ZONING)
- Approval of plan and profile of 6 inch waterline running from Findlay to Washington Street by City Engineer (ENG)
- Verify that structures that are proposed to be lowered, that the whole structure is lowered. Verify the heights of the SW catch basin and the existing Sanitary Manhole. (ENG)

DISCUSSION

Dan DeArment asked if the plan is to raise the floor elevations. The applicant replied that they will be raising the homes 2 blocks. Brian Thomas stated that the joists have to be above flood elevation. Mr. DeArment asked if the garage floor is staying the same. The applicant replied yes.

Jackie Schroeder asked if there is a lot of additional grading that is happening. The applicant replied that there is a lot of cut and fill balancing that has to happen. Todd Richard commented that they will actually be cutting about 1900 cubic yards from the site. They will end up with a 300 cubic yard net gain pre-construction (From the point before this project was ever even started).

Mr. DeArment noted that he thinks it floods pretty regularly at the north end along Findlay Street. The tenants may have issue with getting to their homes during those times. There has been a connection between these units and the old Adams school building (now multi-family also). According to the applicant that is no longer an option with the new owner. Brian Thomas noted that we can't make someone give an easement through their property.

Jackie Schroeder asked if there is a timeframe for this project. The applicant replied that they will lift one building, get it done, sell it and then move to the next one. They intend to have all the exteriors redone as soon as they can.

MOTION

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-21-2018 for condominium development to be located at 113 Alexander Place subject to the following conditions:**

- **Meeting all flood development requirements per Todd Richard (ZONING)**
- **Approval of plan and profile of 6 inch waterline running from Findlay to Washington Street by City Engineer (ENG)**
- **Verify that structures that are proposed to be lowered, that the whole structure is lowered. Verify the heights of the SW catch basin and the existing Sanitary Manhole. (ENG)**

2nd: Jackie Schroeder

VOTE: Yay (3) Nay (0) Abstain (0)

ADJOURNMENT

Lydia L. Mihalik
Mayor

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