

City of Findlay City Planning Commission

Thursday, January 10, 2019 – 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)

*The Digital Recording for this meeting was corrupted. The minutes for this meeting were created from staff notes taken during the meeting.

MEMBERS PRESENT:

Mayor Lydia Mihalik
Jackie Schroeder
Brian Thomas
Dan DeArment
Dan Clinger

STAFF ATTENDING:

Eric Atkins, Code Enforcement Office
Jeremy Kalb, Engineering Project Manager
Matt Cordonnier, HRPC Director
Jacob Mercer, Planner
Matt Pickett, Fire Inspector
Kyle Inbody, Zoning Inspector

GUESTS:

Rod Siddons, Todd Valentine, Dan Stone, Jim Koehler,
Michael Brown, Ben Taylor, Kelley Foltz, Ryan Brown,
Dawn Riser, Tom Shindledecker, Tom Croy, Matt Croy

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Lydia Mihalik
Dan Clinger
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 December 13, 2018. Brian Thomas seconded. Motion carried 5-0-0.

NEW ITEMS

1. PRELIMINARY PLAT APPLICATION #PP-01-2019 filed by Krystal Ridge, Inc., 655 Fox Run Rd, Findlay for Krystal Ridge 2nd Addition.

CPC STAFF

General Information

This request is for a 22-acre parcel located to the south of Bishop Lane. It is currently zoned M-2 Multi-Family. Land to the west is zoned R-3 single family. To the east is zoned MH – mobile home district and R-3 single family to the south and north. It is not located within the 100-year flood plain.

Parcel History

This site is a vacant parcel.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC approve the **PRELIMINARY PLAT APPLICATION #PP-01-2019 filed by Krystal Ridge, Inc., 655 Fox Run Rd, Findlay for Krystal Ridge 2nd Addition.**

DISCUSSION

Dan Clinger opened with questions about the connection to the neighborhood through Bishop Lane. He wanted to know if the developers had any ability to create a second connection to the street at Concord Court to the south of the property. Dan Stone said that they had not explored the connection to Concord Court as of yet. He stated that the proposed development was in keeping with how subdivisions are typically done, and that the stub would have the appropriate size for turnaround of emergency vehicles. It also followed the original intention that the PUD had first intended.

Lydia asked if there were any questions or comments from the audience.

Kelly Foltz, owner of 550 Markle Street, had questions regarding the drainage ponds located on the north and south of her property. Dan Stone reassured her that the current ditch, which runs along the northeast of the Krystal Ridge property, would be piped and drained into the northern detention pond. The water in this pond would be coming from existing neighborhood to the north of the property. The water from the new development on Krystal Ridge, would flow down and drain into the pond to the south of the property. She wanted to know if Dan could guarantee that this wouldn't create any standing water on her property. He said that the development wouldn't

impact any standing water, but he would connect with her to go out to her property and address any additional concerns from her.

She then asked if the existing chain link fence would remain in place between her property and the new R-3 homes that would abut her property. Dan said that there are no plans to remove the fence. Upon further review, he thought a significant portion of the fence was located in an easement rather than the new R-3 lots, which would allow the fence to stay.

Ben Taylor, owner of 1845 Bishop Lane, spoke about the connectivity between the site and the neighborhood. He did not think that the way the neighborhood exists currently should tie into the site on Bishop Lane. Bishop Lane is a cut-through for many people to avoid a stoplight on Crystal Avenue. This has led to a large number of cars driving very quickly through the residential area and often leading to rolling stops at the stop sign at Bishop Lane and Sheridan Avenue. Based on the aerial map, he believed that Breckenridge Road was the natural and best fit for access into the site.

Dan Stone stated that the access to Breckenridge is outside of their property and owned by a different landowner. They have no control on how that property develops and their road access. A representative of Blanchard Station Housing Partners, LLC stated that they have conducted an environmental review for the proposed but an environmental review has not been completed for the land that would be used for a potential connection to Breckenridge Road.

Dan DeArment stated that the Planning Commission would be more comfortable with the proposed preliminary plat if the site had a second access point. Dan Clinger suggested that they use Breckenridge Road as a construction entrance into the site to avoid further congestion on Bishop Lane. Dan Stone stated, again, that they do not have control of that lot connection with Breckenridge Road and could not guarantee that they could commit to doing that.

Lydia Mihalik summarized that we needed two access points into the site and asked the developers if they would be opposed if they needed to extend the road through the site south to connect with Concord Court in this phase. Dan Stone said they wouldn't be opposed to this plan.

MOTION

Lydia made a motion to recommend **approval to Findlay City Council of the PRELIMINARY PLAT #PP-01-2019 filed by Krystal Ridge, Inc., 655 Fox Run Rd, Findlay for Krystal Ridge 2nd Addition** subject to the following conditions:

- **The preliminary plan included a road connection to the south at Concord Court.**

2nd: Dan DeArment seconded

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

Dan DeArment had to leave the meeting at this point.

2. APPLICATION FOR SITE PLAN REVIEW #SP-01-2019 filed by Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH for Blanchard Station

Apartments to be located on the west side of Bishop Lane on Lot 73 in the Krystal Ridge 2nd Addition.

CPC STAFF

General Information

This request is for an 11-acre parcel located to the south of Bishop Lane. It is currently zoned M-2 Multi-Family. Land to the west is zoned R-3 single family. To the east is zoned MH – mobile home district and R-3 single family to the south and north. It is not located within the 100-year flood plain.

Staff Analysis

This request is for a multi-family development consisting of 14 buildings with a total of 50 units. The proposed 50 units falls within the permitted density, the M-2 zoning district would permit up to 116 units be constructed on the 11-acre site. All the proposed buildings meet or exceed the required setbacks. The development exceeds the minimum parking requirements, they provide 157 parking spaces and only 150 spaces are required. Staff has calculated the lot coverage to be at 38 percent which is under the maximum lot coverage of 40 percent. The proposed site plan meets all the landscaping standards expect for the foundation planting requirement. They are required to plant 2 shrubs per 12 lineal feet of building circumference.

Staff does have some concern about the overall traffic circulation for the site. There is less concern about this development as a standalone project. However, there is a significant amount of undeveloped land and the overall traffic flow could be problematic as the surrounding property is developed in the future.

ENGINEERING

Access –

The plans are proposing two new drives to come off of the extension of Bishop Lane. Each drive is roughly 70 LF in size and will serve as the access points to the Blanchard Station Apartments.

Sanitary Sewer –

The plans show a new sanitary sewer to be ran throughout the apartment complex to serve each of the buildings. The proposed sanitary sewer ties into the sanitary sewer that will be running along the new Bishop Lane extension. The new sanitary is proposed to be 8-inch to 6-inch in size. Consultant will need to verify if the sanitary within the complex is private or public.

Waterline –

The plans are proposing a new waterline to be looped throughout the apartment complex. The proposed waterline will tie onto the waterline that is running along Bishop Lane. Each apartment building will have its own 1.5 inch service line. Consultant will need to verify if the waterline within the complex is private or public.

Storm water Management –

Detention calculations have been submitted with the plans. The plans are proposing two detention ponds to accommodate the storm water for the subject area. The first pond (N) is a proposed wet pond that will detain the storm water for the apartments, and the second pond (SW)

will received the metered flow from the apartment's pond, along with flow from the 11 acres surrounding the Krystal Ridge subdivision.

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 Taps -	2 total
Waterline Service Connections-	14 total
Sanitary Sewer Taps-	4 total
Storm Sewer Permit-	3 total
Drive/ Curb Cut Permit (70 LF & 75LF) -	2 total

FIRE PREVENTION

-Maintain sufficient turn radius for fire apparatus throughout the development.

-The dead end of the proposed Bishop Ln. extension shall accommodate the largest FFD apparatus when backing from the most southern drive entrance of the development.

-The number of proposed fire hydrants are sufficient but will realign as discussed with Dan Stone.

RECOMMENDATION

Staff recommends approval of the **APPLICATION FOR SITE PLAN REVIEW #SP-01-2019 filed by Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH for Blanchard Station Apartments to be located on the west side of Bishop Lane on Lot 73 in the Krystal Ridge 2nd Addition.**

- Meeting the requirements for foundation plantings (CPC Staff)
- Maintain sufficient turn radius for fire apparatus throughout the development. (FIRE)
- The dead end of the proposed Bishop Ln. extension shall accommodate the largest FFD apparatus when backing from the most southern drive entrance of the development. (FIRE)
- Verification that water and sewer lines are public or private (ENG)

DISCUSSION

Darlene Beuschlein asked if this was a done deal. She was wondering if the approved preliminary plat meant that this site plan was for sure going to be approved as is. Lydia Mihalik said that they had only approved the plat of the site with the condition of the connector at Concord Court. They would still need to approve the site plan for where the buildings are located on the site.

An unidentified resident of Bishop Lane then shared that she does not feel safe letting her children play on their bikes without supervision. She added that she feels the cars drive too fast on the road, don't obey the stop sign, and have hit her mailbox multiple times. She worries that the increased traffic will make it impossible for her children to safely play in the front yard without supervision.

Dan Clinger asked if they could have two access roads to the site, one on Bishop and one from Breckenridge. Dan Stone said that was not what his clients had envisioned for the site. If they included a second road, that would cut down on the amount of buildable land for the site. That would effectively end this proposed development, and limit the potential development to only single family homes. He reminded the neighbors that based upon ITE standards, the proposed development would see roughly 350 extra trips originating from the new development to be absorbed by the neighborhood. If they changed the development to a single-family neighborhood, that would equal 600 plus extra trips through the neighborhood. If the neighbors are concerned about traffic, the proposed development is roughly half as many trips.

Ryan Brown, owner of 1835 Bishop Lane, asked the Planning Commission if there had been a traffic study done in the area to determine what the traffic volume is at the moment and if the new development would have a negative impact on the neighborhood. Dan Stone said there had not been a traffic study.

Dan Stone asked the Planning Commission if it would be beneficial for traffic commission to look at the area to consider whether or not the area should be reduced from parking on two sides of the street down to one. This was met with disapproval from the neighbors.

Matt Cordonnier mentioned that, while looking back at the history of the PUD for the site, there were plans that showed that a road was to go along the east perimeter of the site, stretching all the way north to Melrose Avenue. This would alleviate traffic flow problems in the future, however, there isn't a final plan for the other portion of the site, making plans like this difficult to project into the future.

Jackie Schroeder asked if there was a possibility that the site had a second access point that connected the existing roads in the site, to the cul-de-sac development north of the site which would be connected to Breckenridge Road. Dan Stone said that he would need time to discuss with the owner about getting the road connected. He asked the residents if a plan like that, which would allow two access points north to Melrose Avenue, would alleviate their concerns, to which the neighbors were in vocal support.

One of the representatives of Blanchard Station Housing Partners, LLC asked the Planning Commission to table the APPLICATION FOR SITE PLAN REVIEW #SP-01-2019 filed by Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH for Blanchard Station Apartments to be located on the west side of Bishop Lane on Lot 73 in the Krystal Ridge 2nd Addition.

MOTION

Lydia Mihalik made a motion to table the **APPLICATION FOR SITE PLAN REVIEW #SP-01-2019** filed by **Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH** for **Blanchard Station Apartments** to be located on the west side of Bishop Lane on Lot 73 in the **Krystal Ridge 2nd Addition**.

2nd: Dan Clinger

VOTE: Yay (4) Nay (0) Abstain (0)

ADJOURNMENT

Lydia L. Mihalik
Mayor

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