

City of Findlay City Planning Commission

Thursday, March 14, 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 very short staff notes taken during the meeting.

MEMBERS PRESENT:

Mayor Christina Muryn
Jackie Schroeder
Brian Thomas
Dan Clinger
Dan DeArment

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Eric Adkins, City Zoning Inspector
Jeremy Kalb, Engineering Project Manager
Judy Scrimshaw, Development Services Planner
Matt Pickett, Fire Inspector

GUESTS:

Jodi Mathias, Kyle Inbody, James Koehler, II, Holly Frische, Dan Stone, Tom Shindeldecker, Lou Wilin, Kelley Foltz, Rod Siddons, Dave Burns, John Aubrey, Jeff Klump, Greg Bockrath, Joe Toman

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
Dan Clinger
Jackie Schroeder
Brian Thomas
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 February 14, 2019. Jackie Schroeder seconded. Motion carried 5-0-0.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-01-2019 filed by KGD Properties, Ltd. to rezone 1.233 acres on the south end of Lot 1 in the Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.

CPC STAFF**General Information**

This request is for 1.233-acre parcel located on the south end of Lot 1 in the Findlay Commerce Park. It is currently zoned C-2 General Commercial. Land to the north and east is also zoned C-2 General Commercial. To the south is zoned M-2 Multiple Family High Density and to the west is in Allen Township and is not zoned. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Staff Analysis

This change is requested in order to add some acreage to the existing multi-family zoning to the south. Item #5 on today's agenda is for the second phase of an Investek development of ranch style villas.

ENGINEERING

No comment.

FIRE PREVENTION

No comment.

RECOMMENDATION Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-01-2019 to rezone 1.233 acres on the south end of Lot 1 in the Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

DISCUSSION

Dan Clinger commented that this seems fairly straightforward.

MOTION

Dan Clinger made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-01-2019 filed by KGD Properties, Ltd. to rezone 1.233 acres on the south end of Lot 1 in the Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

2nd: Dan DeArment seconded

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

2. APPLICATION FOR CONDITIONAL USE #CU-01-2019 filed by Michael & Tara Matthes/Nickolas Reinhart for a fitness center to be located at 750 Western Avenue, Findlay

CPC STAFF

General Information

This request is located on the west side of Western Avenue at the intersection with W. Lima Street. It is currently zoned I-2 General Industrial. Land to the north, south and west is also zoned I-2. To the east is zoned C-1 Local Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as PMUD Planned Mixed Use Development.

Parcel History

This is an existing former industrial use building.

Staff Analysis

The applicant is proposing to operate a fitness center at this location. The Industrial zoning does not have this type of use listed as a permitted or conditional use. The conditional use section does allow “Any additional less intensive, non-objectionable uses subject to Planning Commission approval.”

The applicant currently operates out of the strip mall area at the Great Scot store on Broad Avenue. In 2016, he had applied to locate in an industrial building on Rockwell Avenue. The conditional use was granted for that location, but he never moved the business there.

The building appears to be close to 7300 square feet according to the Auditor. This had previously been a warehouse. There is a parking lot directly north of the building that can accommodate approximately 40 cars. There is also space on the west side of the building that could be used for parking.

The manager stated that there can be anywhere from one to three employees on site at any time. Group classes are offered which average around 20 people at once and sometimes there may only be one person there for personal training. Times and number of clients is sporadic on any day. The parking around the site should be more than adequate for the business.

Applicant will need to get a Change of Use permit from the zoning office.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01-2019 for a fitness center to be located at 750 Western Avenue, Findlay**

ENGINEERING

No comment

FIRE PREVENTION

Apply for a Certificate of Occupancy with Wood County Building Department

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01-2019 for a fitness center to be located at 750 Western Avenue, Findlay subject to the following conditions:**

- **Apply for Certificate of Occupancy with Wood County Building Dept. (FIRE)**
- **Apply for Change of Use Permit with City of Findlay Zoning office**

DISCUSSION

The applicant is not present. Judy Scrimshaw commented that it appears that they have possibly already moved into the new location. There is a sign on the back corner of the building and they are definitely out of their location by the Great Scot store on Broad Avenue.

Dan Clinger asked if all the buildings here are for sale. Ms. Scrimshaw stated that she would think so. Mr. Clinger stated that his only issue with this site is that if and when someone moves into the other section, if there will be enough parking. Ms. Scrimshaw noted that there could be land available to expand the parking if needed at a later date. That will be something that will have to be worked out later with a new owner.

MOTION

Dan DeArment made a motion to approve **APPLICATION FOR CONDITIONAL USE #CU-01-2019 filed by Michael & Tara Matthes/Nickolas Reinhart for a fitness center to be located at 750 Western Avenue, Findlay subject to the following conditions:**

- **Apply for Certificate of Occupancy with Wood County Building Dept. (FIRE)**
- **Apply for Change of Use Permit with City of Findlay Zoning office**

2nd: Dan Clinger seconded

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

3. APPLICATION FOR FINAL PLAT #FP-01-2019 filed by Krystal Ridge, Inc. for Krystal Ridge 2nd Addition, a residential subdivision located off the south end of Bishop Lane.

CPC STAFF**General Information**

This request is located off the south end of Bishop Lane. It is zoned a mix of M-2 Multiple Family, and R-3 Single Family High Density. It is not located within the 100-year flood plain.

Parcel History

This is currently a vacant field. The Preliminary Plat of Krystal Ridge 2nd Addition was approved with conditions in January 2019.

Staff Analysis

The applicant is proposing to extend Bishop Lane south and connect with a stub of Concord Court. A condition of approval in January was to show a connection to Concord.

Lot 78 on the east side is 19.886 acres and will be the site of a multi-family project. There are 24 single-family lots platted on the west side of Bishop Lane. There are five more single-family lots than were on the Preliminary due to the extension of the roadway to Concord. All lots meet and exceed the minimum standards for R-3 zoning.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2019 for Krystal Ridge 2nd Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2019 for Krystal Ridge 2nd Addition.**

DISCUSSION

Dan Stone explained that five single-family lots were added with the extension of the road to connect to Concord Court. There would not be any changes in the storm drainage from the previous submission.

MOTION

Dan Clinger made a motion to approve **APPLICATION FOR FINAL PLAT #FP-01-2019 for Krystal Ridge 2nd Addition.**

2nd: Dan DeArment seconded

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-05-2019 filed by Millstream Area Credit Union, 1007 Western Avenue, Findlay for a new office building to be located at 1650 Fostoria Avenue, Findlay.

CPC STAFF

General Information

This request is located on the north side of Fostoria Avenue. It is zoned O-1 Institutions and Offices. Land to the west is also zoned O-1. To the east and north is C-2 General Commercial and to the south is R-1 Single-Family. 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 site is a vacant platted lot in the Findlay Center for Business and Technology subdivision.

Staff Analysis

The applicant is proposing to construct a 4200 square foot credit union office building. There are four drive up lanes on the north side of the building.

The main access to the site is by the drive that lines up at the traffic signal for Plaza Street and Fostoria Avenue. Traffic will drive north on the common drive for the development and enter the site through one of two interior accesses. The first is in the northeast corner of the lot and another in the northwest corner.

Ample parking is provided on the site. Code requires one space per 300 square feet of building area. The minimum requirement is 14 spaces for this building and the plan shows 36. There is a future addition shown on the plan that could require additional parking some day, however the applicants also own Lot 3 to the west to accommodate future needs. Staff is not considering the future addition in today's review. That will have to be a separate submittal if needed in the future.

Elevation drawings of the building show the highest point at 23'-6". This is well below the maximum permitted of 60'. The building is a combination of brick veneers and cast stone masonry. There are modern styled metal awnings, a pronounced entryway and an octagonal tower in the center of the building creating more visual interest.

Drawings show signage on two sides of the building that do not require any permits. There is an identification low-profile sign shown at the southeast corner of the lot. The location is indicated and meets setback standards, but no details are submitted. This sign and any directional signage on the property will have to be approved through the zoning office.

The dumpster is located in the northwest corner of the lot. The enclosure is made of matching brick veneers and masonry as used on the office building.

A photometric plan was included for the site. The foot-candle readings meet the minimum standards.

The landscaping plan meets or exceeds the minimum standards of the code. Landscape screening is provided along the parking areas abutting the roadway, the identification sign is surrounded by plantings, there are generous planting areas around the foundation and at entryways. The dumpster enclosure is also landscaped.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2019 for a new office building to be located at 1650 Fostoria Avenue, Findlay.**

ENGINEERING

Access –

A new asphalt drive will be installed on the north side of the property, tying into the existing asphalt drive.

Sanitary Sewer –

The proposed plans show a new sanitary sewer lateral to be run on the south side of the building to the existing 10-inch Sanitary Sewer located on the north side of Fostoria Ave.

Waterline –

The plans are proposing a new domestic water service tied into the existing waterline that is located on the north side of Fostoria Ave. The waterline is shown to be tied into is an existing 20-inch Concrete water main. The service line will need to be tied into the 8-inch DIP waterline that is on the south side Fostoria Ave.

Stormwater Management –

Detention calculations have been submitted with the plans. The plans are proposing an underground detention pond to be located on the south end of the property in the green space.

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:

- Approval of the Site Plan

Following Permits are Needed Before Construction Can Start:

| | |
|--------------------------------|---|
| Waterline Service Connections- | 1 total (Possible 2 if Irrigation is added) |
| Sanitary Sewer Taps- | 1 total |
| Storm Sewer Permit- | 2 total |
| Sidewalk Permit (300 LF) - | 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-05-2019 for a new office building to be located at 1650 Fostoria Avenue, Findlay subject to the following conditions:**

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

DISCUSSION

Jackie Schroeder asked if the applicant intended to improve the drive access around the lots. Mr. Bockrath stated that this is a shared access for all lots in the subdivision and it is not their sole responsibility to repair it.

Dan DeArment asked if they intended to extend the sidewalk west of the parcel they are building on since they own that lot also. Mr. Bockrath said that that is included in the bidding as an alternative.

Dan Clinger asked about the ditch at the front of the property. Mr. Bockrath stated that they will have to address that with their sidewalk construction.

Dan DeArment commented that he really liked the building design. The exterior is very nice and all the natural light coming in will make it a pleasant atmosphere to work. The Commission agreed that it is a great looking design and thanked them for their investment in the community.

MOTION

Dan Clinger made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-05-2019 for a the Millstream Area Credit Union building at 1650 Fostoria Avenue, Findlay subject to:**

- **Obtaining necessary permits from Wood County Building Department**

2nd: Jackie Schroeder seconded

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

5. APPLICATION FOR SITE PLAN REVIEW #SP-06-2019 filed by Investek Holdings, LLC, 1090 W South Boundary, Suite 100, Perrysburg, OH for Horizon 2nd, an apartment villa development of 70 units located off Technology Drive.

CPC STAFF

General Information

This project is located off the west side of Technology Drive in the Findlay Commerce Park. It is zoned M-2 Multiple Family. Land to the south and east is also zoned M-2. To the north is zoned C-2 General Commercial and to the west is Allen Township which is not zoned. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Office.

Parcel History

This site was shown as an extension of the existing development to the east when that plan was approved in May, 2015. At that time, it was going to be multi-level apartment buildings in this phase.

Staff Analysis

The applicant is proposing a development of 70 ranch villas in the style of those located to the east. There are eight buildings with eight units and one building with six units. Eighteen units have three bedrooms and the other 52 are two bedroom units. The two developments are connected by the drive system in place with the first phase.

All building setbacks (front 25', side 25' and rear 30') are met. There must be a minimum 20' of separation between buildings. The buildings are shown 50' apart on the plans.

Each unit has a two-car garage and two parking spaces in the driveway. That amount alone is over the minimum requirement for parking. There are also four parking spaces shown across the 50' gap between four sets of building for additional visitor parking.

With both phases considered together, there is approximately 42.7% of lot coverage from buildings and pavement. The maximum allowed is 40% per the code. In 2017, the applicant had applied to BZA for a variance with a plan that was at 44% coverage. The variance was granted and is still valid. The coverage has actually decreased slightly from that original plan.

Elevation drawings show a combination of stone, brick and vinyl siding on the building facades. A landscaping plan shows perimeter plantings and landscaping around the pond area. A plan for foundation planting is needed.

A photometric plan was submitted and shows readings at 0 to .1 at the property lines. This is in compliance with our code.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2019 for Horizon 2nd, an apartment villa development of 70 units located off Technology Drive subject to the following conditions:**

- **Submittal of foundation planting plan for approval**

ENGINEERING

Access –

Two new entrances will come off the existing roads from an existing development.

Sanitary Sewer –

The proposed plans show a new 8-inch sanitary mainline to connect laterals to each of the building complexes. The proposed sanitary will tie into any existing Sanitary Sewer.

Waterline –

The plans are proposing a new water main to be looped around the buildings, following the proposed drive. There will be five new hydrants added as part of this waterline. On the plans it looks like the two tie in locations need switched. The south end of the proposed complex is a 12x8 cross that will need to be utilized as part of the loop. On the north end the waterline can be tied into the main line with a tee or tapping sleeve.

Stormwater Management –

Detention calculations and a SWPP plan have been submitted with the plans. The plans are proposing a new detention pond to be located on the middle of the property. The detention pond will be metered into the existing detention pond on the southwest corner of the property.

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. A SWPPP plan has been submitted with the plans.

Recommendations:

- Approval of the Site Plan

Following Permits are Needed Before Construction Can Start:

| | |
|--------------------------------|---------|
| Water Main Tap- | 2 total |
| Waterline Service Connections- | 9 total |
| Sewer Main Tap- | 1 total |
| Sanitary Sewer Taps- | 9 total |

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

Provide one additional fire hydrant located near the southwest corner of the existing development.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2019 for Horizon 2nd, an apartment villa development of 70 units located off Technology Drive subject to the following conditions:**

- **Submittal of foundation planting plan for approval**
- **Provide one additional fire hydrant located near the southwest corner of the existing development**
- **Apply for all necessary permits with Wood County Building Department**

DISCUSSION

The new pond was discussed in relation to how the drainage will work.

MOTION

Dan DeArment made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-06-2019 for Horizon 2nd, an apartment villa development of 70 units located off Technology Drive subject to the following conditions:**

- **Submittal of foundation planting plan for approval**
- **Provide one additional fire hydrant located near the southwest corner of the existing development**
- **Apply for all necessary permits with Wood County Building Department**

2nd: Dan Clinger seconded

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

At this time, Brian Thomas made a motion to bring **APPLICATION FOR SITE PLAN REVIEW #SP-03-2019** filed by **Stewart Hengsteler, Shelly Hengsteler, Todd Hengsteler, 6981 Hampton, Castle Road, CO** for a wind turbine to be located at **2749 Crystal Avenue, Findlay, OH** off the table.

Dan Clinger seconded the motion. Item is removed from the table.

Brian Thomas stated that this item went before the City of Findlay BZA in February. The variance was denied and therefore it is appropriate for Planning Commission to deny the application.

MOTION

Brian Thomas made a motion to deny **APPLICATION FOR SITE PLAN REVIEW #SP-03-2019** for a wind turbine to be located at **2749 Crystal Avenue, Findlay, OH**.

2nd: Jackie Schroeder seconded

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

ADJOURNMENT

Christina Muryn
Mayor

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