

City of Findlay City Planning Commission

Thursday, May 9, 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)

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

GUESTS: Jodi Mathias, Kyle Inbody, Leah Fox, Lizzy Hile, Bob Gage, Ed Romatowski, Melissa Zuern, Jeff Kelley, Todd Jenkins, Tom Shindledecker, Deric Luginbill, Jeremy Smith, Craig Kidd, Josh Eberle, Lou Wilin, Mark Snyder,

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
Dan Clinger
Jackie Schroeder
Brian Thomas
Dan DeArment

Mayor Christina Muryn stated that item #CU-02-2019 has been pulled from the agenda but welcomed all those in attendance for the item to stay if interested.

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 the April 11, 2019 meeting. Jackie Schroeder seconded. Motion carried 5-0-0.

ITEMS TABLED AT THE APRIL 11, 2019 MEETING

- 1. ALLEY/STREET VACATION PETITION #AV-01-2019 filed to vacate an east/west alley between 319 and 321 S. Main Street from S. Main Street east to the first north/south alley.**

Jackie Schroder made a motion to remove #AV-01-2019 from the table.

2nd: Dan DeArment

DISCUSSION

Jeremy Smith, finance director for Robin Gardner, said he had written documentation from James Koehler regarding this issue. Mayor Muryn asked if he had a copy of the documentation. Mr. Smith said he did and handed several copies to the Planning Commission.

Mr. Smith stated that Mr. Koehler and Ms. Gardner met yesterday with Beau Thompson, owner of Greek Garden. Mr. Koehler owns the building, and Ms. Gardner owns the Hiatt Block – where Awakening Minds Art, and Instrument Care is. Mr. Smith said they have mutual agreement for the alley to be vacated. The plan is for Robin to put a stairwell on her side of the building, and for Beau to continue outdoor seating for his restaurant, so differences were resolved yesterday. Mr. Koehler approved his side as well via email. Mr. Smith said the last part is to work on the cross easement on the back part.

Mr. DeArment said that when an alley is vacated, a part goes to each owner. Mr. DeArment asked to clarify that the Gardners are going to continue to let Beau use the alley for outdoor seating. Mr. Smith said yes. Mr. DeArment asked if that's what the document said. Mr. Smith said yes. He said once it's vacated, it isn't necessarily going to be 50/50 but they do have a zone map that is outlaid to show what the parties have agreed to – where the stairwell will go and where tables can be located. Mr. Smith said there will not be Main St. access to the Greek Garden most likely. They will have to go through the restaurant to get back to that alley, but the stairwell for the Hiatt Block will have Main St. access. Mr. DeArment asked if there would be a barricade. Mr. Smith replied yes. Mr. DeArment asked if it would be see-through. Mr. Smith said it would be a picket-type gate. Matt Cordonnier said that whatever structure/gate that they put up will have to be approved by the Downtown Design Review Board. Mr. DeArment asked if the stairwell would also have to be approved. Mr. Cordonnier stated that's considered to be an addition and that it's already been approved by the Downtown Design Review Board. Mr. Smith said they already had State approval for the stairwell as well. The primary purpose is for a fire escape but it will also be used as a Main Street entrance for that building. Dan Clinger asked how close to the sidewalk would the stairwell be. Mr. Smith said it would be 6 feet wide off the building and the alley is 16 feet, so it would be in off the alley about 8 to 10 feet from the sidewalk. It would not go right up to the sidewalk though. Mr. Clinger asked if that would be a main access to the upper level. Mr. Smith said it would be and there could be signage there as well which could go through the Design Review Board also. Mr. DeArment asked who wanted the barricade off Main St. Mr. Smith stated that it was mutually decided that they wanted that area to look as nice as possible and at times, the area has not always looked presentable with trash, so Ms. Gardner said that if she's going to have a stairwell there, she wants the front area to look presentable. The main purpose of the gate is to keep people from walking through there. Today, Mr. Thompson has his tables out

there and there's plenty of pedestrian traffic just passing through – that's what they're trying to avoid. They still want it to be accessible for the Greek Garden.

Matt Pickett said he thinks there's a Fire Department connection in that alley close to where the barricade would be. Mr. Smith said yes, and there's currently a manhole covered up there as well which may be what Mr. Pickett is referring to. Mr. Pickett said it's a Fire Department connection for the building where Greek Garden is that they're referring to, so they would need access to that general area. Mr. Smith said he would relay that to Mr. Thompson. Mr. Pickett said they would work with them to ensure that they have access while making the area look presentable.

Matt Cordonnier said there is some desire to preserve the alleyways for pedestrian use. He said the City could retain ownership of the alley and give them a permit to build in the right-of-way. Mr. Cordonnier just wanted to share that there were other solutions to the issue but isn't advocating for one solution over the other. Brian Thomas said that they've given people revocable permits to build in the right-of-way before but if this is a fire escape, he doesn't see how we could make this a revocable permit because they wouldn't be able to revoke it. If it's there by State code, we don't have the option to say we don't want it there later. Mr. DeArment said that he believes the alley needs some investment so if they own it, they might be more likely to invest in it. Mr. Clinger asked Mr. Smith if there had been any discussions regarding the surface of the alley. Mr. Smith said they had, and the next steps would be for Mr. Koehler to work with Phil Rooney to map the alley out. There are no drawings yet, but he assured the Commission that it would look better than it does currently, and both parties are committed to investing in that space. The Hiatt block will look better with the stairwell added and they also intend to do some work to that wall. Mr. Koehler is going to invest in that side as well. Mr. Clinger asked if the surface would fall to Ms. Gardner's responsibility in addition to Mr. Koehler's. Mr. Smith asked if he was referring to the pavement of the alley. Mr. Clinger said yes. Mr. Smith said they haven't discussed that other than covering up the manhole with a wooden landscaping thing, but they know that there are still some things that need addressed. He said that where the stairwell sits will be different because there's going to be a structure there that encloses the fire escape.

Jackie Schroeder asked if there are public utilities in the alley that need to be maintained with an easement as there is a manhole there. Jeremy Kalb said he's not sure but they can look into that.

MOTION

Dan DeArment made a motion to recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-01-2019 filed to vacate an east/west alley between 319 and 321 S. Main Street from S. Main Street east to the first north/south alley.**

2nd: Dan Clinger

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

2. **PETITION FOR ZONING AMENDMENT #ZA-02-2019 filed to rezone 305 & 307 W. Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.**

Dan Clinger made a motion to remove #ZA-02-2019 from the table.

2nd: Jackie Schroeder

DISCUSSION

Deric Luginbill said he spoke with the neighbors about a possible easement and he didn't say yes or no. He presented the option to him but didn't get a clear answer on what the neighbor wants to do. Mr. Luginbill said he would still like to rezone regardless and then he can come up with a site plan. Mr. Clinger asked if Mr. Luginbill was going to continue to press his neighbor for an answer. Mr. Luginbill said he would continue to work on that while continuing his planning. He said he would prefer to go that way but if it doesn't, he would need to come off of Lincoln St. Mr. Clinger asked Judy Scrimshaw if there was a sketch or something presented. Ms. Scrimshaw said there was and asked Mr. Luginbill to show his drawings. Mr. Cordonnier said that because this is a duplex or triplex, there are access concerns as parking is already tight there and if access goes through there, off street parking spaces would be removed. Mr. Clinger said he thinks there would be some cost involved in redefining that parking spot a little bit so that he could accommodate the existing tenant there. Mr. DeArment suggested some shared parking in the next lot over. Mr. Luginbill showed the Commission his drawings to give them a visual of what the project might look like. Mr. Clinger asked Engineering if they are limited to 12 foot width on each property for the driveway. Mr. Cordonnier said the maximum width of a driveway is 24 feet. He said there's two lots and each lot would legally be entitled to a curb cut because they have no other access. Mr. DeArment asked if what Mr. Luginbill is proposing is acceptable in terms of curb cut width. Ms. Scrimshaw stated that the drawing is just conceptual. Mr. Cordonnier said that as it stands now, there are two lots and he could come in and request curb cuts and the City would legally have to give them to him. Mayor Muryn said she understood the concern, but she is fine with changing the zoning because she feels it does meet the needs of the property and there are other properties in that neighborhood with the front parking. She asked that Mr. Luginbill continue to try and have discussions with the neighbor but she does feel it is acceptable. Ms. Scrimshaw said she feels she misspoke during the last meeting about the zoning. At the time, she said he'd probably have to rezone it even if it were a single-family home, but she said now that he would not because it's a nonconforming use now in the C-2 and as long as he constructs another single family home there in the next two years, he doesn't need to change the zoning. So, you could put up a single family home there and he would have to get a driveway there. Mr. Clinger asked Mr. Luginbill if he had considered that at all. Mr. Luginbill said that wouldn't work out for him financially. Mr. Clinger mentioned that there was discussion during the last meeting about people walking on the sidewalk and there's a large driveway across there so he's given some thought to whether it makes more sense to have one large driveway or two smaller drives as to avoid having cars constantly back out of there. But, he feels it's a toss-up there as far as safety concerns. Mr. Luginbill said that even with two driveways, there likely wouldn't be a substantial distance between them. Mr. Thomas said he thinks the one lot is 25 feet and the other is 27 feet. So, he could have a 24 foot wide curb cut on a 25 foot lot and a 24 foot wide curb cut on a 26 foot lot, whereas this way, he could be limited to one 24 foot wide curb cut for both lots. Mr. Thomas said he does understand the concern about traffic but they can't put conditions on a zoning request. He said it makes sense to rezone as it will clean up the neighborhood, but if the hang up is the driveway, there will be less driveway if it's rezoned and he proceeds than if it's left as is now. Mr. DeArment asked if it would meet the parking

requirement. The reply was yes.

Ed Romatowski, a neighbor at 315 W. Lincoln St., said he understood what Mr. Luginbill is trying to do but has some concerns with parking out front on West Lincoln Street. Mr. DeArment asked Mr. Romatowski what he thought about the concept Mr. Luginbill created for the parking with two spots in the driveway and two in the garage. Mr. Romatowski asked how far apart they would be. Mr. Romatowski asked what the setback is. Mr. Luginbill said he doesn't know but said it's actually farther back. Mr. DeArment asked if there's enough room between the sidewalk and the garage to park a car without impeding the sidewalk. Mr. Luginbill said yes. He said with his original sketch, they aren't even meeting the rear setback yet either so there's still distance to move if needed. Mr. Romatowski asked about how far back the concrete apron on the far side would go. Mr. Luginbill said he would go back 20 to 22 feet from the edge of the driveway to the sidewalk going south that way the cars are off the sidewalk. Mr. Clinger told Mr. Luginbill that not everyone pulls all the way forward when parking so he suggested considering ample room between the sidewalk and the garage. He suggested 25 or more feet to help with visibility. Mr. Romatowski asked if they have a 24 foot curb cut, if it would be multiplied by two. Mr. Clinger and Ms. Scrimshaw said no. Ms. Scrimshaw said it would just be one. Mr. Clinger said it would be 12 feet each. Mr. Romatowski said if they can figure out the issue of parking, he's on board. Mr. DeArment said this is the proposal. Mr. Romatowski said he doesn't want to come down Lincoln St. and see cars parked out front of the house. Mr. Clinger said parking is not permitted on that side of the street, but it is on the other side. Erik Adkins said the setbacks would be 10 feet and that he can't have any required parking within that 10 feet so even to the house it's another 18 feet for the parking, he's looking at 28 feet before he gets to a building so zoning will take care of the schematics of things and make sure he'll follow the setbacks. Mr. Romatowski said that helps and said that aesthetics are very important to the downtown area. He just doesn't want cars with their bumpers hanging over the sidewalk in that 24 feet of concrete. Mr. Adkins said that with the front property line, there's 10 feet there for the setback and he can't have required parking in that space and he has to have two spots per unit so he'll have the garage and then another 18 feet for parking, and then another 10 feet to the property line – a minimum 28 feet total. Ms. Schroeder added that this is if the conceptual drawing happens, but asked if Mr. Luginbill still intended to work with the neighbor. Mr. Luginbill said he is, and that the drawing is just a mock up from the front and if things work out with the easement, he would go that route but he still doesn't have a straight answer. Ms. Schroeder said we have to provide an access regardless. Mr. Romatowski said he agrees, he has to have access. Mr. DeArment said the preference is rear parking.

MOTION

Dan DeArment made a motion to recommend approval to Findlay City Council for **PETITION FOR ZONING AMENDMENT #ZA-02-2019 filed to rezone 305 & 307 W. Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.**

2nd: Dan Clinger

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

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-04-2019 filed to rezone 533 Davis Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

CPC STAFF

General Information

This request is located on the south side of Davis Street east of the intersection with Bolton Street. It is zoned R-2 Single Family Medium Density. All surrounding properties are also zoned R-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The property is the site of an existing single-family home and large detached garage. The applicant would like to convert the property into either a duplex or triplex.

There are two duplexes directly east of this property, 538 across the street is a duplex and 1123 Bolton around the corner is a duplex. Other properties abutting it may be single family but we assume they are all rentals as the owners listed are either LLC's or have out of town mailing addresses.

In December 2017 we rezoned 3 lots in the 600 block to R-4 for the new owner to build new duplex units. This neighborhood has a history of conversions due to the proximity to the University.

The owner will have to comply with parking requirements of the zoning code in order to determine if he can do two or three units.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2019 filed to rezone 533 Davis Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

ENGINEERING

No comment.

FIRE PREVENTION

No comment.

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2019 filed to rezone 533 Davis Street from R-2 Single**

Family Medium Density to R-4 Duplex/Triplex.

DISCUSSION

Levi Schlumbohm said that it won't increase any traffic. Mr. Clinger asked Mr. Cordonnier if this is one of the areas that zoning might be changed to be more accurate. Mr. Cordonnier said it is zoned R-2 like most of the smaller lots and with the zoning map update, this would be converted to R-3 because of the lot size. He said if he's asking if all the duplexes will be zoned R-4, this area won't be zoned R-4 overall – there's different solutions being looked at to accommodate the duplexes there but the only change expected is from R-2 to R-3 due to lot size. Mr. Schlumbohm asked if he could still put in a triplex if desired. Ms. Scrimshaw said R-4 would allow him to do that. He would just have to prove he can provide all the parking.

Mark Snyder, the owner of the duplexes to the east, just wanted to see what was going on with this project. He said this property has been an eyesore for a while and is glad to see this being taken care of.

Mr. Clinger asked if he was considering demolition. Mr. Schlumbohm said he would like to use the existing footprint there and it does have a drive on either side so that would be more convenient for him, but he's not sure yet. He said the foundation itself is solid but the house needs gutted. Mr. DeArment asked if he was intending to keep the driveway with parking in the rear. Mr. Schlumbohm said yes, if they eliminate the garage in the rear, that's all concrete so that adds to parking. Ms. Scrimshaw said he also has alley access in the back which adds to parking if needed. Mayor Muryn suggested Mr. Schlumbohm be sworn in since he arrived after the meeting began. Mr. Schlumbohm said he'd like to build a triplex extending to the south a bit. Mr. Schlumbohm asked Mr. Snyder if he had a duplex. Mr. Snyder said yes. Mr. Schlumbohm said his footprint is almost the same as his, but this would go to the south and add another unit, so there'd be plenty of parking on that back part. Mr. Snyder asked if there would be a parking lot in the back. Mr. Schlumbohm said yes. He said they've done something similar on N. Cory St. with the townhouses but he doesn't have pictures with him. He said it's cheaper to build up than out. Mr. Snyder asked if this would be similar to what was built on the 600 block. Mr. Schlumbohm asked if that was to the west. Mr. Snyder said yes. Mr. Schlumbohm said no, those are more split like that of the earlier item on Lincoln St. He said it would probably be facing Mr. Snyder's properties.

Mr. Clinger asked Mr. Cordonnier if the fifty percent lot coverage on R-4 applied to the building structure or lot pavement. Ms. Scrimshaw said that applies to roofed areas. Mr. Cordonnier said for multi-family, M-1 and M-2, that's for paved area, so it fluctuates between roofed area and paved area.

MOTION

Mayor Muryn made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2019 filed to rezone 533 Davis Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

2nd: Dan Clinger

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

2. APPLICATION FOR SITE PLAN REVIEW #SP-09-2019 filed by Findlay DHOP, LLC 9010 Overlook Blvd, Brentwood, TN for a 9,026 square foot Dollar General store to be located at 2050 W. Main Cross Street in Liberty Township.

CPC STAFF

General Information

This request is located on the north side of W. Main Cross Street east of the intersection of CR 140. It is located in Liberty Township and is zoned B-2 General Business. Land to the north and west is also zoned B-3. To the south is zoned R-2 One Family. To the east is zoned RM-1 Multiple Family. It is not located within the 100-year flood plain. The Liberty Township Land Use map designates it as Business.

Parcel History

This is currently a vacant parcel.

Staff Analysis

The applicant would like to construct a 9,026 square foot retail building on a 1.158 acre parcel. One access point is shown at the east side of the development. This will have to be approved by ODOT because this is a State route.

All setbacks for the building appear to comply with the Liberty Township code. The City does not issue any permits for the actual structure and site plan. Those will be up to the Township.

Staff did offer some suggestions to the Township for their review of the plan. The main concern is that this is being located abutting a residential strip of development. We would want to try to protect those residential uses as much as possible. The Township's code has very little on screening standards. We suggested privacy fencing on the east side and forwarded on the photometric plan that we received.

A pylon sign is proposed and Staff recommended a low profile. There is no real landscaping shown. Anything that is not pavement is listed as grass. We offered suggestions to landscape in front of the parking lot, around the sign and just generally add a few trees and shrubs on the site to break up the boring, flat view.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2019 for a 9,026 square foot Dollar General store to be located at 2050 W. Main Cross Street in Liberty Township.**

ENGINEERING

Access –

A new three lane drive will come off of State Route 12.

Sanitary Sewer –

The developer will be installing a new sanitary mainline from the existing sanitary sewer located to the east. Looking at the proposed plans, the sanitary sewer will need to be extended to the far

west property line. Sanitary No. 3 needs to be shifted to the west, to get it out from under the Overhead Power Lines. The installation of the new mainline along SR12 will be inspected by the City of Findlay; this portion of the project will be set up as a “To Be Reimbursed (TBR)” project.

Waterline –

The plans are proposing a well for the site.

Stormwater Management –

Detention for the site will be achieved by an onsite detention pond. Even though the site is outside City Limits, the City of Findlay will still need a copy of the detention calculations.

MS4 Requirements –

Site is outside City Limits

Recommendations:

- Conditional Approval of the Site Plan
 - Extend the Sanitary Sewer to the west property line.
 - Move Sanitary Sewer No. 3 to the west, to get it out from under the OHE.

Following Permits are needed before Construction Can Start:

Sanitary Sewer Mainline Tap-	1 total
Sanitary Sewer Lateral-	1 total

FIRE PREVENTION

No Comments from FFD and no additional comments from Liberty Twp. FD.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2019 for a 9,026 square foot Dollar General store to be located at 2050 W. Main Cross Street in Liberty Township subject to the following:**

- **Provide a copy of the detention calculations to the City Engineer’s office.**

Extending the sanitary sewer to the west property line

DISCUSSION

Bob Gage, the developer for the project, said everything said earlier is correct except for one item. The fence will be pulled 5 feet off the property line on the east side – that neighbor was at the meeting and requested that. They are intending to put up a 6 foot privacy fence. The one on the west side is going to stay as shown, but the one on the east side will be pulled back five feet. They did also agree to extend the fence to 230 feet. The idea was to extend that all the way up to the northern property line to screen the detention facility as the neighbor to the east does have small children. But everything else has been agreed to. They have agreed to put shrubs along the southern side of the parking lot facing Main Cross Street to block headlights. They are also putting up an 8 foot tall monument sign roughly where the sign is shown. They are going to have to move it west a little bit by 5 or 10 feet. Other than that, they agree to everything else stated and they are

looking forward to getting started.

Mr. Kalb asked that the sanitary line be moved to the west out from under the power lines and then that line needs to be extended all the way to the west property line per their rotary. He said he believes he emailed someone from Mr. Gage's office about that previously. He also requested a copy of the detention calculations in case it ever does get annexed into the City.

Mr. Pickett said he already spoke with Liberty Township Fire Department and they had no additional comments.

Mayor Muryn said she isn't thrilled with the overall appearance of this building but understands it is budget-friendly facility and asked that it be made to look as nice as possible as to blend with the rest of the community.

Mr. Clinger asked if they were using a pylon sign. Mr. Gage said they are not. They originally were going to use a pylon but it was requested that they use a monument sign instead. Mr. Clinger asked if the sign would be 8 feet wide. Mr. Gage said it would be 8 feet tall. Ms. Scrimshaw said it can be a maximum of 8 feet tall. Mr. Clinger asked how far they would be bringing the fencing up to the property line in the front. Mr. Gage said they typically go just past the front edge of the building but not far enough that it would block any visibility so on the west side it would be a little bit further down to the southern edge of the parking spaces. On the east side, they'll bring it out to the back side of the south side of those end parking spaces by the front. It'll be an 8 foot tall privacy fence. Mr. Clinger asked if there'd be planting on the outside of that. Mr. Gage said on the east side there would be. The plan shown there shows it on the property line but after the meeting Tuesday night, they agreed to move it 5 feet toward the inside of their lot and then plant trees along the eastern property line to try and spruce it up for the neighbor who closely resides. Mr. Clinger asked if he was pulling the fence to the west a bit. Mr. Gage said that's correct. Ms. Scrimshaw said the other side would just be the fence but there is a house there owned by Findlay Cartage which might be torn down. Mr. Gage agreed.

Mr. Clinger said as he was looking at this, he was a little confused by the red line shown there. Ms. Scrimshaw said it's not quite right – where the line is shown going up is where the property is going to end up being. Mr. Clinger asked about the north red line. Ms. Scrimshaw said there's technically another little parcel there but the map is incorrect but those two little pieces are definitely going to them and some might be added on the north end as well. Mr. Gage said they initially thought they were a different zone but after looking back, they realized it was zoned the same. Mr. Clinger said it's noted that there's a 10 foot utility easement along there. Mr. Gage said there is a utility easement along that line – a gas utility line. They are working with the gas company to get that moved to either the front or back of the lot.

Craig Kidd, an owner of several houses surrounding the property, mentioned that every house in that area has been hit by a car at some time because of the curves. He believes the Dollar General will block the view even further. Mr. Kidd said a neighbor has moved his house back because it was hit four times in one year. The house that is going to be tore down has also been hit four times. The houses Mr. Kidd owns have also been hit because of the curves there. He said that 200 feet south of there is a major flooding issue because of the housing development there. So, the

Dollar General is going to put more water there and contribute to an already bad situation. There's no water or sewer there and now a sewer is going to be put there. Mr. Kidd said that by law, people must tie into a sewer if they are within 200 feet. So, are they going to make people who couldn't get access to water and sewer before tie in? Mr. Clinger asked if the other side is in the City. Ms. Scrimshaw said no, it's all in the township. Mr. Kidd said he thinks there's eleven houses there that don't have city water or sewer. He said that now if they do run sewer there, people must tie in. Mr. Kidd said he knows because he owns a septic business.

Mr. Kidd stated that those people have spent thousands of dollars fixing their septic systems because they couldn't get sewer there before. Mr. Clinger asked where the sewer ends at this point. Mr. Kalb said it's down by Thimbleberry. Mr. Clinger asked if this project would extend the sewer from there. Ms. Scrimshaw and Mr. Kalb said yes. Mr. Gage said they would prefer to have a septic system rather than extending as that would be cheaper for them. They have done a perc test on the property to see if they could build a septic system. Mr. Kidd said they need two acres to do that. He said he doesn't understand how they can make everyone tie into that. Ms. Scrimshaw said that's up to the County Health Department and she's not sure if they will or not. Ms. Scrimshaw asked Mr. Kidd if he spoke with the township about his concerns. Mr. Kidd said he did and has a meeting with them today. Ms. Scrimshaw said the only thing we have control over is whether we give them a sewer line. Mr. Kidd said he spoke with Jeff Schimmoeller and told him about the traffic. He said he's concerned about one of the kids in the houses he owns getting hit by a car. He guarantees the Dollar General will cause an accident. Mr. Gage said the Dollar General is not adding to traffic. Mr. Kidd asked why they are adding a store if there isn't going to be any additional traffic there. Ms. Scrimshaw asked if he had received approval for the curb cut from ODOT. Mr. Gage said it's being reviewed now and preliminarily there are no issues.

Mr. Kidd said that 2015 West Main Cross Street is right across from the proposed Dollar General, then there's a field, and then his houses start. His first house, at 2101, has a U shaped driveway. Matt Hobart who owned 2015 W. Main Cross, wanted to buy one of those driveways to add an easement to her field because she has no access to her field and the State would not give her an easement to get into her field so she has to use his driveway to get into the field. He said ten years ago, no more driveways were allowed to be put in there between CR 140 and I 75. Mr. DeArment said he's not sure how that issue ties into this project. Mr. Kidd said he has a lot of money invested here. Mr. DeArment said there a lot of issues beyond the scope of this meeting – the curve in the road, etc. He said we are sympathetic to the issues but cannot control those issues.

Mr. Clinger asked where the detention pond releases to. Mr. Gage said originally it was designed to have a spreader drain across the back toward the north side of the property but the township and county engineering has requested to have that tied into a drainage tile so that's what they are doing. They know the neighbor to the east has one in his driveway that runs west. They are searching for the tile. He also knows there was a new storm drain built west of the house built west of the property so they are trying to find that to tie into. Mr. Clinger asked if Mr. Gage was just referring to a county field tile. Mr. Gage said yes. Mr. Clinger asked if he knew what size. Mr. Gage said they've been searching and can't find anything. Mr. Thomas mentioned that the one put in by the county a year or two ago runs over to CR 140 and is a big tile – a 24 or 30 inch tile, so it's not a small one a farmer put in. Mr. Gage asked exactly where it was located. Mr. Thomas said he should be able to see it when he gets out there since grass hasn't grown over it. Mr. Gage said he

was out there last night and found the one to the east but hasn't found the other one yet. He said he'd continue to search. He said anything coming from the detention facility would come out of that tile. Ms. Scrimshaw said the County would have to approve his drainage.

Mayor Muryn asked if it made more sense to change the condition on the approval to say something about encouraging the County to give them the septic approval. Mr. Thomas said our requirements are always extended to the far property line so if the neighbor needs it, it's at his closest property line and he doesn't have to go across the other property to get it. The City has followed this for years. Mr. DeArment mentioned Mr. Kidd's concern about the cost of having to abandon their septic tanks to go into the sanitary sewer. He said he would imagine the most expensive part is getting under Main Cross with that sewer, so how would the Commission feel about the Dollar General having to bring it under Main Cross and then everyone could tie in relatively inexpensively to the sewer. Mr. Thomas said if that's required, they could also get grants from the Health Department to do so but he doesn't think it would be fair for Dollar General to have to do that. Mr. Gage mentioned that there is an alternative. Sometimes they have done types of force mains. Their use is less than a 3-bedroom house. If he could get approval to do a 2" force main to the existing location of the sewer, none of these homes would have to connect. Ms. Scrimshaw said she thinks EPA has to approve this project since it is commercial. Mr. Thomas said yes, unless their septic system is failing and then there won't be anything for them to tie into. Mr. Gage said that from his understanding, when he spoke to the neighbor to the east, he said he's been there for 8 years and hasn't had any issues at all thus far. But, he would still like to go back out there and punch some more holes in the ground to see if they can put a septic system there if possible. He said he knows they typically make two or three holes and analyze the soil, but it came back and had failed the first time they did it. Mr. Gage said he would like to go back out there and investigate further. Mr. Clinger asked if he would not need to have more property in order to do that. Mr. Gage said he would potentially have to have a variance for the size. He noted that there's a bit more farm land back there that they might be able to purchase, but those are things he has yet to look into. Mr. Clinger said he thinks he'd have to have a leech field. Mr. Gage said he would. Ms. Scrimshaw said she isn't sure on commercial property – she knows the Board of Health only deals with the residential and the two acres but she doesn't know what the EPA does as far as a commercial property. Ms. Scrimshaw asked Mr. Gage if he had to have the two acres. Mr. Gage said no – typically their sites run an acre and a half. Ms. Scrimshaw said she was wondering if their requirements were different. Mr. Gage said there are various types of septic systems.

Mr. Clinger asked if most deliveries would be made by tractor trailer. Mr. Gage said there's one that delivers a week. It is a 75-foot long tractor trailer. The site has been designed to accommodate all of the movements of this vehicle. It'll come around the front of the store to go to the back to the northeast corner of the building. The loading doors are not like a truck wells, but has rolling racks. They're typically on site from 45 minutes to an hour. Mr. Clinger asked if that occurred during off hours. Mr. Gage said they generally try to arrive before the store opens on Monday mornings. But the site is designed to have a car in every spot and the truck still be able to move through regardless. They widened the drives to 24 feet, 30 on another, and 36 on the east side making it large enough for the trucks to move through without hitting landscaping, cars, or going off the pavement.

Mr. Clinger said he understood the neighbor's concerns about cars hitting houses but they have no knowledge of the circumstances under which this occurred. Mr. Gage said he spoke with a

neighbor across the street who said he's had cars in his front yard but typically that's when there's ice on the road or bad weather, but it's not an everyday thing. Mr. Cordonnier said it might actually have a traffic calming effect as you'd have people coming and going rather than it being just a straight shot. The movement in and out would make people slow down. Mr. Gage said he believes the speed limit is 45 right in front of the store. He stated that sight lines are great. He reiterated that these stores do not generate traffic. They are not destination locations and monopolize on existing traffic through the area – the reason they wanted to be located at this spot. There are 10,000 cars a day that will drive by this store. Typically, the stores receive about 10 cars per hour. It's low-volume but consistent. They don't generate traffic, they catch it.

MOTION

Dan Clinger made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-09-2019 for a 9,026 square foot Dollar General store to be located at 2050 W. Main Cross Street in Liberty Township subject to:**

- **Providing a copy of the detention calculations to the City Engineer's office.**
- **Extending the sanitary sewer to the west property line**
- **Move the manhole from under the power line.**

2nd: Dan DeArment

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

3. APPLICATION FOR SITE PLAN REVIEW #SP-10-2019 filed by Werk-Brau, 2800 Fostoria Avenue, Findlay for a proposed 82,560 square foot manufacturing facility to be located at 2800 Fostoria Avenue, Findlay.

CPC STAFF

General Information

This request is located on the north side of Fostoria Avenue. It is zoned I-1 Light Industrial. Land to the north, east and west is also zoned I-1. To the south is zoned MH Mobil Home. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

A plat combining parcels and vacating an easement area was approved at the April Planning Commission meeting.

Staff Analysis

The applicant is proposing to construct an 82,560 square foot industrial building.

All setback requirements for the I-1 zoning are met. Parking for an industrial operation requires 1.1 spaces per employee on largest shift. The plans state that there will be 35 employees which calculates to 39 spaces. The parking lot shows more than 80 spaces.

There are no landscaping or screening requirements for an industrial building abutting industrial.

There is not any new signage or new access proposed for the site. Elevation drawings show a maximum height of 30'-9". This is well below the maximum permitted of 60'.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-10-2019 filed by Werk-Brau, 2800 Fostoria Avenue, Findlay for a proposed 82,560 square foot manufacturing facility to be located at 2800 Fostoria Avenue, Findlay.**

ENGINEERING

Access –

Will be from the existing parking lot and drive.

Sanitary Sewer –

The plans are proposing a 6-inch lateral to be extended to the proposed building.

Waterline –

A new 8-inch waterline will be extended from the 20-inch WL on Fostoria Ave., the existing 20-inch waterline is pre-stressed concrete pipe. The new waterline will be looped over the existing 8-inch waterline that is already on site. Along with the new mainline the plans are proposing the installation of two hydrants, relocating one existing hydrant, a fire line, and domestic waterline. The City will need to know the sizing of the fire line and the domestic waterline.

Stormwater Management –

Detention calculations have been submitted with the plans. The plans are proposing a new detention pond to be located on the North side of the proposed building and a second pond located on the SE side of the proposed building. The detention pond will be metered into the existing surge pond.

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:

- | | |
|------------------------------|----------------|
| • Sanitary Sewer Tap- | 1 total |
| • Waterline Tap- | 5 total |
| ○ 8-inch Mainline Tap- | 2 total |
| ○ Fire Line Tap- | 1 total |
| ○ 6-inch Fire Hydrant Tap- | 1 total |
| ○ Domestic Tap- | 1 total |

FIRE PREVENTION

- Proposed water line and hydrants are sufficient with FFD
- Apply for all necessary permits with Wood County Building Department

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-10-2019** filed by **Werk-Brau** for a proposed 82,560 square foot manufacturing facility to be located at 2800 Fostoria Avenue, Findlay.

DISCUSSION

Todd Jenkins said that initially they showed a waterline. They met with Wood County and they aren't going to require fire suppression so when they submitted it after the review, they are going to remove that loop and then sit down with Mr. Pickett and Mr. Kalb to work out the details.

Ms. Schroeder asked if for detention they're just looking at the swale north of the building going into the existing pond. Mr. Jenkins said yes, there's enough detention volume in the basin for City regulations and the swale to the north takes care of Ohio EPA requirements.

Mr. DeArment asked what is being manufactured in the building. Mr. Jenkins said they make excavating buckets and teeth. Mr. DeArment asked if this is just an extension of the current business. Mr. Jenkins said yes, they eventually intend to put all manufacturing into this facility. Mr. Clinger asked if the pond has been expanded. Mr. Jenkins said not at this time. Mr. Clinger noted that there are some dashed lines shown in the plan. Mr. Jenkins said those are existing contours. Mr. Clinger asked if this was referred to as a surge pond and asked the difference between a surge pond and a detention pond. Mr. Jenkins said it was called a surge pond when it was constructed back in the '80s and it was just left as that.

Mr. Clinger asked if they were picking up the drainage of the expanded parking lot and lay down area with the swale continued around. Mr. Jenkins said those are being collected by catch basins – the parking lot slopes to the catch basins in the center and then it's being piped around to the swale to the north. Mr. Clinger asked if the swale in the parking lot that was expanded is going out and continuing to be a swale in the pavement. Mr. Jenkins said no, that all slopes to catch basin number four. Mr. Clinger asked if the swale there would all be pavement. Mr. Jenkins said yes.

Mr. Clinger asked how truck traffic would be handled and if it would all come in from the west side. Mr. Jenkins said yes – he's trying to get all of the trucks removed from his existing property. He's got a lot of cars and trucks coming in from the same entrance so he's going to redirect the traffic to the west entrance and then internally everything is going to be taken by lift. Mr. Clinger asked if a truck dock was shown with drainage in it on the west side. Mr. Jenkins said yes.

MOTION

Dan Clinger made a to recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-10-2019** filed by **Werk-Brau, 2800 Fostoria Avenue, Findlay** for a proposed 82,560 square foot manufacturing facility.

2nd: Jackie Schroeder

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

ADJOURNMENT

Christina Muryn
Mayor

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