

City of Findlay City Planning Commission

Thursday, August 8, 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

STAFF ATTENDING:

Eric Adkins, City Zoning Inspector
Judy Scrimshaw, Development Services Planner
Don Rasmussen, Law Director

GUESTS:

Kyle Inbody, Tom Shindledecker, Pat Wright, Dan Stone,
Terry Shank, Jen Schuenberger, Jim Ellward

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
Dan Clinger
Jackie Schroeder
Brian Thomas

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the June 13, 2019 meeting. Jackie Schroeder seconded. Motion carried 4-0-0.

NEW ITEMS**1. PETITION FOR ZONING AMENDMENT #ZA-06-2019 filed to rezone 726 S. Blanchard Street from C-1 Local Commercial to R-4 Duplex/Triplex.****CPC STAFF****General Information**

This request is located on the east side of S. Blanchard Street south of Lincoln Street. It is zoned C-1 Local Commercial. Land to the north and south is also zoned C-1. Land to the west is zoned I-1 Light Industrial and to the east is zoned R-3 Single Family Low Density. The outer perimeter area of the land is located within the 100-year flood plain. It appears that the actual building area is outside the flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

This is currently the site of a car wash.

Staff Analysis

The applicant is requesting the zoning change in order to convert the property into a duplex.

There is an existing duplex to the north at 716 S. Blanchard and across the street at 719 and 725 S. Blanchard. There appear to be a few single-family rentals in proximity also.

The upcoming zoning map amendments show the majority of the S. Blanchard Street frontage which is currently zone as C-1 going to R-3 Single Family High Density as it is mostly residential. This parcel is still shown as C-1 because of the existing car wash.

Staff has no issues with changing the zoning on this parcel.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-06-2019 filed to rezone 726 S Blanchard Street from C-1 Local Commercial 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-06-2019 filed to rezone 726 S Blanchard Street from C-1 Local Commercial to R-4 Duplex/Triplex.**

DISCUSSION

Dan Clinger said it appears that the applicant is removing some asphalt based upon his sketch to make it appear more residential. He asked if that had anything to do with zoning. Erik Adkins said it would not with residential. He said the pavement could stay. Mr. Adkins previously suggested to the applicant that he could eliminate some of the pavement there to make it appear more residential because it is an island out of the flood plain and the water can still runoff. The applicant had said he'd be open to making some changes. Judy Scrimshaw said there are no design standards for something like that. Mayor Christina Muryn said she has no problems with this item and would like to see it developed as residential for that neighborhood.

MOTION

Dan Clinger made a motion to recommend approval to City Council of **PETITION FOR ZONING AMENDMENT #ZA-06-2019 filed to rezone 726 S Blanchard Street from C-1 Local Commercial to R-4 Duplex/Triplex.**

2nd: Jackie Schroeder

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

2. APPLICATION FOR FINAL PLAT #FP-03-2019 for Hickory Lake Subdivision 2nd Addition located in Section 11 of Marion Township off the west side of TR 242.

CPC STAFF**General Information**

This site is located off the west side of TR 242 north of Canadian Way. It is zoned R-1 Single Family in Marion Township. Land to the north, south and west is also zoned R-1. To the east is zoned A-1 Agricultural. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Large Lot.

Parcel History

This is currently vacant ground. HRPC approved the Final Plat on July 17, 2019.

Staff Analysis

The applicant is proposing a 12 lot residential subdivision on a cul-de-sac street.

Lot sizes meet and exceed the requirements of the Marion Township Zoning Resolution. The layout is consistent with the Preliminary Plat of Hickory 1st-3rd Additions as approved.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2019 for Hickory Lake Subdivision 2nd Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2019 for Hickory Lake Subdivision 2nd Addition.**

DISCUSSION

Mr. Clinger asked Ms. Scrimshaw why the map doesn't match the plan submitted. Dan Stone said those are just three parcels that were highlighted. Ms. Scrimshaw said she didn't check this as someone else in the office created the maps. She said at some point, there will likely be another phase. Ms. Schroeder asked if the next phase abuts this phase. Ms. Scrimshaw said yes.

MOTION

Dan Clinger made a motion to approve **approval of APPLICATION FOR FINAL PLAT #FP-03-2019 for Hickory Lake Subdivision 2nd Addition.**

2nd: Brian Thomas

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

3. APPLICATION FOR SITE PLAN REVIEW #SP-19-2019 filed by Hancock County Agricultural Society, 1017 E Sandusky Street for an 11,250 square foot Junior Fair Building at 1017 E Sandusky Street, Findlay.

CPC STAFF**General Information**

This request is located on the south side of E Sandusky Street. It is zoned PO Parks and Open Space. Parcels to the south, east and west are zoned R-2 Single Family Medium Density. To the north is zoned R-1 Single Family Low Density. It is located within the 100-year flood plain. The City Land Use Plan designates the site as PRD Planned Residential Development.

Parcel History

This site is a part of the Hancock County Fairgrounds. The last site plan reviewed for the complex was the Cattle Barn in June 2018

Staff Analysis

The applicant is proposing to construct an 11,250 square foot Junior Fair building over the same footprint of two narrow buildings.

Access will be by the existing roadways inside the fairground property.

Because the building will sit well within the property, there are no setback issues. The height of the building is 23'-6" at the peak. That is well below the 35' maximum permitted.

The only lighting will be wall packs on the building.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2019 for an 11,250 square foot Junior Fair Building at 1017 E Sandusky Street, Findlay.**

ENGINEERING

Access –

Will be from the existing drive.

Sanitary Sewer –

Plans show no proposed sanitary sewer

Waterline –

Plans show no proposed water service or waterline work.

Stormwater Management –

Detention has been provided with the expansion of Lye Creek with the previous development.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site is not required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

- Approval of the Site Plan

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Inspection.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2019 for an 11,250 square foot Junior Fair Building at 1017 E Sandusky Street, Findlay.**

DISCUSSION

Mr. Clinger asked Mr. Stone about the existing building and the one to the north if the drainage would be reworked. Mr. Stone said yes, right now it's just grass and doesn't drain very well so they want to put in aggregate, adding three catch basins on an existing storm line there. This will clean it up so water won't just be sitting. Mr. Clinger asked if it would require any extra detention. Mr. Stone said that when they planned the event center, they went through and expanded and put in a large detention facility as well as a cut-fill flood mitigation facility along Lye Creek to compensate for any additional work in the future according to the master plan. At that time, they went through detailed calculations with the City Engineering and provided that.

Mr. Stone pointed out that the footprint of the impervious area building is smaller than the other two buildings. Runoff will be a little more but not by much. It will be metered by the existing pipe there so it's not going to let anything out any quicker than what's occurring right now so it may pond up in the catch basins but it will be overcompensating for other places. But as far as up or down stream from the fairgrounds, there will be no negative impact.

Mr. Clinger asked if the expansion of the detention area is to the west. Mr. Stone said it was to the southeast. He said there are multiple drainage outlets on the site and they go into Lye Creek. So, they looked at the property as a whole and what the outlet was at the downstream property line and we've compensated that way. As these different pipes go in at the property line, that's where the restriction is for the fairgrounds.

MOTION

Mayor Christina Muryn made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-19-2019 for an 11,250 square foot Junior Fair Building at 1017 E Sandusky Street, Findlay.**

2nd: Jackie Schroeder

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-20-2019 filed by Rowmark, LLC, 5409 Hamlet Drive, Findlay for a 57,000 square foot addition to their industrial facility.

CPC STAFF

General Information

This site is located on the east side of Hamlet Drive in the Invision Place Subdivision. The lot in this request is zoned I-1 Light Industrial. All surrounding land is also zoned I-1. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

Current site of Rowmark manufacturing facility.

Staff Analysis

This proposal will add an approximately 57,000 square foot addition to the current facility. The addition will consist of more manufacturing area and warehousing space. Additional truck docks, truck access drives and employee parking will be added.

The building is being extended to the east following the line of the existing building. The existing building sits well within the required setbacks so there is no issue with the building line.

Heavy-duty pavement is being extended to the eastern limits of the new addition. Truck docks are added on the north side of the building. A stone drive completes a loop around the property. An area of future expansion is indicated on the plans and this drive will have to be paved at the time of that construction.

Parking is based on 1.1 spaces per employee on the largest shift. The plans state that there will be 100 employees which calculates to 110 required spaces. The plans show 114 parking spots.

The highest point of the building is 27'-6". That is well below the maximum permitted height of 60' for the district.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2019 for a 57,000 square foot addition to Rowmark at 5409 Hamlet Drive.**

ENGINEERING

Access –

Will be from the existing drives off Hamlet Drive.

Sanitary Sewer –

The plans are not proposing any additional sanitary sewer work.

Waterline –

The plans are not proposing any additional waterline work. *Would like to see the 8-inch and 12-inch waterline extended to the east side of the building with a hydrant at the end of each waterline.*

Stormwater Management –

Detention for the site will be achieved by the regional detention facility to the north of the parcel.

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:

- Conditional Approval of the Site Plan
 - Extend the north side 8-inch WL to the east side of the building with a new fire hydrant
 - Extend the south side 12-inch WL to the east side of the building with a new fire hydrant.

Following Permits are Needed Before Construction Can Start:

- Waterline Tap - 2 total

FIRE PREVENTION

- Apply for all necessary building permits with Wood County Building Department
- During the July 2014 Planning Commission meeting, it was stated upon future development to extend the water line(s) as needed. It was also the intent to place additional hydrants on the southeast and northeast corners of this proposed expansion.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2019 for a 57,000 square foot addition to Rowmark at 5409 Hamlet Drive subject to the following conditions:**

- Apply for all necessary building permits with Wood County Building Department (FIRE)
- Extend the north side 8-inch WL to the east side of the building with a new fire hydrant (FIRE & ENG)
- Extend the south side 12-inch WL to the east side of the building with a new fire hydrant. (FIRE & ENG)

DISCUSSION

Mr. Stone mentioned that there will be an extension of the sanitary line from the man hole. The main line tap is setup for it already. With regards to the waterlines, they have no issues with that.

MOTION

Dan Clinger made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-20-2019 for a 57,000 square foot addition to Rowmark at 5409 Hamlet Drive subject to the following conditions:**

- Apply for all necessary building permits with Wood County Building Department (FIRE)
- Extend the north side 8-inch WL and south 12-inch waterline to the east side of the building with new fire hydrants (FIRE & ENG)

2nd: Jackie Schroeder

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

ADJOURNMENT

Christina Muryn
Mayor

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