

# City of Findlay City Planning Commission

Thursday, March 12, 2020 – 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  
Judy Scrimshaw  
Erik Adkins, Flood Plain/Zoning Supervisor  
Jeremy Kalb, Engineering Project Manager

**GUESTS:** Jodi Mathias, Kyle Inbody, Tom Shindeldecker, Lou Wilin,  
Dan Stone, Todd Jenkins, Brad Brogan, Ron Smith

### 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 the February 13, 2020 meeting. Jackie Schroeder seconded. Motion carried 5-0-0.

### NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-03-2020 filed by BFB Properties LLC to rezone 229 Howard Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**CPC STAFF****General Information**

This request is located at the southeast corner of Howard Street and Franklin Avenue. The lot is zoned R-2 Single Family Medium Density. Property to the south is also zoned R-2, to the east and north is zoned O-1 Institutions and Offices and to the west is zoned R-3 Single Family High Density. The entire area is also within the University Overlay. 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 applicant has demolished the existing house and wishes to construct a new duplex at the location.

The neighborhood is a mix of University properties, single family homes, and duplexes. This property is also in the University Overlay district. That district has the potential to become university related uses at some point. There were two properties on the west side of Franklin Avenue that were rezoned to R-4 in 2018. One is a vacant lot that the owner stated he would like to build on and one was a former duplex that had gone to single family and the owner wanted to convert back to a duplex.

The zoning map update is proposing the R-4 zoning for this property. The applicant would like to move forward in this construction season rather than wait for the adoption of the new map. He is planning on beginning construction with full knowledge that if this rezoning does not get approved, he will only be allowed to have a single family residence. Mr. Brogan has torn down other dilapidated dwellings in the university neighborhood and replaced with new duplex units over the last couple of years.

**Staff Recommendation**

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-03-2020 filed by BFB Properties LLC to rezone 229 Howard 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-03-2020 filed by BFB Properties LLC to rezone 229 Howard Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

## **DISCUSSION**

Judy Scrimshaw stated that she had placed a copy of an email she received at each member's seat before the meeting. It is from the property owner of the home directly south of this parcel. He is not in favor of the rezoning. Ms. Scrimshaw noted that the street has multiple properties on it that are currently duplexes or triplexes. The directly west of the request on the other corner of Franklin and Howard Street is a triplex and there is a duplex directly south of that. She noted that the writer of the letter does not live on the property. He uses it as a rental.

Brad Brogan stated that he purchased the property knowing that it would be a demo house. He wants to rezone to construct a duplex similar to ones on Davis and Fox Street. He does not have finalized plans yet but it will be a similar look and style. (Mr. Cordonnier displayed photos of some prior builds done by Mr. Brogan)

Dan Clinger asked what the parking requirements are for the site. Mr. Cordonnier replied that a duplex requires four parking spots. Mr. Clinger commented that the site is pretty small and he doesn't know how he can get four spots there. Mr. Brogan replied that he has plans to use the existing foundation. He left that in place. He won't be adding anything to the former footprint. He has 50' on the east side of the property where he could add angled spaces and meet the requirement. Mr. Cordonnier commented that if he cannot meet the parking requirement, then he cannot have a duplex. Dan Clinger asked what the setbacks for parking are here. Erik Adkins replied that the front is 10' and the sides don't matter.

Mayor Muryn stated that she understands the concern of the neighbor that emailed, but she feels it is fair request.

## **MOTION**

Christina Muryn made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-03-2020 filed by BFB Properties LLC to rezone 229 Howard Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**2<sup>nd</sup>: Dan DeArment**

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

**2. APPLICATION FOR SITE PLAN REVIEW #SP-02-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed stone parking area.**

## **CPC STAFF**

### **General Information**

This request is located on the south side of E Sandusky Street. It is currently zoned P-O Park 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**

The most recent review for the Fairgrounds property was for a Junior Fair building which CPC approved in August, 2019.

### **Staff Analysis**

The applicant is proposing to add stone to a portion of a grass parking lot at the north end of the Fairgrounds property. There is currently stone parking to the west of the proposed area.

Parking lots are normally required to be paved in every zoning district except as storage area in Industrial zoning. There is a clause in the Zoning Ordinance (1161.11.1 D) that allows Planning Commission to permit the expansion of an existing gravel, rock or stone parking area after their review and subject to any conditions they may require.

The applicant's engineer has stated that the stone will still permit some of the water to infiltrate into the ground rather than the runoff from pavement. The plans indicate some existing perforated underdrains in the lot.

### **Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed stone parking area.**

### **ENGINEERING**

#### *Access –*

Will be from a private drive that is located within the Hancock County Fairgrounds.

#### *Sanitary Sewer –*

No sanitary sewer is proposed.

#### *Waterline –*

No water line work is proposed.

#### *Stormwater Management –*

Detention calculations have been submitted with the plans. Detention will be provided by the onsite widening of Lye Creek and other flood mitigation projects.

#### *MS4 Requirements –*

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

#### *Recommendations:*

- Approval of the Site Plan

### **FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed stone parking area.**

**DISCUSSION**

Dan Clinger said he did not think there were any catch basins connected to that perforated drain on the site. Dan Stone stated that there is a natural low spot running east/west. They put the perforated tile there, it hits the catch basin and goes south through the existing storm system, through the fairgrounds and to Lye Creek.

Mr. Stone explained that they are taking out the grass and putting stone in to keep it at the same elevation. Mr. DeArment asked how much stone. Mr. Stone replied that it is roughly about a foot. The dirt must be taken off and go outside the flood plain.

Mr. Stone commented that when the event center went in, they did the widening along Lye Creek. This allowed additional capacity knowing that the fairgrounds had plans for more improvements.

**MOTION**

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-02-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street, Findlay for a proposed stone parking area.**

**2<sup>nd</sup>: Jackie Schroeder**

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

**3. APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc., 2440 Bright Road, Findlay for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building for the utility company's trucks.**

**CPC STAFF****General Information**

This site is located on the west side of Bright Road and the south side of Production Drive. It is zoned I-1 Light Industrial. Land to the north and west of the parcel is also zoned I-1. To the south and east is zoned C-2 General Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Regional Commercial.

**Parcel History**

This is currently the site of Quality Lines, Inc. In April, 2016 the applicant filed a plan for storage units. These were never built and the plan has expired.

**Staff Analysis**

The applicant is proposing to construct 4 storage unit buildings. Each will be 40' x 320' in size. This is the same as the proposal from 2016.

The buildings meet all the required setbacks for I-1. The driving and parking areas are all paved.

There is a landscaping/screening plan attached that is the same as the one submitted back in 2016. The applicant can probably cut back on some of this. In 2016 the lot directly west was zoned C-2 General Commercial. That property was rezoned to Industrial since then. The screening is not required between industrial uses. The west line would not be required to have the screening as shown.

The applicant also proposes a new 100' x 140' company storage and maintenance building on the north side of the parcel. This will replace a small (40 x 23) metal building currently located there.

The first floor of the building will mostly consist of open area for truck storage and maintenance. There are offices, a training room and restrooms in the southeast corner on the first floor. A second floor showed another large office and restroom and open storage area.

The only issue is the location of the building in relation to the north property line. Since Production Drive was installed, it now is another front yard. The I-1 district requires a building to be setback 50' from a roadway. They propose to set the building just slightly over 10' from the north property line. They have applied to BZA for a variance and the case is scheduled for March 12 at 6:00 p.m.

A drive opening is proposed to Production Drive at the northwest corner of the parcel. Access is currently only from Bright Road through Lot 1. They will maintain the right to that access as well.

#### **Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc. for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building subject to the following conditions:**

- **BZA approval of a variance for the front setback of the Maintenance Building**

#### **ENGINEERING**

##### *Access –*

A new drive is being proposed to come off of Production Drive with heavy duty asphalt.

##### *Sanitary Sewer –*

There is no sanitary sewer proposed on the plans, but the building drawings show bathroom facilities within the new building. Where will the sanitary sewer be placed and tied into?

##### *Waterline –*

There is no water line proposed on the plans, but the building drawings show bathroom facilities within the new building. Where will the water service come from, and if a new tap is needed what size is required.

##### *Stormwater Management –*

Detention calculations have been submitted with the plans. The detention will be provided by the regional detention facility located on the south end of the development. Water Quality will be provide onsite.

*MS4 Requirements –*

The amount of erodible material that will be disturbed will be more than one acre so the site will be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance. A SWPPP plan has been submitted with the plans.

*Recommendations:*

- Conditional Approval of the Site Plan with more information given on the sanitary sewer and water service for the proposed building.

*Following Permits are Needed Before Construction Can Start:*

Waterline Service Connections (If new service)-	1 total
Sanitary Sewer Taps (If new tap)-	1 total
Storm Sewer Permit-	1 total
Curb Cut/ Drive Permit (63 LF) -	1 total

**FIRE PREVENTION**

Maintain sufficient turn radius for fire apparatus throughout the site.

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc. for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building subject to the following conditions:**

- **BZA approval of a variance for the front setback of the Maintenance Building (CPC STAFF)**
- **Provide information on water and sewer connections to the Maintenance Building (ENG)**

**DISCUSSION**

Jeremy Kalb asked where the water line and sanitary would come from to service the maintenance/office building. Dan Stone replied that the sanitary will come from the existing building. He said the waterline will run off of Production Drive. He stated that he doesn't think it needs to be sprinkled so it will be a typical ¾" or 1" line.

Dan Clinger asked if the storage unit layout is the same as what was approved in 2016. Mr. Stone replied yes. Mr. Clinger asked if the property will be fenced and have a controlled gate. The applicant replied yes.

Mr. Clinger stated that he had a problem with giving a variance to allow the maintenance building to only be 10' from the property line. He felt is that is allowed, what would be the argument for another person to want the same. He stated that if this is considered a side yard, the setback is 30' and he can go along with that. Mayor Muryn stated that that will be the discussion at BZA tonight.

Dan DeArment asked if our recommendation goes to the BZA. Erik Adkins replied that it will be put in to the discussion. Mr. DeArment said he agreed with Mr. Clinger. Mr. Clinger commented that he realizes this may subject the storage units to some modifications but he thinks there is enough property there that it could adhere to the setbacks more appropriately.

Ron Smith commented that when he applied in 2016, Production Drive was not there. He stated that in the original plans Production Drive was to go through to Crystal Avenue. Currently it is a dead end. The only people using that are himself, the land to the west and to the north. It is not a throughway for open public driving. Mr. Smith stated that he has a chain link fence all around the property that is exactly where he wants to locate this building. He also stated that he cannot reposition the storage buildings without losing up to 60% of the units he is proposing.

Mr. DeArment responded that the building could be moved south and make it more rectangular. He stated that there are a lot of things that could be done. Mr. Smith replied that there may not be enough room between the buildings to maneuver. He stated that his building will block the view of the storage units. Dan Clinger asked what the height of the building is. Mr. Smith replied that it is thirty-two feet high.

Mr. Smith asked if this road should be private, just for the property owners. Judy Scrimshaw replied that it is a dedicated public roadway. Mr. Clinger said it might be able to go through to Crystal sometime. Mr. Smith noted that the buildings to the west would not allow that. Mr. Clinger stated what argument they would have if the property to the west wanted to build a 40' high building only 10' off the road also if he did his that way. Mr. Smith stated that only he and the owner to the north would care.

Dan Clinger reiterated that this is an industrial area. The zoning has certain setbacks for those areas and that is what they must review on. Mr. Smith argued that it is not interfering with anyone else in the City and is a fairly private area because of the dead end. Jackie Schroeder noted that we still have rules that the zoning code has set for them. She stated that it is not that they are unwilling to compromise, but the difference between 50' and 10' is great. She stated that he is seeing a benefit from the use of Production Drive by getting an additional access. Also, in the initial review in 2016 he was not proposing this building at all. Mr. Smith said he understands the rules and setbacks. Those are there to protect the properties around them. He said the owner to the west (Randy Strauch) does not have a problem with it.

Mayor Muryn stated that she is supportive of the project. She understands that he is saying the current owners in the area are okay with this, but as future development occurs and property owners change, we must have consistency. She would also possibly have some safety concerns with a building that close to a roadway.

Dan Clinger asked if we could approve this with our own recommendations for a setback. Mr. Cordonnier said they could approve based on BZA approval of a setback. They can make a verbal recommendation to the BZA on that setback.



Ms. Muryn said she could make a motion to approve and then send the Commission's concerns and recommendation via email to the BZA. Dan DeArment stated that he would only approve it if there is a condition to have a 30' setback. Mr. Cordonnier noted that the BZA could rule tonight for the 10' or any other measurement which would overrule that. Mr. Clinger asked if we can put in a recommendation to the BZA. Ms. Scrimshaw stated that their recommendation would be noted to the BZA via the mayor as she has stated.

### **MOTION**

Christina Muryn made a motion to **Table APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc., 2440 Bright Road, Findlay for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building for the utility company's trucks.**

**2<sup>nd</sup>: Dan Clinger**

**Dan Stone asked that if they go to BZA tonight and they approve the 10', they will come back to this body and where will they stand if the Commission is objecting to that. Judy Scrimshaw stated that if the BZA grants it, it is done. They can't overrule their decision when it comes back here. Mr. Cordonnier stated that they could only deny the project for other reasons. Mr. DeArment stated that they don't have any other reasons.**

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

**4. APPLICATION FOR SITE PLAN REVIEW #SP-04-2020 filed by the University of Findlay, 1000 N Main Street, Findlay for a 3,717 square foot addition to the Mazza Gallery at 201 College Street.**

### **CPC STAFF**

#### **General Information**

This request is located on the south side of the cul-de-sac of College Street. It is zoned O-1 Institutions and Offices in the University Overlay District. The abutting lots are zoned the same. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as University.

#### **Parcel History**

This is currently the site of Gardner Fine Art Center/Mazza Gallery.

#### **Staff Analysis**

The applicant is proposing an addition in the southeast corner of the building. It will be located in an area that is currently landscaped. Because the building is situated in an interior area of the campus, there are no property lines to consider for setbacks. The addition will have no effect on any current parking or create the need for additional parking.

The addition will contain workshop and classroom space for a STEAM (Science Technology Engineering Art & Mathematics) program. The architecture will blend with the style of the current pavilion. It is a single story structure with a height of 14'. The only new signage will be on the side of the building.

### **Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2020 filed by the University of Findlay for a 3,717 square foot addition to the Mazza Gallery at 201 College Street.**

### **ENGINEERING**

*Access –*

Will be from an existing building and concrete walkway.

*Sanitary Sewer –*

The proposed plans show a new sanitary sewer lateral to come off of an existing lateral.

*Waterline –*

The plans are not proposing any waterline work.

*Stormwater Management –*

How is the increase in impervious area being handled?

*MS4 Requirements –*

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

*Recommendations:*

- Approval of the Site Plan

### **FIRE PREVENTION**

No Comment

### **RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2020 filed by the University of Findlay for a 3,717 square foot addition to the Mazza Gallery at 201 College Street subject to the following conditions:**

- **Provide Engineering with information on the handling of drainage for new impervious surface**

### **DISCUSSION**

Jeremy Kalb asked about the detention area. He stated that they are increasing the impervious area and asked if they could expand on the note in the drawing. Todd Jenkins stated that the increase in runoff is less than .05 cfs. The existing system can handle it. Would like to get with Jeremy to work out the details. Mr. Kalb stated that that is fine.

A representative from the University stated that they are trying to enhance the learning experience of the STEM program with the addition of the Arts. This will be a very positive thing for the community. They are very excited to be bringing this to Findlay. Visitors of all ages will have a memorable experience and they will have a different outcome every time they come.

Ben Sapp, director of the Mazza Museum, stated that this was a collaborative effort. They received a grant from the State and they are working with Findlay City Schools, Hancock County Schools and the University of Findlay.

### **MOTION**

Dan Clinger made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-04-2020 filed by the University of Findlay for a 3,717 square foot addition to the Mazza Gallery at 201 College Street subject to the following condition:**

- **Provide details to Engineering on the handling of the drainage**

**2<sup>nd</sup>: Jackie Schroeder**

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

**5. APPLICATION FOR SITE PLAN REVIEW #SP-05-2020 filed by Pennrose Properties, LLC, 1435 Vine Street, Suite 312, Cincinnati OH for a 50 unit apartment building on the south side of Birchaven Lane.**

### **CPC STAFF**

#### **General Information**

This request is located on the south side of Birchaven Lane. It is zoned M-2 Multiple Family High Density. To the east is also zoned M-2. To the south is zoned C-1 Local Commercial and to the north is zoned O-1 Institutions and Offices. Land to the west is zoned 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 PMUD (Planned Mixed Use Development)

#### **Parcel History**

This parcel was rezoned to M-2 in 2019.

#### **Staff Analysis**

The applicant is proposing to construct a senior housing (55 and over) apartment complex. The number of units allowed is calculated at one unit per 3500 square feet of land. 50 units x 3500 = 175,000 square feet or 4.017 acres. The proposed site is 4.019 acres.

The site meets the maximum lot coverage of no more than 40% impervious surface. All minimum setback requirements for the building are exceeded.

Parking in M-2 is based on two spaces per unit plus one space per every five units to accommodate visitor parking. This calculates to 2.2 spaces per unit thus requiring 110 parking spaces for 50 units. The applicants went before BZA in September, 2019 and received a variance to allow them to reduce the parking to 80 spaces for the complex. I only counted 79 parking spaces on the plans. There will need to be one added somewhere. Additionally they were to obtain a shared parking agreement with the Birchaven facility across the street for overflow. There is no agreement attached with the application and plans.

Maximum building height in M-2 is 50'. I measured on the elevation plans and it appears that the peak of the roof is around 53'. Mr. Jenkins replied that they are working on the roof pitch to correct that.

There is no freestanding signage shown on the plan. We at least need the location at this time. The details can be submitted later for the permit with the zoning office.

I could not locate any light poles on the site. We need some details on those if they intend to install any. I would imagine the parking lot would have some particularly at the rear of the property.

Architectural plans show a 3-story building. There is a mix of stone and brick veneers as well as vinyl siding. Floor plans show a mix of one and two bedroom units. There are specific Handicapped units as well as potential Hearing Impaired units. The smallest seems to be approximately 620 square feet. The minimum living area permitted is 500 square feet. Amenities include a laundry on each floor, first floor Community room, Fitness room and Lobby.

#### **Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2020 filed by Pennrose Properties, LLC for a 50 unit apartment building on the south side of Birchaven Lane subject to the following conditions:**

- **Submittal of parking agreement with Blanchard Valley Health Association**
- **Roof height lowered to 50'**
- **Location of sign shown on site plan**
- **Submittal and approval of photometric plan**

#### **ENGINEERING**

##### *Access –*

Will be from a new drive coming off of the south side of Birchaven Lane. The new drive will be an 8-inch concrete drive.

##### *Sanitary Sewer –*

The proposed plans show a new 8-inch sanitary lateral to connect to an existing manhole on the south side of Birchaven Lane.

*Waterline –*

The plans are proposing a new water main to be tapped off of the existing 8-inch DIP waterline that is located on the north side of Birchaven Lane. The new 8-inch water line will run south to the end of the proposed site. Along with the mainline tap there will be a domestic service and a fire line that will be ran into the proposed building. There will be one new hydrant added as part of this waterline, which can be purchased from the City of Findlay Water Distribution.

*Stormwater Management –*

Detention will be provided by the existing detention ponds located to the west of the property. The water quality volume will be provided by the proposed water quality basin as shown on the plans.

*MS4 Requirements –*

The amount of erodible material that will be disturbed will be more than one acre so the site is 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-	1 total
Waterline Service Connections-	2 total
Sanitary Sewer Taps-	1 total
Curb Cut/ Drive Permit (52 LF)-	1 total
Sidewalk Permit (464 LF)-	1 total

**FIRE PREVENTION**

Maintain sufficient turn radius for fire apparatus throughout the site.

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2020 filed by Pennrose Properties, LLC, for a 50 unit apartment building on the south side of Birchaven Lane subject to the following conditions:**

- **Submittal of parking agreement with Blanchard Valley Health Association (CPC STAFF)**
- **Roof height lowered to 50' (CPC STAFF)**
- **Location of sign shown on site plan (CPC STAFF)**
- **Submittal and approval of photometric plan (CPC STAFF)**

**DISCUSSION**

Judy Scrimshaw noted that yesterday she received a Memorandum of Understanding (MOU) from BVHA stating that they agree that this parking arrangement will be done. They will not do the actual shared parking agreement until zoning/building permits are acquired.

Ms. Scrimshaw noted that just this morning she received an updated elevation drawing that showed a lowered roof peak. The new height is now 46'-11".

Ms. Scrimshaw stated that yesterday she also received the photometric plan for the site lighting. All the numbers were within the maximum allowed.

Dan DeArment asked what would happen if there were not enough demand for senior housing to fill this complex. Is it restricted to the age group? A representative for the complex stated that there is a land restriction put on the property. They did conduct a market study to determine the volume of demand for the project.

Dan Clinger asked Mr. Jenkins if the swales which are partially outside the property line will act as some detention also. Mr. Jenkins replied that they are for conveyance only. The existing detention pond was designed to handle the entire 22 acres. Their proposed pond will discharge into the existing.

### **MOTION**

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-05-2020 filed by Pennrose Properties, LLC for a 50 unit apartment building on the south side of Birchaven Lane.**

**2<sup>nd</sup>: Christina Muryn**

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

### **ADJOURNMENT**

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Christina Muryn  
Mayor

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