

MINUTES

CITY PLANNING COMMISSION

Thursday, January 8, 2009

Municipal Building Conference Room

MEMBERS PRESENT: Mayor Sehnert
Bruce Hardy
Joe Opperman
Thom Hershey
Tom Joseph

STAFF ATTENDING: Matt Carpenter, Assistant Chief Engineer.
Judy Scrimshaw, HRPC Staff
Dave Hackenberg, Law Director
Jim Holmes, Fire Prevention

GUESTS: 5

CALL TO ORDER

ROLL CALL

The following members were present:
Mayor Pete Sehnert
Bruce Hardy, Service Director
Joe Opperman
Thom Hershey
Tom Joseph

SWEARING IN

All those planning to give testimony were sworn in by the Clerk.

APPROVAL OF MINUTES

Thom Hershey moved to approve the minutes of the December 11, 2008 meeting. Joe Opperman seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

- 1. SITE PLAN APPLICATION #7717 - SP filed by Northwest Ohio Flight Training Center for an airplane hangar and office and classroom building to be located at the City of Findlay Airport, 1615 Gray Street.**

General Information

This proposal is located on the grounds of the City of Findlay Airport. The land is zoned Airport District. It is not within a flood plain area. The City Land Use Plan designates the area as Civic because it is owned by local government.

Parcel History

None

Staff Analysis

The applicant is proposing to construct a new hangar building with attached office/classroom space directly south of the existing hangar. The City of Findlay will maintain ownership of the land.

The site is in the Airport District Sub-district 1. Facilities and activities of or related to the operation of the airport runway as authorized by the City, ODOD (Ohio Department of Transportation) Division of Aviation and the FAA (Federal Aviation Administration) are permitted uses.

There are no specific yard setbacks in this zoning district. The highest point of the building is listed as 28'- 1".

The plan shows a parking area with 14 spaces. A representative for the applicant stated that in addition to two (2) office personnel, there could be a no more than 8 or 9 students at any one time. This would leave three (3) open spaces for visitors. If the requirements for professional office space would be applied to the approximately 2,952 square feet of the office area, only 10 parking spaces are required.

ENGINEERING

Access – The applicant is proposing to access the proposed site from existing pavement on the airport property.

Water – The applicant is proposing to extend a domestic water service line to the proposed hangar. If fire protection is required in the hangar, a separate fire line must be extended.

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Sanitary Sewer – The applicant is proposing to extend acceptable sewer service to the hangar.

Stormwater Management – The applicant is proposing to route the stormwater runoff to an existing storm sewer system which is already metered.

Sidewalks – Not applicable.

STAFF RECOMMENDATION

Staff recommends approval of the site plan. (HRPC & ENG)

ACTION

Tom Joseph moved to approve Site Plan Application #7717-SP on the condition the applicant follow Engineering recommendations. Thom Hershey seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mr. Hershey, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

2. FINAL PLAT APPLICATION # 7719-FP filed by A Schulman for Invision Place

General Information

This proposed subdivision is located on the south side of CR 212 in Section 4 of Marion Township between the Best Buy Distribution Center and Cardinal Health. It is zoned M-1 Restricted Industrial in the Township. Land to the east, west and south of the proposed subdivision is zoned I-1 Light Industrial in the City of Findlay. Across CR 212 to the north is zoned A-1 Agriculture in Cass Township. It is not located within a flood plain. The City of Findlay Land Use Plan designates the land as Industrial.

Parcel History

The parcel is currently a single lot with a private street. There is an existing industrial building on the site that was approved by FCPC in June, 2006. A site plan for a second building to the south was approved in October, 2007 and was never built. Annexation of the land is in progress.

The Preliminary Plat of the subdivision was approved by FCPC on November 13, 2008 and by HRPC on November 19, 2008.

Staff Analysis

This request is for an industrial plat containing 5 lots and an existing cul-de-sac street. Invision Drive is currently a private street but will be dedicated as public right-of-way in this plat. Additional right-of-way has been set aside from the cul-de-sac to the south property line to allow for a future connection into the Tall Timbers Subdivision.

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Lot 4 has the existing A Schulman building located on it and Lots 1, 2, 3, and 5 are vacant. Marion Township has a minimum lot size of 2 acres and 200' of road frontage in its zoning resolution. All lots are above this minimum requirement.

One of the conditions of approval in November was that a restriction be placed on Lot #1 which has road frontage on CR 212 as well as Invision Drive. No access is to be permitted to CR 212.

ENGINEERING

Right-of-Way – The applicant is proposing to plat Invision Drive as a public street with stub access to the south. This street was constructed to City standards and is acceptable.

Easements – In addition to the various drainage easements shown on the plat, the Applicant should record a waterline easement, centered on an existing 12" water line, extending from the right-of-way of Invision Drive to the existing fire pump house on Lot 4. In addition, sanitary sewer easements are necessary along the north edge of Lot 4 and the east edge of Lots 2 and 3.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of Invision Place subject to the following three conditions:

1. A notation being placed on the plat prohibiting direct access from Lot #1 to CR 212.(HRPC)
2. Record waterline easement as detailed above. (ENG)
3. Record sanitary sewer easements as detailed above. (ENG)

ACTION

Thom Hershey moved to approve Final Plat Application #7719-FP with the following conditions:

1. A notation being placed on the plat prohibiting direct access from Lot #1 to CR 212.(HRPC)
2. Record waterline easement as detailed above. (ENG)
3. Annexation process to continue.

Joe Opperman seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

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DISCUSSION

The Commission Members were presented with the current and proposed fee schedule. There was brief discussion regarding the charge for site plan reviews and the additional fee being proposed for Fire Department review of such. Matt Carpenter suggested that the fees be combined and collected at one time by the Engineering Department.

There were a few other questions and comments regarding different fees proposed and the Commission Members stated they could not approve it at this time.

Thom Hershey moved to table the fee schedule to allow time for more information to be gathered. Tom Joseph seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Joseph, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

Pete Sehnert
Mayor

Bruce Hardy
Service Director