

MINUTES

CITY PLANNING COMMISSION

Thursday, February 12, 2009

Municipal Building Conference Room

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

STAFF ATTENDING: Matt Carpenter, Assistant Chief Engineer.
Bill Homka, HRPC Director
Judy Scrimshaw, HRPC Staff
Dave Hackenberg, Law Director
Eric Habegger, Fire Prevention

GUESTS: 3

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 January 8, 2009 meeting. Joe Opperman seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

- 1. SITE PLAN APPLICATION #7768-SP filed by Four Aces Transportation for proposed expansion of trucking company located at 7125 Lima Avenue.**

General Information

This site is located on the south side of Lima Avenue near the intersection of Gay Avenue. (It is the last parcel on this side of Lima Avenue that is within the City limits.) It is zoned B-2 General Business. The parcels to the east and north are also zoned B-2 in the city. The parcels to the west and south are zoned I-1 Light Industrial in Liberty Township.

Parcel History

This parcel was annexed in February, 1997 (Ord. 1997-6) and zoned I-1 Light Industrial (Ord. #1997-7). It was the site of P & H Trucking at that time.

In 2003, the zoning along the Lima Avenue corridor was studied. The area had a swath that was 250' deep that was zoned B-2 General Business along much of the frontage. Because it did not follow property lines, some parcels were split into two different districts. This was creating enforcement nightmares and permitted use conflicts. The recommendation went to Council to apply B-2 General Business to all the parcels along the frontage. Council passed this by Ordinance #2003-103. The parcel that was occupied by P & H Trucking was included in the rezoning and was changed from I-1 to B-2.

Because of the zoning change in 2003, this site was before FCPC on July 10, 2008 to request expansion of a nonconforming use to accommodate a new trucking business.

The request was approved by FCPC on that date.

Staff Analysis

The applicant proposed to add another 12' x 60' trailer 20' east of the existing trailer.

Parking areas for trailers will be located along the Lima frontage as well as along the east and south property boundaries. The area will be enclosed with chain link fencing. The fence and parking are approximately 20' off of the right-of-way of Lima Avenue. A minimum of 10' is required for a parking setback in the B-2 district.

Additional parking for twelve (12) tractors is provided around the existing quonset building.

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The entire lot is shown as a stone surface. While Staff is not opposed to using a stone surface in the area in which tractors and trailers are stored, the entry and the parking around the office area should be paved. At a minimum, the area up to the gate should be hard surface.

ENGINEERING

Access – The applicant is proposing no change in access to the public right-of-way.

Water – The applicant is proposing a new 5/8” water tap.

Sanitary Sewer – The applicant is proposing to connect a new building to an existing private sanitary pump station. The applicant will likely be required to submit a plan to the Ohio EPA in order to connect an additional tap to this pump station. Proof of OEPA approval will be required prior to the issuance of a tap permit.

Stormwater Management – The applicant is proposing to install a detention basin that is in compliance with the City’s drainage requirements.

Sidewalks – Sidewalks do not currently exist along Lima Avenue.

STAFF RECOMMENDATIONS

Staff recommends approval of the site plan for Four Aces Transportation subject to the following conditions:

1. Hard surface pavement be installed from the entry area to the gate including the parking at the office (HRPC)
2. OEPA approval for the additional sanitary tap connection. (ENG)

MOTION

Thom Hershey move to approve Site Plan Application #7768-SP with the following two (2) conditions:

1. Hard surface pavement be installed from the entry area to the gate including the parking at the office (HRPC)
2. OEPA approval for the additional sanitary tap connection. (ENG)

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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2. SITE PLAN APPLICATION #7769-SP filed by J. William Hollington for proposed animal rescue and animal daycare to be located at 12409 CR 99, Findlay

General Information

This site is located in Section 31 of Allen Township on the south side of CR 99. Allen Township is not zoned. The site is not within the 100 year flood plain. The Findlay Land Use Plan designates the area as Industrial.

Parcel History

This is a 5.001 acre property that was transferred in October, 2008 to J. William Hollington. The existing structures which were on the parcel have been removed.

Staff Analysis

The applicant is proposing to construct two buildings on the site. The building at the north end will be a 7700 square foot animal daycare facility and to the rear will be a rescue shelter building containing 5100 square feet. The buildings will be single story with a maximum height of 13'-3".

No new access points are proposed for the site. The existing driveway location will be widened to accommodate a two way traffic pattern.

There are 16 parking spaces shown at the animal rescue building and six (6) in front of the daycare facility. The plan shows a second phase which will add seven (7) more spaces in front of the daycare. The Findlay code does not have a parking standard for this specific type of use. Traffic will be sporadic with drop off and pick up of "clients" occurring at varying times. The quantity of business will dictate how soon the applicant feels the next parking phase will be needed.

ENGINEERING

Access – The applicant is proposing to widen an existing drive approach to CR 99. The applicant must obtain approval from the County for the widened approach.

Water – The applicant is proposing two new taps to an existing 16" water main. Due to a prior agreement with the City, the applicant will not be charged for these taps.

Sanitary Sewer – The applicant is proposing to construct a septic system for this property. The property is within the boundary of the City's proposed Wastewater System Service Area. The applicant must obtain OEPA approval for the septic system prior to any permits being issued by the City.

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Stormwater Management – Stormwater detention calculations have been submitted and reviewed. The calculations must be approved by the County Engineer prior to any permits being issued by the City.

Sidewalks – Sidewalks do not currently exist along CR 99.

STAFF RECOMMENDATIONS

Staff recommends approval of the site plan contingent upon the following:

1. County approval for the drive approach widening. (ENG)
2. OEPA approval for the septic system. (ENG)
3. County approval for the detention facility. (ENG)

MOTION

Joe Opperman moved to approve Site Plan Application #7769-SP with the following three (3) conditions:

1. County approval for the drive approach widening. (ENG)
2. OEPA approval for the septic system. (ENG)
3. County approval for the detention facility. (ENG)

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

TABLED ITEM FROM THE 11-13-08 MEETING

SITE PLAN APPLICATION #7535-SP filed by Clifton Baxter, 2571 Blanchard Avenue, Findlay, OH 45840 for proposed single family residence and pole barn for storage to be located at 1415 E. Sandusky St., Findlay, OH 45840.

Joe Opperman moved to remove Site Plan Application #7535-SP from the table. Bruce Hardy seconded the motion. Motion carried 5-0.

A brief discussion followed regarding the site and screening.

Thom Hershey moved to table the item again to staff and members more time to look at the site. Tom Joseph seconded the motion. Motion carried 5-0.

Pete Sehnert
Mayor

Bruce Hardy
Service Director

