

MINUTES

CITY PLANNING COMMISSION

Thursday, March 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: 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 February 12, 2009 meeting. Bruce Hardy seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

- 1. SITE PLAN APPLICATION # 7852-SP filed by Kelly Weber for proposed office/retail center to be located at 1800 Manor Hill Road.**

General Information

This site is located on the west side of Manor Hill Road across from the intersection of Hillstone Drive. It is zoned B-2 General Business. The parcels to the north and south are also zoned B-2. The parcels to the west are zoned C Residential and to the east is PUD (Planned Unit Development). It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This parcel was originally the site of Hooligan's Cafe and later became the Hacienda Mexican Restaurant and Bar. The most recent use has been as a rental hall.

Staff Analysis

The applicant proposes to add two (2) 2,550 square foot buildings to the site. One will be located to the north of the existing building and the second to the south. The applicant states that the use will be a combination of Office and Retail.

Staff considers the site to be a "planned shopping center" type of development. There are multiple buildings on one site and they will share parking facilities. Parking is based on one space per 200 square feet of floor area. The two new buildings will be 2,550 square feet each and the existing building footprint is 3,900 square feet in size. The architect stated that the existing building will possibly be adding a full second floor which will double the usable square footage. At 7,800 square feet for the existing and 5,100 square feet of new construction the total will be 12,900 square feet. At one space per 200 square feet, the required parking will be 65 spaces. The plan indicates 98 parking spaces.

No new access points are requested and traffic flow within the site will remain the same.

ENGINEERING

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

Water – It is unclear how the applicant is proposing to serve the two new buildings. Separate water taps to the public water main are required for every building on the site. In addition, separate connections are required for fire and domestic service lines, if necessary. The applicant must show a revised site plan with water service locations prior to the issuance of a water tap permit.

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Sanitary Sewer – It is unclear how the applicant is proposing to serve the two new buildings. As this is a private sewer lateral, the applicant may re-configure the existing sewer to service multiple buildings. The applicant should be advised that there are potential sewer gas issues in this area of the sewer system. As such, they may wish to install manhole lids with rubber gaskets to prevent potential odor issues. The applicant must show a revised site plan with sewer lateral locations prior to the issuance of a sewer tap permit.

Stormwater Management – The applicant is proposing no change in impervious area to the site.

Sidewalks – Sidewalks currently exist along Manor Hill Road.

FIRE PREVENTION

1. Fire Prevention requires drawings showing life safety items.
2. Utility meters should be moved to allow safe disconnection without walking between buildings.
3. Fire department connection should be moved to front of building.
4. Fire vehicle access to rear of building must be maintained.

STAFF RECOMMENDATIONS

Staff recommends approval of the site plan for the office/retail space to be located at 1800 Manor Hill Road subject to the following conditions:

1. Separate water connections for each building and for fire and domestic service lines if necessary. (ENG)
2. Submittal of a revised site plan showing water service and sewer lateral locations.(ENG)
3. Fire Prevention requires drawings showing life safety items.(FIRE)
4. Utility meters should be moved to allow safe disconnection without walking between buildings.(FIRE)
5. Fire department connection should be moved to front of building.(FIRE)
6. Fire vehicle access to rear of building must be maintained.(FIRE)

ACTION

Thom Hershey moved to approve Site Plan Application #7852-SP with the following six (6) conditions:

1. Separate water connections for each building and for fire and domestic service lines if necessary. (ENG)
2. Submittal of a revised site plan showing water service and sewer lateral locations.(ENG)

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3. Fire Prevention requires drawings showing life safety items.(FIRE)
4. Utility meters should be moved to allow safe disconnection without walking between buildings.(FIRE)
5. Fire department connection should be moved to front of building.(FIRE)
6. Fire vehicle access to rear of building must be maintained.(FIRE)

Joe Opperman seconded the motion.

Thom Hershey moved to amend the motion to alter conditions #4 and #5 to remove the word “should”. Bruce Hardy seconded the amendment.

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

2. PETITION FOR ZONING AMENDMENT filed to rezone 109 E. Lincoln Street (First Evangelical Lutheran Church) and 714 Beech Avenue from B-2 General Business to B-3 Central Business District.

General Information

This site is located at the southeast corner of S. Main Street and E. Lincoln Street. The block is currently zoned B-2 General Business. Land to the north is zoned B-3 Central Business, to the south, east and west is zoned B-2 General Business. The site is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the site as Downtown District.

Parcel History

None

Staff Analysis

The applicant is requesting a change to B-3 Central Business District in order to relocate a sign on the property. The existing sign had been located at the corner of Lincoln and Main. It was destroyed as result of a traffic accident and could not be replaced in the same location or anywhere else in front of the Church because it would not conform to setback requirements.

Changing the zoning to B-3 would permit the Church to place the sign in front of the building perpendicular to S. Main Street. No front or side yards are required in the B-3 District.

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The Church owns the majority of the block bounded by S. Main St., E. Lincoln St., Beech Ave., and the first east/west alley. Dr. Reed owns a podiatry office in the southeast corner of the block and she has signed the petition as well.

ENGINEERING

No concerns

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

Staff recommends that FCPC recommend approval of the rezoning request to Findlay City Council.

ACTION

Thom Hershey moved to recommend the re-zoning request to City Council. Bruce Hardy seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Hardy, aye; Mr. Joseph, aye; Mr. Opperman, aye; Mayor Sehnert, aye. Motion carried 5-0.

Pete Sehnert
Mayor

Bruce Hardy
Service Director