

**MINUTES**

**CITY PLANNING COMMISSION**

**Thursday, May 8, 2008**

**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:** 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**

**APPROVAL OF MINUTES**

Thom Hershey moved to approve the minutes of the April 10, 2008 meeting. Joe Opperman seconded the motion. Motion carried 5-0.

**NEW ITEMS**

**HRPC**

**1. SITE PLAN APPLICATION #6307-SP filed by Trilogy Real Estate Ohio for Alzheimer Care facility to be located at 2801 Greenacre Drive.**

**General Information**

This site is located on the northeast corner of Greenacre Drive and W. Bigelow Avenue. It is a 3.526 acre parcel which is zoned C Residential. Land to the north and west is also zoned C Residential, to the east is A Residential and to the south is B Residential. It is not within a flood hazard area. The 2007 City of Findlay Land Use Plan designates the parcel as Multi-Family.

**Parcel History**

This parcel has been owned by all past and present owners of the Heritage House Nursing Home and Apartments through the years, but has been undeveloped to this point.

**Staff Analysis**

The applicant is proposing to construct an approximately 20,800 square foot single story building. It will contain 29 residential rooms with a capacity for 30 beds. All pertinent facilities for activities, offices, kitchen and dining, laundry, etc. are also included in the building.

Access is proposed at the west side of the building off of Greenacre Drive. The entry is lined up with the existing drive for the Heritage House on the west side of Greenacre Drive. Parking is based on one space per 4 beds in the facility plus one per each employee on a shift. Thirty beds require 8 parking spaces and it is noted that there will be 10 employees thus requiring a total of 18 spaces. The plan indicates 30 parking spaces.

Building setbacks exceed the requirements of the Code. The minimum is thirty (30) feet for front and rear yards and only five feet per side yard.

A proposed sign location is shown on the south side of the entry. Details were provided for a lower profile sign that stands roughly 5' tall. There is also a directional sign which stands about 28" tall to be located in the circular area in the middle of the parking lot. There is an existing sign for the Heritage located at the corner of Greenacre Drive and W. Bigelow Avenue. It has been at this location for many years as the Heritage complex has no road frontage on the west side of Greenacre where their buildings are located. Because the site is larger than one acre and has two road frontages, a sign is permitted on each road. The existing sign does not meet the setbacks (100' from the intersection), but

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would be grandfathered in. The proposed sign on Greenacre Drive is approximately 125' from the intersection and meets the height and sign face requirements. There is an existing sign on Greenacre Drive in this area for the Heritage, and we are assuming that this will be removed. Only one sign can be permitted on this street.

**ENGINEERING**

Access – The applicant is proposing one access to Greenacre Drive that aligns with an existing drive approach. The right-of-way of Greenacre Drive is adequate.

Water – The applicant is proposing two separate connections to an existing 8" waterline which has adequate capacity to serve the site.

Sanitary Sewer – The applicant is proposing to connect to an existing 8" sanitary sewer which has adequate capacity to serve the site.

Stormwater Management – The applicant is proposing two on-site detention facilities. The detention calculations have been reviewed and appear to be adequate. The applicant should add a catch basin near the southwest corner of the proposed parking area to collect surface runoff from the southern portion of the parking area and divert it into the southern detention facility. Some minor re-grading may be necessary to divert this runoff to the catch basin. A revised grading plan and utility plan should be re-submitted to the Engineering Department.

Sidewalks – Sidewalks currently exist along Bigelow Avenue and Greenacre Drive.

**FIRE PREVENTION**

- 1) The Fire Line must be installed by a State Of Ohio Certified Installer.
- 2) A Knox Box will be required.
- 3) Fire Prevention requires a set of prints showing Life Safety Items.

**STAFF RECOMMENDATIONS**

Staff recommends approval of Site Plan #6307-SP for the Alzheimer Care Facility subject to:

1. Modifications to the grading plan and utility plan as detailed above. (ENG)
2. The Fire Line must be installed by a State Of Ohio Certified Installer. (FIRE PREV)
3. A Knox Box will be required. (FIRE PREV)
4. Fire Prevention requires a set of prints showing Life Safety Items. (FIRE PREV)

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**ACTION**

Thom Hershey moved to approve Site Plan #6307-SP with the following four (4) conditions:

1. Modifications to the grading plan and utility plan as detailed above. (ENG)
  2. The Fire Line must be installed by a State Of Ohio Certified Installer. (FIRE PREV)
  3. A Knox Box will be required. (FIRE PREV)
  4. Fire Prevention requires a set of prints showing Life Safety Items. (FIRE PREV)
- 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.

2. **ALLEY VACATION PETITION filed to vacate the east/west alley running west from Fremont Avenue to the first north/south alley.**

**HRPC**

**General Information**

This request is located on the south side of Blanchard Avenue. The alley is the first east/west alley south of Blanchard Avenue running west from Fremont Avenue to an intersecting north/south alley.

**Parcel History**

None

**Staff Analysis**

The applicant owns all land abutting this alleyway. The alley is unimproved and is currently used as a driveway.

**ENGINEERING**

The applicant is proposing to vacate an east/west alley located between Fremont Avenue and a north/south alley west of Fremont. There are no City-owned utilities present within the alley. Vacating this alley would not limit access to any of the existing parcels within the area. The applicant owns all of the parcels adjacent to the alley. The Engineering Department will defer to the Law Director to address the applicant's request that the entirety of the vacated land be attached to the parcel to the south.

**FIRE PREVENTION**

No concerns

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**STAFF RECOMMENDATIONS**

Staff recommends vacation of the alley.

**ACTION**

Tom Joseph moved to recommend approval of the alley vacation request to City Council. 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.

**OTHER BUSINESS**

Matt Carpenter informed the Commission Members that the Engineering Department had sent a letter to Buffalo Wild Wings instructing them that they were required to install sidewalks. This issue came to light when the Old Fort Bank was before the Commission for approval of their site plan and sidewalks were required for that site. Matt Carpenter said the letter had just been sent and no further communication had taken place as of this date.

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Pete Sehnert  
Mayor

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Bruce Hardy  
Service Director