

MINUTES

CITY PLANNING COMMISSION

Thursday, May 14, 2009

Municipal Building Conference Room

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

STAFF ATTENDING: Matt Carpenter, Assistant Chief Engineer
Brian Hurt, Chief Engineer
Judy Scrimshaw, HRPC Staff
Matt Pickett, 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 April 9, 2009 meeting. Joe Opperman seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

1. **SITE PLAN APPLICATION #8070-SP** filed by McClellan Family Investments, LLC for proposed restaurant to be located at 1331 N. Main Street

General Information

This site is located on the east side of N. Main Street at the intersection E. Foulke Avenue. It is zoned B-2 General Business and the lots to the north, south and west are also B-2 General Business. The land immediately east is zoned B Residential. It is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as University.

Parcel History

This parcel was the site of a neighborhood pharmacy with a drive thru window.

Staff Analysis

The applicant proposes to remodel the existing 2,270 square foot building into a small restaurant. The change-of-use requires the approval of the planning commission.

The site is located within a B-2 General Business District. Permitted Uses within B-2 include “restaurants, or other places serving food or beverages, except those having a drive-through operation.” Although the building currently has a drive-through window, the proposed floor plan shows the window being removed.

The site plans shows a proposed total of 21 parking spaces, with two reserved for employees and one reserved for the owner. According to Off-Street Parking and Loading requirements of the city zoning code (1181.01(d)(7)): “Whichever of the following is greater: One for each 100 sq ft of floor area, or one for each 2 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.” While the plan only provides for 21 spaces, the code requires 23 spaces which is calculated based on square footage. If calculated using maximum persons allowed, which is 42, the spaces required would only equal 21, which is the lesser of the two standards. Staff acknowledges the physical limitations of the site due to its size and the location of Howard Run and the existing building dimensions.

The site shows two access points. Traffic will enter from N. Main St. and exit on E. Foulke Ave. The access on N. Main Street will use the existing curb cut. The E. Foulke Ave. side of the property does not have curb and gutters. The site plan calls for an egress point on Foulke Ave. for traffic moving through the parking lot. A parking space

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designated for the Owner on the site plan would utilize the open side of Foulke Ave. as its only means to enter and exit the parking space. This spot would have to back out into Foulke Avenue to exit the lot. FCPC does not support parking that has to back into public right of way. Due to the location of this parking space in relation to the building, this spot could not be accessible by any other means. Two parking spots are designated for employees only along the Foulke Avenue side. Concrete parking stops should be placed at the front of these spaces to separate them from the road and to stop access directly through the parking spaces and to prohibit backing out onto E. Foulke Avenue.

ENGINEERING

Access – The applicant should construct curbing along the north property line to channel traffic to the throat of the proposed parking area. Curbing should also be installed along Foulke Avenue adjacent to the proposed dumpster storage area. These curbs shall appropriately restrict vehicular access to a standard size curb cut on Foulke Avenue.

Water – The applicant is proposing no change in water service.

Sanitary Sewer – The applicant is proposing no change in sanitary sewer service.

Stormwater Management – The applicant is proposing no change in impervious area to the site, therefore the stormwater management requirements have been met.

Sidewalks – Sidewalks currently exist along Main Street and Foulke Avenue.

FIRE PREVENTION

Provide prints to FFD showing life safety items

STAFF RECOMMENDATIONS

Staff recommends the approval of the site plan for the restaurant subject to the following:

1. Eliminate parking space designated as “Owner” (HRPC)
2. Installation of curbing as detailed above. (ENG)
3. Provide prints to FFD showing life safety items

ACTION

Tom Joseph moved to approve Site Plan Application #8070-SP with the following four (4) conditions:

1. Eliminate parking space designated as “Owner” (HRPC)
2. Installation of curbing as detailed above. (ENG)
3. Provide prints to FFD showing life safety items
4. Signage for one way (entrance and exit only) to be approved by Zoning Inspector.

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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. SITE PLAN APPLICATION #8071-SP** filed by John and Kathleen Redman for proposed expansion of parking lot , change of use to office and addition of storm sewer at 1414 Tiffin Avenue, Findlay, OH 45840.

General Information

The site is located on Tiffin Avenue, in the Tiffin Avenue Overlay district, near the intersection of Woodward Drive. This parcel and the neighboring parcels on this side of Tiffin Avenue are zoned A-Residential. The parcels directly across Tiffin Ave. are zoned B-2 General Business in the Tiffin Avenue Overlay. The Land Use Plan has the parcel listed as Neighborhood Commercial. The site is not within the 100 year flood plain.

Parcel History

The parcel has been a single family home. It was recently converted to office space.

Staff Analysis

There is a companion request on today's agenda to rezone this lot to C-Residential to permit office use.

For office use, 1 parking space is required for every 300 square feet. With a 1,478 square foot building, the proposed 5 parking spaces are adequate. The applicant is requesting a 12' expansion of the existing curb cut for the site also.

The Tiffin Avenue Overlay does require screening from what is called the "Core Residential Area". In many cases, the rear yard would be required to have some type of fencing to screen the rear neighbors from the business. Given the use proposed, Staff feels there will probably be little if any impact on the rear property. However, FCPC should require privacy fencing or sufficient screening along the east end of the paved parking area which abuts the Gray property at 1420 Tiffin Avenue.

The Overlay District also requires that an easement be recorded across the front of the lots to permit connection of neighboring lots so that accesses on Tiffin Avenue can be reduced in the future. A 20' wide easement shall be recorded across the front of this parcel to the west for potential future connection to the lot at 1400 Tiffin Avenue.

ENGINEERING

Access – The applicant is proposing to widen an existing drive approach on Tiffin Avenue. Due to the nature of Tiffin Avenue, this drive approach should be reconfigured

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and limited to a 26' wide curb cut. This may involve removing a portion of the existing curb and drive approach.

Water – The applicant is proposing no change in water service.

Sanitary Sewer – The applicant is proposing no change in sanitary sewer service.

Stormwater Management – The applicant is proposing a small amount of additional impervious area to the site. As such, detention calculations must be submitted for review and approved by the City Engineer.

Sidewalks – Sidewalks currently exist along Tiffin Avenue.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

Staff recommends the approval of the site plan subject to the following:

1. Reconfigure drive approach as detailed above. (ENG)
2. Submit detention calculations for review and approval.(ENG)
3. Screening along the parking area abutting 1420 Tiffin Avenue as designated by FCPC (HRPC)
4. 20' wide easement along the frontage going west toward 1400 Tiffin Avenue (HRPC)

ACTION

Thom Hershey moved to approve Site Plan Application #8071-SP with the following five (5) conditions:

1. Reconfigure drive approach as detailed above. (ENG)
2. Submit detention calculations for review and approval.(ENG)
3. Screening along the parking area abutting 1420 Tiffin Avenue as designated by FCPC (HRPC)
4. 20' wide easement along the frontage going west toward 1400 Tiffin Avenue (HRPC)
5. Contingent upon City Council approving the zone change.

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.

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3. **PETITION FOR ZONING AMMENDMENT** filed to rezone 1414 Tiffin Ave. in the Woodside Addition, Lot #31 from A-Residential with Tiffin Avenue Overlay to C-Residential with Tiffin Avenue Overlay.

General Information

The site is located on Tiffin Avenue, in the Tiffin Avenue Overlay district, near the intersection of Woodworth Drive. Parcels neighboring the site are zoned A-Res, with parcels directly across Tiffin Ave. zoned B-2 General Business. The Land Use Plan has the parcel listed as Neighborhood Commercial.

Parcel History

The parcel is a single family home which was recently converted to office use.

Staff Analysis

The Tiffin Avenue Overlay requires that the underlying zoning be changed to accommodate the new use.

C Residential is sufficient to accommodate an office use as proposed. Because the applicant is not requesting to rezone to a commercial district, the entire block does not have to be included in the request.

The companion site plan for this parcel is also on today's agenda.

ENGINEERING

No concerns.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

Staff recommends that FCPC recommend approval of the request for C-Residential zoning to City Council.

ACTION

Tom Joseph moved to recommend C-Residential zoning 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. Motion carried 5-0.

Pete Sehnert
Mayor

Bruce Hardy
Service Director

