

MINUTES

CITY PLANNING COMMISSION

Thursday, June 11, 2009

Municipal Building Conference Room

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

STAFF ATTENDING: Judy Scrimshaw, HRPC Staff
Dave Hackenberg, Law Director
Eric Habegger, Fire Prevention

GUESTS: 6

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 May 14, 2009 meeting. Joe Opperman seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

1. **SITE PLAN APPLICATION #8194-SP** filed by GCC Findlay-II Ltd. for proposed restaurant to be located at 1111 Trenton Avenue.

General Information

This site is located on the south side of Trenton Avenue along Interstate 75. It is zoned B-2 General Business and the all lots abutting it are also B-2 General Business. Parts of the lot are within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial

Parcel History

This parcel is a vacant platted lot in the Independence Square Subdivision.

Staff Analysis

The applicant is proposing to construct a Texas Roadhouse restaurant on Lot 3 in the Independence Square Subdivision. The lot is located directly behind the Max & Erma's and Bob Evans restaurants.

The restaurant will be situated on the lot with the front to face Interstate 75 (east side). The public entry will be located on the south end of the building. The majority of the parking area will be located on the west side of the structure. The parking has been based on the seating capacity stated on the plans of 275 with spaces also added based on employees and potential customers in waiting area. The total of 313 "occupants" would require 157 spaces. There are 156 parking spaces indicated on the plan. The City of Findlay Zoning Code does not require the parking to include employees and thus the plan is well over the required 138 if only based on seating capacity.

The plan indicates four (4) accesses from the service road that Max & Erma's and Bob Evans currently use at the north end of the parcel. There is also one access point shown at the southeast corner of the lot. Staff recommends eliminating two (2) of the four (4) accesses onto the service road. The center access across from Max & Erma's and the access to the north of the building would be the two (2) that Staff would recommend to remain. This will require a reconfiguration of the parking layout and the removal of some parking spaces to permit a driving lane along this end of the lot for circulation. The parking requirements could still be met even if 12 spaces are lost.

There is an 8' high monument sign located near the north west corner of the lot. The location and height are in compliance with the City code. All other signage is located on the building.

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ENGINEERING

General Comment – Planning Commission Members From: Brian C. Hurt, PE

I apologize for my absence in today's meeting. I am currently taking some time off to celebrate the birth of my second child. With the current staffing levels in the Engineering Department, there is not another representative from my department that has been involved in these plan reviews to offer answers to site specific questions. I will gladly answer any follow up questions that you may have when I return on June 22, 2009. Please know that my absence to this Commission will be a seldom occurrence.

#8194-SP, 1111 Trenton Ave.

Access – The applicant is proposing five access points to the property. One drive is proposed in the southeast corner of the property and it will connect to the parking lot to the south. There are four proposed drives that will connect to the private access road north of the property. The introduction of these multiple access points to the north will cause additional conflict points for traffic on the northern access drive. A reduction in the access points will increase safety along the access drive

Water – The applicant is proposing to tap an existing 12" public waterline along the west property line for domestic and fire protection. The domestic meter must be located within the waterline easement.

Sanitary Sewer – The applicant is proposing to tap an existing public sanitary sewer located along the west side of the property. A stub was provided for this site when the sewer was constructed. A grease trap will be provided outside of the building. The grease trap will be inspected by the City of Findlay Health Department. The remaining sewer lateral, greater than 5' from the building, will be inspected by the City of Findlay Engineering Department.

Stormwater Management – Stormwater Detention for this site will be provided by the regional detention facility constructed by the subdivision developer. The detention facility has been designed to accommodate this site. If possible, the site should meet 10 year conveyance requirements for development per City of Findlay ordinances. This may be limited by the 15" storm sewer built for this site originally. The applicant must provide calculations that show the intent to meet the conveyance requirement. Currently this site is located in the 100 yr floodplain. Unless it is formally removed by a FEMA map revision, the applicant must abide by all City flood development regulations.

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FIRE PREVENTION

1. Findlay Fire Dept requires building prints showing life safety items
2. Building permit to be obtained through Wood Co. Building Dept
3. Fire dept connection to be unobstructed. No shrubbery etc. to be planted in vicinity. Horn/strobe unit working on water flow only must be placed over Fire department connection.
4. Street address is required on building (4 inch minimum)
5. Knox box is required for buildings with sprinkler or alarm systems. Location to be approved by Fire Dept.
6. Dumpster area to be approved by Findlay Fire Dept.
7. Pavement construction to be negotiated by RG Properties and GreenbergFarrow. City of Findlay will not be responsible for pavement damage caused by fire apparatus.

STAFF RECOMMENDATIONS

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

1. Submittal and approval of storm sewer calculations (ENG)
2. Reduction of access points along the northern access drive.(ENG)
3. Findlay Fire Dept requires building prints showing life safety items (FIRE)
4. Building permit to be obtained through Wood Co. Building Dept (FIRE)
5. Fire dept connection to be unobstructed. No shrubbery etc. to be planted in vicinity. Horn/strobe unit working on water flow only must be placed over Fire department connection. (FIRE)
6. Street address is required on building (4 inch minimum) (FIRE)
7. Knox box is required for buildings with sprinkler or alarm systems. Location to be approved by Fire Dept. (FIRE)
8. Dumpster area to be approved by Findlay Fire Dept. (FIRE)
9. Pavement construction to be negotiated by RG Properties and GreenbergFarrow. City of Findlay will not be responsible for pavement damage caused by fire apparatus. (FIRE)

ACTION

Tom Joseph moved to approve Site Plan Application #8194-SP with the following eight (8) conditions:

1. Submittal and approval of storm sewer calculations (ENG)
2. Findlay Fire Dept requires building prints showing life safety items (FIRE)
3. Building permit to be obtained through Wood Co. Building Dept (FIRE)
4. Fire dept connection to be unobstructed. No shrubbery etc. to be planted in vicinity. Horn/strobe unit working on water flow only must be placed over Fire department connection. (FIRE)
5. Street address is required on building (4 inch minimum) (FIRE)

6. Knox box is required for buildings with sprinkler or alarm systems. Location to be approved by Fire Dept. (FIRE)
7. Dumpster area to be approved by Findlay Fire Dept. (FIRE)
8. Pavement construction to be negotiated by RG Properties and GreenbergFarrow. City of Findlay will not be responsible for pavement damage caused by fire apparatus. (FIRE)
9. Install stop signs and stop bars.

Bruce Hardy seconded the motion.

Discussion followed and Thom Hershey moved to amend the motion to add the following condition:

1. Reduction of access points along the northern access drive.

Joe Opperman seconded the amendment. Following is the roll call vote on the amendment: Mr. Hershey, aye; Mr. Opperman, aye; Mr. Joseph, nay; Mr. Hardy, nay; Mayor Sehnert, nay. Motion for amendment failed 3-2.

Following is the roll call vote on the original motion: Mr. Joseph, aye; Mr. Hardy, aye; Mr. Hershey, nay; Mr. Opperman, nay; Mayor Sehnert, aye. Motion carried 3-2.

2. **SITE PLAN APPLICATION #8195-SP** filed by the University of Findlay for a parking lot at the rear of 329 W. Trenton Avenue and an addition to a garage at 331 W. Trenton Avenue.

General Information

The site is located on the south side of Trenton Avenue midway between N. Cory St. and Morey Avenue. The lot at 329 W. Trenton Avenue is zoned B-2 General Business and the parcel at 331 W. Trenton Avenue is zoned University District. Lots to the east, west and north are also B-2 General Business. The lots to the south are zoned University District. The parcels are not within the 100 year flood plain. The Findlay Land Use Plan designates the area as University.

Parcel History

The parcels have been single family homes. The University acquired 329 W. Trenton in 2008 and 331 W. Trenton in 2007.

Staff Analysis

The University proposes to add a 14 space paved parking area at the rear of 329 W. Trenton Avenue. Access will be via the alley that runs along the east side of the property.

The spaces meet the required sizes per code. The lane between the rows exceeds the 24' required.

The applicant also proposes a 24' x 24' addition to an existing garage on the parcel to the west at 331 W. Trenton Avenue. This addition will double the size of the existing

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structure. The addition will follow the same building line as the existing garage. There are no setback issues with the addition.

The University is applying for a zoning amendment to rezone 329 W. Trenton Avenue to University District.

ENGINEERING

Access – The applicant is proposing construct a parking lot behind the subject property. Access from the lot will be onto an adjacent alley.

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 additional impervious area to the site. Detention calculations were submitted with the plan. The applicant took all practical measures to meet the current stormwater regulations. The outlet for the lot is proposed to connect to a public catch basin along Trenton Ave.

Sidewalks – Sidewalks currently exist along Trenton Avenue.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

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

1. Application for rezoning to University District

ACTION

Joe Opperman moved to approve Site Plan Applications #8195-SP, #8196-SP and #8198-SP as submitted. 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.

3. **SITE PLAN APPLICATION #8196-SP** filed by the University of Findlay for a parking lot to be located at 219 & 323 Trenton Avenue.

General Information

The site is located on the south side of Trenton Avenue two (2) lots east of the prior site plan. The lot at 219 Trenton Avenue is zoned University District and the lot at 323 Trenton Avenue is zoned B-2 General Business. The parcels to the south are zoned B-

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Residential and to the north, east and west are zoned B-2 General Business. The land is not within the 100 year flood plain. The Land Use Plan designates the area as University.

Parcel History

323 W. Trenton Avenue is a duplex and 219 W. Trenton Avenue has been a single family home.

Staff Analysis

There is an existing stone parking lot at the rear of 323 W. Trenton Avenue. The applicant is proposing to upgrade this to a paved lot and combine it with the lot next door at 219 W. Trenton Avenue to create a parking lot with 17 spaces behind the residences.

There is an alley at the east and west ends of the lots that will provide access at both ends. There is a proposed screening fence shown at the south end of the lots to screen the abutting residences from the parking lot.

ENGINEERING

Access – The applicant is proposing construct a parking lot behind the subject property. Access from the lot will be onto an adjacent alley.

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 additional impervious area to the site. Detention calculations were submitted with the plan. The applicant took all practical measures to meet the current stormwater regulations. The outlet for the lot is proposed to connect to a private catch basin along owned by the University of Findlay on an lot to the south west.

Sidewalks – Sidewalks currently exist along Trenton Avenue.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

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

1. Application for rezoning of 323 W. Trenton Avenue to University District (HRPC)

ACTION

*See Item #2 for Motion.

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4. **SITE PLAN APPLICATION #8198-SP** filed by the University of Findlay for a parking lot to be located at 205 W. Trenton Avenue.

General Information

The site is located on the south side of Trenton Avenue one lot west of the intersection of N. Cory Street. The parcels are zoned University District. Lots to the south are also zoned University District. The lots directly east, west and north of the land are zoned B-2 General Business. The parcels are not within the 100 year flood plain. The Land Use Plan designates the area as University.

Parcel History

Both lots are vacant.

Staff Analysis

There is an existing parking lot owned by the University on the abutting parcels to the south. The applicant is proposing to connect the new paved parking area with this existing lot. Entry will be through this existing lot.

A screening fence will be constructed on the east side of Lot 6110 and the west side of Lot 6111 which abut existing residences.

ENGINEERING

Access – The applicant is proposing construct a parking lot on the subject property. Access from the lot will be onto an adjacent parking lot.

Stormwater Management – The applicant is proposing additional impervious area to the site. Detention calculations were submitted with the plan. The applicant took all practical measures to meet the current stormwater regulations. The outlet for the lot is proposed to connect to a public catch basin along Trenton Ave.

Sidewalks – Sidewalks currently exist along Trenton Avenue.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

Staff recommends approval of the site plan as submitted.

ACTION

*See Item #3 for Motion.

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5. **PRELIMINARY PLAT APPLICATION #8201-PP** filed by Ra Nik Ltd. for proposed Ra Nik Subdivision

General Information

The proposed subdivision is located in the NW and SW ¼ of Section 29 in Marion Township on the east side of TR 227. It lies just north of the Deer Landing Subdivision. The 10 acre parcel is zoned R-1 Single Family in Marion Township. All surrounding parcels are also zoned R-1. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the area as Planned Residential Development (PRD).

Parcel History

The Preliminary Plat was reviewed by Hancock Regional Planning Commission on May 20, 2009. The plat was referred back to County Subdivision Review Committee for June due to issue with inadequate water lines for fire service.

Staff Analysis

The applicant is proposing a subdivision consisting of 13 single family lots on a 600' long cul-de-sac street. Marion Township requires a minimum of 75' of street frontage and 11,000 square feet of area per lot. All of the lots meet or exceed these requirements.

The plan shows two (2) phases in the development. The first phase will contain six (6) lots, three on each side of Wisteria Lane. The remaining seven (7) lots and the rest of the cul-de-sac will be developed in a second phase.

TR 227 is a secondary thoroughfare on the County Thoroughfare Plan. This requires 40' of right-of-way from the center line of the road. An additional 10' of right-of-way needs to be dedicated along Lots 1 and 13.

We will defer to the Engineer on the waterline issues in the area.

ENGINEERING

Access – The applicant is proposing a new access point for the subdivision onto TR 227. The applicant must obtain approval from Hancock County and/or Marion Township for the additional access.

Water – The applicant is proposing to tap the existing 16" waterline along TR 227 with a 6" mainline. The 6" mainline will then extend along Wisteria Lane. There will be a second 6" line that is proposed to extend north to the north lot line between lots 5 and 6. The 16" waterline along TR 227 is fed from the north by a 6" waterline. The water system in this area of the county is designed to be fed from the south by a 16" waterline

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that will connect to the south water tower. This waterline currently does not exist. The current 6" waterline feed from the north side of this property does not have the capacity to sustain fire flows for this subdivision. This problem is documented in the development of Deer Landing to the south. The applicant must extend waterlines in the area to provide adequate fire flows for these parcels. Previous correspondence regarding this problem is attached for reference. The 16" waterline along the west frontage of the property does not extend to the far north lot line of the development. The applicant must extend the waterline approximately 30' north to the far lot line.

Sanitary Sewer – The applicant is to connect to an existing 8" stub that flows into a 24" sanitary sewer along the west frontage. The subdivision will be served then with an 8" sewer main along Wisteria Lane. The sanitary sewer main along Wisteria Lane leaves the road right of way to connect to the existing stub in the southwest corner of lot #1. The plan shows only a 5' utility easement for the sanitary sewer. The sewer should have a 15' easement width over it in lot #1 or be reconfigured to stay in road right of way.

Stormwater Management – The stormwater management facilities will be reviewed by the Hancock County Engineer, as the property is not located within the City of Findlay.

Sidewalks – The applicant is proposing sidewalks along the frontage of all parcels and along the western frontage along TR 227.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

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

1. Dedication of the additional 10' of right-of-way on TR 227 (HRPC)
2. Extension of waterlines in the area to provide adequate fire flows.(ENG)
3. Extension of the 16" waterline along TR227 to the north lot line. (ENG)
4. The inclusion of a 15' easement over the sanitary sewer at the corner of lot #1 or a relocation of the sewer to place it in road right of way. (ENG)

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ACTION

Bruce Hardy moved to approve Preliminary Plat #8201-PP with the following four (4) conditions:

1. Dedication of the additional 10' of right-of-way on TR 227 (HRPC)
2. Extension of waterlines in the area to provide adequate fire flows.(ENG)
3. Extension of the 16" waterline along TR227 to the north lot line. (ENG)
4. The inclusion of a 15' easement over the sanitary sewer at the corner of lot #1 or a relocation of the sewer to place it in road right of way. (ENG)

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

Pete Sehnert
Mayor

Bruce Hardy
Service Director