

MINUTES

CITY PLANNING COMMISSION

Thursday, July 9, 2009

Municipal Building Conference Room

MEMBERS PRESENT: Mayor Sehnert
Bruce Hardy
Joe Opperman
Thom Hershey
Jennifer Criblez

STAFF ATTENDING: Brian Hurt, 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
Jennifer Criblez

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 June 11, 2009 meeting. Joe Opperman seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

1. **SITE PLAN APPLICATION #8320-SP** filed by Kenneth & Linda Klass for a proposed Rapid Deployment Center to be located at 1989 TR 142.

General Information

This site is located on the west side of I-75 just north of SR 613 between TR 142 and TR 14 in Allen Township. Allen Township is not zoned and the property is not within a 100 year flood plain.

Parcel History

This parcel is currently agricultural.

Staff Analysis

The applicant is proposing to construct an approximately 657,600 square foot distribution center on an 80 acre site. The 80 acre parcel will be split from the south end of an approximately 150 acre farm owned by the Klass family.

The site will have access from two roadways. On the west side, TR 142 will be used as the main entrance for employees and visitors. There is a parking lot with 266 spaces located on this side of the building and an area designated for future parking expansion if needed. The general office area will be on this side also. At the east end of the site access is through TR 14. This will be the point of ingress/egress for trucks and drivers. There is an 80 space parking lot for potential drivers to park their vehicles at this end. They propose to widen TR 14 at the intersection with SR 613 to include turn lanes.

Three sides of the building will be lined with docks. There are 141 shipping docks on the north and east sides and 98 receiving docks on the south side of the warehouse. There is parking for 597 trailers provided on the exterior lot surrounding the building. An area for future expansion of trailer parking is indicated at the very north end of the lot.

A sign is proposed at each entry. Details show these as monument type signs which are approximately 9' in overall height. These will show the company name and provide direction for auto and truck parking, etc.

A detention pond is located in the northwest corner of the parcel. It appears to connect across the north property line through a swale into another pond on the northeast corner of the lot. We will defer to the Engineer for comments on this.

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ENGINEERING

Access-The applicant proposes access points onto TR 14 and TR 142. The applicant must obtain approval from the Hancock County Engineer and ODOT for these access points.

Water – The applicant is proposing to tap a proposed water line that will be located on the west side of TR 14. The proposed waterline will need to be sized to have adequate capacity to service the site. The applicant has proposed to have on site storage of water for fire protection. An easement must be provided over the proposed waterline. The applicant shall work with the City Engineering Department to determine the appropriate waterline size.

Sanitary Sewer – The applicant is proposing to connect to a proposed sanitary sewer that will be located on the east side of the proposed building, which will have adequate capacity to service the site. An easement must be provided over this proposed sewer if it is to be publicly maintained. An easement should also be provided adjacent to 1914 TR 14 along the parcel's southern property line. This will grant land access rights to 1932 TR 14 for any future sewer service. The plan also shows the main entrance sign as an obstruction in the proposed sanitary sewer easement. This obstruction should be removed and the sign relocated.

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.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATION

1. Additional easement adjacent to 1914 TR 14 (ENG)
2. Removal of obstruction inside proposed sanitary sewer easement (ENG)

ACTION

Thom Hershey moved to approve Site Plan Application #8320-SP with the following three (3) conditions:

1. Additional easement adjacent to 1914 TR 14 (ENG)
2. Removal of obstruction inside proposed sanitary sewer easement (ENG)
3. Additional 10 ft. right-of-way on TR 142 required.

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

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2. **PETITION FOR ZONING AMENDMENT** filed to rezone 305 & 307 Pheasant Run, Lot #29, from C-Residential to A-Residential.

General Information

The site is located on the south side of Pheasant Run Lane. This is zoned Planned Unit Development (PUD). The PUD for Pheasant Run designates this lot as CON (Condominium). The lot to the east is also CON, to the north, south and west if LDR (Low Density Residential).

Parcel History

The parcels have been a two unit condominium. The owner is in the process of converting it into a single family home.

Staff Analysis

The application is somewhat in error in regard to the existing zoning classification and what should be requested. As noted above the area is in a PUD and the PUD used CON and LDR as its underlying zoning classifications.

The intent is to change the classification to a single family designation due to the remodel of the dwelling.

HRPC Staff has no problem with changing the zoning for this lot within the existing PUD.

Staff Recommendation

Staff recommends that FCPC recommend to Findlay City Council that the PUD for Pheasant Run Subdivision be amended to change Lot 29 from CON (Condominium) to LDR (Low Density Residential) as requested.

ENGINEERING

No comments

FIRE PREVENTION

No concerns

ACTION

Thom Hershey moved to recommend to City Council that the PUD for Pheasant Run Subdivision be amended to change Lot 29 from CON (Condominium) to LDR (Low Density Residential) as requested. Jennifer Criblez seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mrs. Criblez, aye; Mr. Opperman, nay; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 4-1.

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3. **PETITION FOR ZONING AMENDMENT** filed by the University of Findlay to rezone 323 & 329 W. Trenton Avenue, 201 Howard Street, and 1123 & 1125 N. Main Street from B-2 General Business and B-Residential to University District.

General Information

These sites are scattered within the University planning area. The City of Findlay Land Use Plan designates them as University.

Parcel History

323 & 329 W. Trenton Ave. were before FCPC on June 11, 2009 for the construction of parking lots. 201 Howard Street is an existing home. 1123 & 1125 N. Main Street are also existing homes.

Staff Analysis

As the University acquires property they routinely request the land be rezoned to University District.

As stated above, two of the parcels were before Planning Commission last month with site plans to add parking lots. At that time, it was noted that the request to rezone would soon follow.

201 Howard Street is at the corner of Howard and N. Cory. It is across the street from University zoned land. The two lots on N. Main Street are located in the block of the President's house. There is still one privately owned parcel which is a business in between the President's house and the land at 1123 & 1125 N. Main Street.

There is no indication of proposed uses for 201 Howard Street and 1123 & 1125 N. Main Street at this time. If any construction is to occur, a site plan will need to be reviewed by City Planning Commission.

Staff Recommendation

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

ENGINEERING

No comments

FIRE PREVENTION

No concerns

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ACTION

Joe Opperman moved to recommend the rezoning request to City Council. Thom Hershey seconded the motion. Following is the roll call vote: Mr. Opperman, aye; Mr. Hershey, aye; Mrs. Criblez, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

4. **PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT** filed by Best Construction to modify the existing PUD at the Villas at Hunter's Creek.

General Information

The site is located on the west side of Tara Oaks Drive in the Hunter's Creek 11th Addition. Property to the west is zoned PUD, to the north, south and east is zoned A-Residential. It is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

This is currently is a PUD as condominium use. This portion is designated as single unit.

Staff Analysis

The request is for six (6) parcels on Tara Oaks Drive to be removed from the PUD and zoned as A-Residential to become stand alone single family lots.

Because PUD's no longer exist in the City's Zoning Code this is a reasonable request. At some point they will probably be changed to a Single Family or Multiple Family zoning depending on the use. It also makes sense as this portion is abutting to A Residential and will thus not create an isolated pocket in the middle of a PUD.

The drawing submitted with the request shows lot lines for the six (6) parcels. These of course do not exist and will have to be platted. All owners of the existing homes in the request are willing to be a part of the rezoning.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request to rezone to Findlay City Council subject to the platting of lots as proposed on the plan.

ENGINEERING

No comments

FIRE PREVENTION

No concerns

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ACTION

Thom Hershey moved to recommend the request to rezone to City Council. Joe Opperman seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Opperman, aye; Mrs. Criblez, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

Pete Sehnert
Mayor

Bruce Hardy
Service Director