

MINUTES

CITY PLANNING COMMISSION

Thursday, July 10, 2008

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
Jim Holmes, Fire Prevention

GUESTS: 9

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 June 12, 2008 meeting. Tom Joseph seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

- 1. SITE PLAN APPLICATION #6868-SP filed by George M. Whitson for Liberty Plaza West to be located at 1100 Trenton Ave.**

General Information

This site is located on the north side of US 224 (Trenton Avenue) just west of the intersection of CR 300. It is zoned B-2 General Business in Liberty Township. Land to the west and south is also B-2 in the Township, to the north is I-1 Light Industrial in Liberty Township and to the east is zoned B-2 General Business in the City of Findlay. The site is not within a flood hazard area. The Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The final plat for the 224 Interstate Subdivision was approved by FCPC on March 13, 2008. The land is also in the process of annexation to the City of Findlay. On June 12, 2008, FCPC recommended to Findlay City Council that the parcel be zoned B-2 General Business upon annexation.

Staff Analysis

The applicant is proposing to construct an approximately 11,900 square foot retail strip center on the northern end of Lot 3 of the 224 Interstate Subdivision. It appears to have the potential to house six (6) individual businesses.

All setback requirements are met. (Minimum 30' front yard, no required side yards, and minimum 20' rear yard) The 144 parking spaces provided far exceed the minimum of 59 spaces as based on one space per 200 square feet of floor area. ($11,900 \div 200 = 59$) The applicant is providing enough parking to accommodate future expansion on the site of another retail building of equal size.

A sign location is indicated at the entry from County Road 300. It meets the minimum setback of 10' from the property line.

The unit on the west end of the building appears to be set up to have a drive thru component. The drive thru option is a conditional use in the B-2 district and will require Planning Commission approval.

ENGINEERING

Access – The applicant is proposing to access the site from a private street in the 224 Interstate Subdivision.

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Water – The applicant is proposing separate water services for each store-front in the proposed building. The water services will be connected to a proposed 8” waterline, which will have adequate capacity to service the site. An easement must be provided over the proposed waterline.

Sanitary Sewer – The applicant is proposing to connect to a proposed sanitary sewer that will be located on the south 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.

Stormwater Management – The applicant is proposing to construct two separate stormwater detention facilities on the site. The calculations have been submitted for review and are in the process of being approved. The applicant’s engineer has agreed to make minor changes to the configuration of one of the ponds.

General – Prior to beginning any construction work on the building or site utilities, bonds must be posted for the 224 Interstate Subdivision.

FIRE PREVENTION

- Fire Prevention requires prints showing life safety items.
- All exposed gas lines must have crash protection.
- Address numbers must be placed on each business.

STAFF RECOMMENDATIONS

HRPC Staff recommends approval of the site plan for Liberty Plaza West subject to the following:

1. FCPC approval of the conditional use for a drive thru (HRPC)
2. Easements provided over the proposed waterline and sanitary sewer. (ENG)
3. Approval of the detention calculations. (ENG)
4. Construction bonds posted for the 224 Interstate Subdivision prior to the beginning of construction on the building or site utilities. (ENG)
5. Fire Prevention requires prints showing life safety items. (Fire Prev)
6. All exposed gas lines must have crash protection. (Fire Prev)
7. Address numbers must be placed on each business. (Fire Prev)

ACTION

Bruce Hardy moved to approve the conditional use of the drive thru on the site. Joe Opperman seconded the motion. Following is the roll call vote: Mr. Hardy; aye; Mr. Opperman, aye; Mr. Joseph, aye; Thom Hershey, nay; Mayor Sehnert, aye. Motion carried 4-1.

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Thom Hershey moved to approve Site Plan Application #6868-SP with the following six (6) conditions:

1. Easements provided over the proposed waterline and sanitary sewer. (ENG)
2. Approval of the detention calculations. (ENG)
3. Construction bonds posted for the 224 Interstate Subdivision prior to the beginning of construction on the building or site utilities. (ENG)
4. Fire Prevention requires prints showing life safety items. (Fire Prev)
5. All exposed gas lines must have crash protection. (Fire Prev)
6. Address numbers must be placed on each business. (Fire Prev)

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

**2. SITE PLAN APPLICATION #6869-SP filed by KNG Energy, Inc. for a building expansion to be located at 1700 Westfield Drive.
HRPC**

General Information

This site is located on a part of Lot # 4 in the Westfield Business Park. The land is zoned I-1 Light Industrial and all lots surrounding it are also zoned I-1. It is not located within a flood hazard area. The City's Land Use Plan designates the area as industrial.

Parcel History

None

Staff Analysis

The developer is proposing a 3,600 square foot addition on the north end of the existing building. The use is indicated to be vehicle storage and maintenance.

The existing stoned lot will be expanded around the new addition. No new pavement is required. Only the actual parking lot must be paved. There are no additional employees proposed for the operation, thus no new parking spaces are required.

No new signage or access points are proposed.

ENGINEERING

Access – The applicant is proposing no change in access to the site.

Water – No changes are required, as long as the water service is being extended from within the existing building.

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Sanitary Sewer – No changes are required, as long as the sewer service is being extended from within the existing building.

Stormwater Management – The applicant is proposing to construct new storm sewers on the site that drain to the existing storm sewer system in the area. The sewers drain to a regional detention basin that has adequate capacity to accept the additional proposed runoff from the site.

Sidewalks – Sidewalks do not exist and are not required within platted Industrial Parks.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

Staff recommends approval of the site plan. (ENG & HRPC)

ACTION

Bruce Hardy moved to approve Site Plan Application #6869-SP as submitted. 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.

3. APPLICATION FOR EXPANSION OF A NONCONFORMING USE #6870-NCU filed by Kershner Excavating for a trucking business at 1725 Lima Avenue.

HRPC

General Information

This site is located on the south side of Lima Avenue near the intersection of Gay Avenue. (It is the last parcel on this side of Lima Avenue that is within the City limits.) It is zoned B-2 General Business. The parcels to the east and north are also zoned B-2 in the city. The parcels to the west and south are zoned I-1 Light Industrial in Liberty Township.

Parcel History

This parcel was annexed in February, 1997 (Ord. 1997-6) and zoned I-1 Light Industrial (Ord. #1997-7). It was the site of P & H Trucking at that time.

In 2003, the zoning along the Lima Avenue corridor was studied. The area had a swath that was some 250' deep that was zoned B-2 General Business along much of the frontage. Because it did not follow property lines, some parcels were split into two different districts. This was creating enforcement nightmares and permitted use conflicts. The recommendation went to Council to apply B-2 General Business to all the parcels

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along the frontage. Council passed this by Ordinance #2003-103. The parcel that was occupied by P & H Trucking was included in the rezoning and was changed from I-1 to B-2.

Staff Analysis

The applicant is proposing to construct a 30' x 30' addition to an existing building and to add more stoned lot at the front of the site. The application states this will be for future expansion of a trucking business. The building expansion will be for future office needs and the stoned lot will help with maneuverability and parking on the site.

As stated in the parcel history, this land has been used as a trucking business in the past and is now owned by an excavating company. There is a home and a cycle business (both zoned Industrial in Liberty Township) located immediately west, a plumbing business immediately east and an excavating company directly to its rear. There is a concrete casting business and the ODOT (Ohio Department of Transportation) garages in close proximity also.

It would seem that a trucking operation would fit in with the current mix of uses. Perhaps an error was made in the rezoning of this parcel in 2003 as it appears to continue in the vein of industrial operations over time.

ENGINEERING

The Engineering Department will review the site plan upon submission in the future and has no concerns regarding this application.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

Staff recommends approval of the request for expansion of the nonconforming use.

ACTION

Thom Hershey moved to approve the expansion of the nonconforming use. 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.

- 4. FLOOD PLAIN VARIANCE #6871-FV filed by Country Club Acres for the addition of two service bays to Cooper Service located at 401 E. Main Cross Street.**

HRPC AND ENGINEERING

Staff defers to the Flood Plain Administrator, Todd Richard.

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ACTION

Tom Joseph moved to accept the request as submitted with the understanding the property may be subject to higher insurance rates and also compensating calculations to be done. Mayor Sehnert seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mayor Sehnert, aye; Mr. Hershey, nay; Mr. Opperman, nay; Mr. Hardy, abstain. Motion failed 2-2

After some discussion, Tom Joseph moved to reconsider this item at the August 14, 2008 meeting. Mayor Sehnert seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mayor Sehnert, aye; Mr. Opperman, aye; Mr. Hershey, aye; Mr. Hardy, abstain. Motion carried 4-0.

Pete Sehnert
Mayor

Bruce Hardy
Service Director