

MINUTES

CITY PLANNING COMMISSION

Thursday, August 14, 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 July 10, 2008 meeting. Joe Opperman seconded the motion. Motion carried 5-0.

**CITY PLANNING COMMISSION MINUTES
AUGUST 14, 2008
PAGE 2**

NEW ITEMS

HRPC

- 1. SITE PLAN APPLICATION #7056-SP filed by the University of Findlay for proposed classroom/lab addition for the Nuclear Medicine building located at 349 Trenton Avenue.**

General Information

This site is located on the south side of Trenton Avenue just east of the intersection of Morey Avenue. The building site is zoned B-2 General Business. A portion of the parking lot is located on three adjoining lots to the south which are zoned University District. Land to the north, east and west is also zoned B-2 and to the south is zoned University District. The site is not within a flood hazard area. The City Land Use Plan designates the area as University.

Parcel History

None

Staff Analysis

The applicant is proposing to construct an approximately 960 square foot addition onto the southeast end of the existing building.

The addition complies with all setback requirements of the B-2 District.(Minimum 5' side yard and 0' rear yard) Eight parking spaces are lost as a result of the addition and reconfiguration of parking. There are no specific parking guidelines in the City code for educational uses. The applicant has used a basic standard for general retail uses. Using that calculation, the 36 parking spaces provided exceed the minimum of 15 spaces as required for the size of the building and the 2 spaces required per each rental home (15 + 4 =19)on Foulke Avenue that share the lot. It would be assumed that many of the students would be walking to the facility.

There is no new signage or new accesses requested for the site.

ENGINEERING

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

Water – The applicant is proposing to extend the water service from within the existing building.

Sanitary Sewer – The applicant is proposing to extend the sanitary sewer service from within the existing building.

**CITY PLANNING COMMISSION MINUTES
AUGUST 14, 2008
PAGE 3**

Stormwater Management – The applicant is proposing no change in impervious area to the site.

Sidewalks – Sidewalks currently exist along Trenton Avenue and Morey Avenue adjacent to this property.

FIRE PREVENTION

Fire Prevention requires prints concerning life safety items.

STAFF RECOMMENDATIONS

Staff recommends approval of the site plan for the addition to the Nuclear Medicine building subject to:

Fire Prevention requires prints concerning life safety items.

ACTION

Joe Opperman moved to approve Site Plan #7056-SP with the following condition:

1) Fire Prevention requires prints concerning life safety items.

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.

**2. CONDITIONAL USE APPLICATION #7057-SP filed by Performance
Construction for proposed mini warehousing to be located at 15384 US 224.**

HRPC

General Information

This site is located off the north side of US 224. It is zoned B-2 General Business. Land to the south, east and west is also zoned B-2. The land to the north is zoned A Residential. It is not within a flood hazard area. The City of Findlay Land Use Plan designates the parcel as PMUD (Planned Mixed Use Development).

Parcel History

This land was annexed to the City in August, 2007 as a part of the Birchaven annexation. In February, 2003 the applicant had gone before the Marion Township Zoning Commission to request a conditional use for the construction of mini warehousing. The Conditional use was granted by the Township and a site plan for one building was approved at that time. No buildings have been constructed on the site to this point.

CITY PLANNING COMMISSION MINUTES
AUGUST 14, 2008
PAGE 4

Upon annexation, all the prior approvals are moot and the applicant must start over with the process with the City.

Staff Analysis

Mini-warehousing is listed as a Conditional Use in the City of Findlay zoning code (1155.06). The requirements listed are for a six (6) foot high completely obscuring fence or wall along any abutting Residential District, that all drives and parking areas are paved, and that exterior lighting is shielded from the adjoining property. The Commission may impose further conditions as it sees fit.

HRPC Staff is of the opinion that these uses are more conducive to an Industrial District. The new Findlay Zoning Code will remove these as conditional uses in Business Districts. HRPC Staff has recently been working with Marion Township on a new zoning code and they have also moved mini-warehousing into the Industrial District.

Staff does however, acknowledge that fact that this site has some unique characteristics when considering its use as a commercial lot. While it has access from US 224, it is set behind the DeHaven's Garden Center and therefore has limited visibility. There is a Hancock Wood substation in the northeast corner of the parcel and the Menard's parking lot to the west.

If the Conditional Use is granted, Staff recommends that the Planning Commission set stricter guidelines along the north side that abuts the Residential zoning. The obscuring wall or fence should be more than six (6) feet to block the view of the buildings. Green space along the property line is recommended instead of permitting a driving lane to abut the line.

The applicant has submitted a conceptual plan for the area with today's request. Today's review is only to rule on the conditional use and a site plan for the area must be submitted for full review at a later meeting.

ENGINEERING

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

FIRE PREVENTION

- Fire hydrants will be required and must be approved by Findlay Engineering Dept. and Findlay Fire Dept.
- Access drives must be built to handle the weight of our fire trucks.

CITY PLANNING COMMISSION MINUTES
AUGUST 14, 2008
PAGE 5

STAFF RECOMMENDATIONS

HRPC Staff recommends approval of the conditional use subject to conditions set forth by the FCPC and the following from Fire Prevention:

- Fire hydrants will be required and must be approved by Findlay Engineering Dept. and Findlay Fire Dept.
- Access drives must be built to handle the weight of our fire trucks.

ACTION

Attorney Bob Hollister was present to address the Commission on behalf of Hancock Wood Electric. He stated that Hancock Wood Electric objects to the proposed warehouses, because they would prefer to see a business go in on that site. Hancock Wood Electric also feels that warehouse use is not appropriate in a B2 zoned district.

Thom Hershey moved to approve Conditional Use #7057-CU with the following four (4) conditions:

1. Fire hydrants will be required and must be approved by Findlay Engineering Dept. and Findlay Fire Dept.
2. Access drives must be built to handle the weight of our fire trucks.
3. Screening to the residential area to the north be 6 foot fence with vegetation.
4. A copy of the agreement regarding screening with the adjacent property owners is provided to the City.

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.

Pete Sehnert
Mayor

Bruce Hardy
Service Director

