

MINUTES

CITY PLANNING COMMISSION

Thursday, September 10, 2009

Municipal Building Conference Room

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

STAFF ATTENDING: Brian Hurt, City Engineer.
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
Tom Joseph

SWEARING IN

All those planning to give testimony were sworn in by the Clerk.

APPROVAL OF MINUTES

Joe Opperman noted an amendment to be made to the minutes. Thom Hershey moved to approve the minutes as amended. Joe Opperman seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

1. **SITE PLAN APPLICATION #8602-SP** submitted by ESFS Ltd. for proposed self storage units to be located at 1763 Romick Parkway.

General Information

This site is located on the east part of Lot 12 in the Deer Meadows Subdivision on Romick Parkway. The land is zoned I-1 Light Industrial. It is bounded on the south by the Norfolk & Southern Railroad and the land to the north, east and west is also zoned I-1 Light Industrial. The lot abutting the east property line is owned by the local FOP (Fraternal Order of Police) and is the site of a memorial. It is not located within a 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

This parcel is currently vacant.

Staff Analysis

The applicant is proposing to split off the east 150' of Lot 12 and construct four self storage unit buildings on the new site. The buildings will be done in phases with only one building to be constructed in the first phase. The proposed locations of the other three units are shown on the plan. Storage units are a permitted use in the I-1 Light Industrial district.

One access point is proposed onto Romick Parkway. Pavement is proposed around the first unit to be constructed in this phase. Future pavement is indicated on the plan.

Front yard setbacks for the I-1 district are 40 feet and the rear yards are 20 feet. These are met according to the plans. Side yard requirements are equal to the height of the tallest structure. The building elevation drawing indicates the height of the building at 8' 10" and the side yards are shown at 25 feet.

There is an existing utility easement at the south end of the parcel which is indicated to be vacated and moved to permit the future structures. Because this is a recorded easement on the subdivision plat, a vacation plat will have to be prepared and approved. Zoning will need proof of the vacation prior to issuing any permits for building 2.

ENGINEERING

Access-The applicant proposes an access point onto Romick Parkway. No sidewalks are shown adjacent to the property. Sidewalks should be installed on the southern and

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western side of the property. The plans shall include City of Findlay standard details for sidewalks. The plans shall include a general note which states that the drive approach shall meet current City of Findlay standards. These standards would include placing a sidewalk through the new drive approach.

Water – The applicant not proposing to tap any water lines adjacent to the property. A fire line is not shown on the site plan. If a sprinkler system is needed, a separate fire line should be constructed from the building to the water main.

Sanitary Sewer – The applicant is not proposing to connect to any existing sanitary sewer that is located adjacent to the property.

Stormwater Management – The stormwater facilities on site will outlet to the southwest corner of the site. The applicant must submit stormwater calculations/narrative that proves the site meets all current stormwater runoff regulations.

Comment:

Will the applicant be required to return to planning commission upon construction of future storage buildings?

FIRE PREVENTION

- **Any natural gas or electric meter within driving area must have crash protection**
- **Suitable stone surface must be installed before building construction begins**
- **Dumpsters must be 10 ft from buildings**
- **Street address must be posted in minimum 4 inch numbers**

STAFF RECOMMENDATIONS

Staff recommends the approval of Site Plan # 8602-SP for the storage units subject to:

1. Approval of a vacation of easement plat prior to any permits issued for building 2 (HRPC)
2. Installation of sidewalks on the north side of the property (ENG)
3. Addition of sidewalk standard details (ENG)
4. Addition of general note as described above (ENG)
5. Submittal and approval of all stormwater calculations/narrative for the site. (ENG)
6. Any natural gas or electric meter within driving area must have crash protection (FIRE)
7. Suitable stone surface must be installed before building construction begins (FIRE)
8. Dumpsters must be 10 ft from buildings (FIRE)
9. Street address must be posted in minimum 4 inch numbers(FIRE)

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ACTION

Thom Hershey moved to approve Site Plan Application #8602-SP with the following seven (7) conditions:

1. Approval of a vacation of easement plat prior to any permits issued for building 2 (HRPC)
2. Addition of general note as described above (ENG)
3. Submittal and approval of all stormwater calculations/narrative for the site. (ENG)
4. Any natural gas or electric meter within driving area must have crash protection (FIRE)
5. Suitable stone surface must be installed before building construction begins (FIRE)
6. Dumpsters must be 10 ft from buildings (FIRE)
7. Street address must be posted in minimum 4 inch numbers(FIRE)

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.

2. **PETITION FOR ZONING AMENDMENT** filed to change the zoning at 123 Cherry Street in the North Findlay Addition, from C Residential to B-3 Central Business.

General Information

This request is located on the south side of Cherry Street just east of the railroad tracks. The land is zoned C-Residential. Land to the west is zoned B-3 Central Business. Directly south, east and north the land is zoned C-Residential. The land is not within the 100 year flood plain.

Parcel History

There is a large garage building on the site. As explained in the application, the building has an existing car lift and an office. The building was previously used for auto repair.

Staff Analysis

The legal description on the zoning amendment application is incorrect. In looking up the parcel on the auditor's website, we discovered that it is incorrect there as well. So it is really through no fault of the applicant as they merely used that description. The correct description should be the west 52.34' of Lots 963 & 964.

The applicant wishes to bring the parcel into compliance by having it zoned to B-3 Central Business. There is no residence on the lot and the garage building is best suited for a business as previously stated. He has stated a willingness to provide screening from the adjoining residential uses to the Zoning Inspector.

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ENGINEERING

The Engineering Department has no comments on this item.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATION

Staff recommends that FCPC approve the request to change the zoning for 123 Cherry Street from C-Residential to B-3 Central Business.

ACTION

Thom Hershey moved to recommend the zone change as requested. Jennifer Criblez seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mrs. Criblez, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

- 3. PETITION FOR ZONING AMENDMENT** filed to change the zoning on the east portion of 701 N. Main Street from C-Residential to B-2 General Business.

General Information

The site is located on the east side of N. Main Street between Ash Avenue and Pine Avenue. The west 207.5' is zoned B-2 General Business and the east 107.5' is zoned C-Residential. To the east is zoned C-Residential, to the north and south is B-2 and C-Residential, and to the west is zoned B-2 General Business. The site is not located within a 100 year flood plain. The Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This location was the site of the former Washington Elementary School.

Staff Analysis

The applicants are requesting to change the rear (east) end of the parcel to the same zoning classification as the front (west) portion.

When the Land Use Plan was being formulated, the land was designated as residential because it was a school which is permitted in residential. The prospective buyer is a church which intends to move its facilities to this site and also operate a day care business. The building itself is already zoned B-2 General Business. The portion of the land which is zoned C-Residential is parking lot and grass. In trying to secure financing, the prospective buyer has been held up by the lender due to the dual zoning issue.

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Staff Recommendation

Staff recommends that FCPC recommend to Findlay City Council approval of the request to rezone the east portion of 701 N. Main Street to B-2 General Business.

ENGINEERING

The Engineering Department has no comments on this item.

FIRE PREVENTION

No concerns

ACTION

Joe Opperman moved to recommend the re-zoning request as requested. Jennifer Criblez seconded the motion. Following is the roll call vote: Mr. Opperman, aye; Mrs. Criblez, aye; Mr. Hershey, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

Pete Sehnert
Mayor

Bruce Hardy
Service Director