

**MINUTES**

**CITY PLANNING COMMISSION**

**Thursday, September 13, 2007**

**Municipal Building Conference Room**

**MEMBERS PRESENT:** Mayor Iriti  
Mike Sobczyk  
Joe Opperman  
Thom Hershey  
Tom Joseph

**STAFF ATTENDING:** Matt Carpenter, E.I.  
Bill Homka, HRPC Director  
Judy Scrimshaw, HRPC Staff  
Dave Hackenberg, Law Director  
Jim Holmes, Fire Prevention

**GUESTS:** 12

**CALL TO ORDER**

**ROLL CALL**

The following members were present:  
Mayor Tony Iriti  
Mike Sobczyk, Service Director  
Joe Opperman  
Thom Hershey  
Tom Joseph

**SWEARING IN**

**APPROVAL OF MINUTES**

There were no minutes to approve.

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**TABLED ITEMS**

**PETITION FOR ZONING AMENDMENT** filed to amend PUD Zoning for Covington Greens Subdivision Lots 1-52, 76 & 77.

**General Information**

This subdivision is located directly north of the current Flag City Station development (WalMart, Staples, Kohl's, etc.) and south of Stonebridge Estates and the Woods at Burberry along the west side of CR 236. The portion in today's request is zoned as a PUD. The land is not within a flood hazard area.

**Parcel History**

City Council adopted Ordinance #2002-66 from the annexation and zoning of this subdivision on September 18, 2002. The land was split into a residential PUD and B-2 General Business Districts.

The plat was amended in October, 2004 to vacate a proposed stub street that would have run south off of Bluestone Drive between lots 34 & 35. The vacated right-of-way and lots 34 & 35 were reconfigured into four lots. (Lots 76 & 77 are located here)

**Staff Analysis**

The existing PUD did not permit single family detached dwellings in the R-2 District. The new PUD language will permit attached or detached single family homes in R-2. The density has increased slightly from 4.0 lots per acre to 4.2 lots per acre. In the current PRD (Planned Residential Development) code in the City's Zoning Ordinance, a density of 4.5 units per acre is permitted. The zero lot line is only permitted for the attached units which will cross over two (2) platted lots. If the units are single family detached they must meet the current 5' side yard setbacks as in the A, B or C Residential classifications in the code.

**Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval of the amendment to revise the PUD language as described.

**ACTION**

Thom Hershey moved to remove Petition for Zoning Amendment from the table. Joe Opperman seconded the motion. Motion carried 5-0.

Thom Hershey recommended approval of the Zoning Amendment. Mike Sobczyk seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Sobczyk, aye; Mr. Opperman, nay; Mr. Joseph, abstain; Mayor Iriti, nay. Motion denied.

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**NEW ITEMS**

**HRPC**

- 1. SITE PLAN APPLICATION #4168-SP filed by TK of Findlay, LLC (The Right Thing) for a new building and parking expansions to be located at 3401 Technology Drive.**

**HRPC**

**General Information**

This site is located on the east side of Technology Drive on Lot 13 in the Findlay Commerce Park. It is zoned LB - Local Business in PUD #2003-62. Land to the east is zoned B-4 Expressway Service, to the south is R-1 One Family in Liberty Township, to the north is LB- Local Business in the PUD and to the west is GB- General Business in the PUD. It is not within a flood hazard area.

**Parcel History**

This lot was the former site of Great Plains Software. It is currently the location of The Right Thing offices.

**Staff Analysis**

The site plan proposes to construct a 40,000 square foot single story building at the south end of the lot. It will be connected to the existing building by an enclosed walkway. The building will contain additional office space, conference rooms and classroom.

All setbacks are appropriate per the PUD plan. Business and professional offices require one parking space per 300 square feet. The plan shows an additional 198 parking space being added to the existing lot. A 40,000 square foot building requires 134 spaces, so the plan provides well over the requirement.

There are no new access points requested in the plan. Staff does not note any new signage on the site either.

**ENGINEERING**

Access – The applicant is proposing no change in access. The parking area is proposed to be enlarged. The only concern noted is that the applicant appears to be proposing a small portion of the parking area to encroach upon a wetland as designated on the plans. The applicant must resolve this issue prior to construction.

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Water – The applicant is proposing to install a separate domestic service line and fire service line.

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

Stormwater Management – The applicant is proposing to construct a new detention basin on the parcel to the north of the site. The detention calculations have been submitted and appear sufficient.

**STAFF RECOMMENDATION:**

Staff recommends approval of the site plan for TK of Findlay, LLC with the following conditions:

1. Resolution of conflict between proposed parking area and designated wetland area. (ENG)
2. FDC (Fire Dept. Connection) location must be approved by Findlay Fire Dept. (FIRE PREV)
3. Fire line must be installed by an Ohio Certified Installer. (FIRE PREV)

**ACTION**

Mike Sobczyk moved to approve Site Plan Application #4168-SP with the following three (3) conditions:

1. Resolution of conflict between proposed parking area and designated wetland area. (ENG)
2. FDC (Fire Dept. Connection) location must be approved by Findlay Fire Dept. (FIRE PREV)
3. Fire line must be installed by an Ohio Certified Installer. (FIRE PREV)

Joe Opperman seconded the motion. Following is the roll call vote: Mr. Sobczyk, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mr. Hershey, abstain; Mayor Iriti, aye. Motion carried 4-0.

**2. SITE PLAN APPLICATION #4169-SP filed by Magnesium Elektron North America, Inc. for building expansion at 115 Stanford Pkwy.**

**General Information**

This project is located on Lot 15 and part of Lot 16 in the Findlay Ohio Industrial Park 1<sup>st</sup> Addition. It is zoned I-1 Light Industrial. All lots surrounding it are also zoned I-1 Light Industrial. It is not within a flood hazard area.

**Parcel History**

This parcel has been a manufacturing site since 1988.

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**Staff Analysis**

Applicant is proposing to construct an approximately 9500 square foot addition on the north end of the existing building. Setbacks in the I-1 District are 40' on any side or front yard and the plan complies with that requirement.

There is an additional access onto Stanford Pkwy. that is being requested at the east edge of the lot. This will be a service drive for trucks to access the overhead door on the new addition.

The parking in the Industrial District is based on one space per each employee on the largest working shift plus one per business vehicle. The plan states that no new employees or business vehicles will be added due to the expansion. There is no additional parking required.

**ENGINEERING**

Access – The applicant is proposing to construct an additional drive entrance into the site, which already has two existing approaches. The drive entrance seems reasonable, as the building expansion will cut off access to the rear portion of the existing building. The applicant is not proposing sidewalk construction along Stanford Parkway. The City does not require sidewalks in platted Industrial Parks, which includes this site.

Water – It appears that the water service will be extended from within the existing building.

Sanitary Sewer – It appears that the sewer service will be extended from within the existing building.

Stormwater Management – The applicant is proposing to construct an on-site detention basin to control the stormwater runoff. The detention calculations have been reviewed and appear to be sufficient.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION:**

Staff recommends approval of the site plan subject to approval of the City Engineer.

**ACTION**

Tom Joseph moved to approve Site Plan Application #4169-SP as presented. Thom Hershey seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mr. Hershey, aye; Mr. Opperman, aye; Mr. Sobczyk, aye; Mayor Iriti, aye. Motion carried 5-0.

**3. SITE PLAN APPLICATION #4170-SP filed by Blanchard Valley Health System for Women's Care/Imaging Center to be located at 15900 Medical Drive South.**

**General Information**

The site is located on Lots 10 & 11 of the Eastern Woods Subdivision. (directly east of the Spectrum Eye Care facility) It is zoned B-1 Local Business. Land to the north, south and west is also zoned B-1 Local Business. The land to the east is zoned A-1 Agriculture in Marion Township. It is not within a flood hazard area.

**Parcel History**

None

**Staff Analysis**

The applicant is proposing to construct a medical facility on the two lots. The building will consist of 24,196 square feet.

There are two (2) access points onto Medical Drive South proposed on the plan. Both are offset from the existing drives across the street for the Radiology Center. The western access cannot be aligned with the western access of the Radiology Center due to configuration of the lot. Aligning the eastern access with the access to the south might be possible. However the drive is straight to align with the pad for the mobile imaging unit that will be located on the east end of the building. Due to the shape of the lots and the requirement to extend Medical Drive South around the cemetery to some day connect with the Hammond property to the east; it may be difficult to accomplish this.

All setbacks are compliant with the standards for the zoning classification. A monument sign location is shown on the plan along the west side of the access drive. There are no details of the sign submitted at this time.

The parking meets the minimum required per code at one per 150 square feet of floor area.

**ENGINEERING**

Access – The applicant is proposing two access points to a private roadway. The private roadway, as well as the public utilities, necessary to service this parcel was previously reviewed and approved by the Engineering Department as “A Replat of Lot 3 of Eastern Woods”. This plan was prepared to allow the larger area to develop on a site-by-site basis, with the currently proposed site constructing that portion of the roadway and utilities necessary for development. As such, the portion of private roadway adjacent to this parcel, which dead-ends into the parcel to the east, must be constructed in conjunction with this site development. This construction is not clearly represented on

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the site plan and must be addressed. Discussions with the applicant's Engineer have indicated that the hospital plans to construct the portion of roadway and utilities necessary to service the site. The hospital has already bonded the waterline and sanitary sewer work previously. The additional roadway, storm sewer, and detention pond work must be bonded by the hospital prior to any work occurring on this site.

Water – The applicant is proposing a separate domestic water service and fire service that will connect to a waterline to be constructed by others. No water tap permits will be issued for this site until the construction of the waterline is complete to the far property line.

Sanitary Sewer – The applicant is proposing a sanitary sewer lateral that will connect to a sewer to be constructed by others. No sewer tap permit will be issued for this site until the construction of the sanitary sewer is complete to the far property line.

Stormwater Management – The applicant is proposing a storm sewer connection to a sewer to be constructed by others. This sewer will connect to a regional detention basin that was sized to accommodate the runoff from this site. The hospital must bond this work prior to any construction activities occurring on the proposed site.

**STAFF RECOMMENDATION:**

Staff recommends approval of the site plan for the Women's Care/Imaging Center subject to the following conditions:

1. Construction of the various utilities and roadways necessary to service this site, including the necessary additional bonding by the hospital. (ENG)
2. Knox Box required. (FIRE PREV)
3. Fire Line must be installed by an Ohio Certified Installer. (FIRE PREV)

**ACTION**

Thom Hershey moved to approve Site Plan Application #4170-SP with four (4) conditions:

1. Construction of the various utilities and roadways necessary to service this site, including the necessary additional bonding by the hospital. (ENG)
2. Knox Box required. (FIRE PREV)
3. Fire Line must be installed by an Ohio Certified Installer. (FIRE PREV)
4. Water tap locations to be removed from the right-of-way (ENG)

Joe Opperman seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mr. Sobczyk, aye; Mayor Iriti, aye. Motion carried 5-0.

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**4. PRELIMINARY PLAT APPLICATION #4171-FP filed by Petti Construction Co. for proposed Deer Landing Subdivision.**

**General Information**

This project is located on the east side of TR 227 in Marion Township. It is zoned PUD by Marion Township and is not within a flood hazard area. The applicant is proposing 157 single family lots and one large lot around the center pond area for 49 villa units.

**Parcel History**

The original preliminary plat was approved by FCPC on May 26, 2005 and HRPC on May 18, 2005. The entire subdivision was to be comprised of 182 single family lots at that time.

The first phase of the subdivision was approved by HRPC on September 21, 2005 and by FCPC on October 13, 2005.

In May, 2007 the applicants requested a rezoning to PUD with the Township in order to accommodate the revision of the plan for the villa units. The Township granted the rezoning in June, 2007.

Since there has been no new activity in the development on the proposed phases of the subdivision, a new Preliminary Plat must be filed at this time.

**Staff Analysis**

Phase I of the development is platted and under construction. The new proposed Phase II is the section that will now consist of the villa development and some single family lots.

The setbacks as shown comply with the PUD guidelines accepted by Marion Township when the rezoning was approved.

The streets within the villa development are proposed as private. All other streets in the subdivision are public right of ways.

The applicant has provided roadway stubs into the land to the north and south of the subdivision as required in the County Subdivision Regulations. A connection to the land to the east should also be provided. Either Fallow Lane or Deer Landing Drive could be extended through to the east property line of the subdivision to accomplish this.

**ENGINEERING**

Access – The applicant is proposing one long loop road with several stub streets. The single point of access would seem to limit emergency vehicle access, etc. Perhaps another point of access could be provided off the end of the northern roadway entering

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the subdivision. Also, there is no stub provided to access the property to the east of the subdivision. Perhaps Fallow Lane could be extended to the eastern property line to facilitate future development. In addition, the plat incorrectly shows the names of two existing streets. Meadow Trail should be labeled Arrowhead Drive and Deer Run should be labeled Cherokee Drive.

Water – The applicant is proposing to construct public waterlines along the proposed streets. Per a prior agreement with the developer, the development of any additional phases of this subdivision will require the construction of a portion of 16” waterline along Williams Road and Olive Street, which has been previously designed. As such, any construction plans for future phases of this subdivision must make reference to the aforementioned waterline plan, which must be bonded along with the subdivision construction.

Sanitary Sewer – The applicant is proposing to construct public sewers along the proposed streets. The sewer must be extended to the southern property line along Black Tail Lane to facilitate future extension. In addition, a sewer should be extended to the eastern property line, along the extended Fallow Lane to facilitate future extension.

Stormwater Management – The applicant is proposing regional detention basins located on the site. Calculations will be reviewed with the construction plans at a later date.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION**

Staff recommends approval of the site plan subject to:

1. Providing an extension of the right of way of either Fallow Lane or Deer Landing Drive to the east edge of the subdivision (HRPC)
2. Resolution of access issues, including a second roadway to the eastern portion of the subdivision as well as the additional stub street to the east.(ENG)
3. Appropriate waterline construction along Williams Road and Olive Street. (ENG)
4. Sanitary sewer stubs to be provided as detailed above. (ENG)

**ACTION**

Thom Hershey moved to approve Preliminary Plat Application #4171-FP with the following six (6) conditions:

1. Providing an extension of the right of way of either Fallow Lane or Deer Landing Drive to the east edge of the subdivision (HRPC)
2. Resolution of access issues, including a second roadway to the eastern portion of the subdivision as well as the additional stub street to the east.(ENG)

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3. Appropriate waterline construction along Williams Road and Olive Street. (ENG)
4. Sanitary sewer stubs to be provided as detailed above. (ENG)
5. HRPC approval.
6. Removal of drive between Lots 45 & 46 and relocate between Lots 79 & 80.

Joe Opperman seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mr. Sobczyk, aye; Mayor Iriti, aye. Motion carried 5-0.

**5. PRELIMINARY PLAT APPLICATION #4172-PP filed by Brookview Homes, Inc. for proposed Somerset Park 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> Additions.**

**General Information**

This subdivision is located in the SW1/4 and SE1/4 of Section 2 in Liberty Township. It is one the south side of CR 95 just east of the intersection of Torrey Pines Drive.

It is zoned R-1 One Family in Liberty Township and is not within a flood hazard area.

**Parcel History**

The original preliminary plat was approved by FCPC on January 12, 2006. HRPC also reviewed and approved the plat on December 15, 2005.

The first phase of the development, Somerset Park, was approved by FCPC on March 9, 2006 and by HRPC on March 15, 2006. This is labeled as "Existing Somerset Park" on the plan.

The Preliminary Plat approval has lapsed since there has been no further activity on the development since March, 2006.

HRPC reviewed the new preliminary plat at its board meeting on August 15, 2007. There were several new issues raised at that meeting and the Applicant decided to pull it from the agenda rather than receive a denial of the plan. It is on the HRPC agenda for its September meeting.

**Staff Analysis**

The plan submitted is consistent with the previous version from January, 2006 other than the addition of some land on the east side that creates six (6) new lots and a new street (Salt Water Drive).

The plan presented to HRPC last month did not have the cul-de-sacs on Salt Water Drive or Wheatfield Drive. Both streets stubbed into the east property line of the subdivision. The HRPC Board was concerned about the length of the virtual dead end streets and had proposed that a north/south connection should be made between Coldwater Creek Drive

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and Wheatfield Drive. They had also requested that temporary turnarounds be provided at the ends of Salt Water and Wheatfield.

The plan as submitted is the applicant's answer to the issues raised by HRPC last month. The new plan shows a cul-de-sac on the end of Wheatfield and Salt Water Drives. Both are within the 600' maximum length permitted in the Subdivision Regulations. One of these streets needs to provide a future connection to land to the east of this subdivision.

**ENGINEERING**

Access – The applicant is proposing to extend existing streets to the east and south. In order to facilitate future extension of Salt Water Drive, a small amount of additional right-of-way should be dedicated off the east end of the cul-de-sac to ensure that a 60' strip of right-of-way exists to the far property line of the subdivision.

Water – The applicant is proposing to construct public waterlines along the proposed streets. In addition to this, the applicant should loop the waterline on Wheatfield Drive to the waterline at the intersection of Coldwater Creek Drive and Still Waters Drive.

Sanitary Sewer – The applicant is proposing to construct public sanitary sewers along the proposed roadways. Stubs are proposed to provide access to future development east of the subdivision.

Stormwater Management – The applicant is proposing to utilize an existing detention basin that was sized to accommodate the runoff from this subdivision.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Somerset Park subject to the following:

1. Dedication of a 60' right of way to connect to the east from either Salt Water Drive or Wheatfield Drive (HRPC)
2. Loop the waterline on Wheatfield Drive. (ENG)

**ACTION**

Tom Joseph moved to approve Preliminary Plat Application #4172-PP with the following four (4) conditions:

1. Dedication of a 60' right of way to connect to the east from either Salt Water Drive or Wheatfield Drive (HRPC)

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2. Loop the waterline on Wheatfield Drive. (ENG)
3. HRPC approval
4. Show the entire additional lot on the preliminary plat

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

**6. FINAL PLAT APPLICATION #4173-FP filed by Brookview Homes, Inc. for proposed Somerset Park 1<sup>st</sup> Addition.**

**General Information**

This is the second phase of the Somerset Park Subdivision. It is zoned R-1 One Family Residential and is not within a flood hazard area.

**Parcel History**

The Preliminary Plat is also on today's agenda as Item #5.

**Staff Analysis**

This phase consists of 15 lots. Silver Lake Drive is being extended to the south and a new street, Coldwater Creek Drive, crosses it on the plan.

All lots are in conformity with the preliminary plat.

**ENGINEERING**

Construction plans have been submitted to the Engineering Department for review. There are no other concerns with the Final Plat.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION**

Staff recommends approval of the Final Plat of Somerset Park 1<sup>st</sup> Addition.

**ACTION**

Tom Joseph moved to approve Final Plat Application #4173-FP as presented. Mike Sobczyk seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mr. Sobczyk, aye; Mr. Opperman, nay; Mr. Hershey, aye; Mayor Iriti, aye. Motion carried 4-1.

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- 7. FLOOD PLAIN VARIANCE APPLICATION #4167-FV filed by Mike and Tonya Stillberger for variance to construct a pole barn at 226 Santee Avenue.**

See attached review by Todd Richard.

**ENGINEERING**

No Concerns.

**FIRE PREVENTION**

No Concerns

**ACTION**

Thom Hershey moved to approve Flood Plain Variance Application #4167-FV. Tom Joseph seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Joseph, aye; Mr. Opperman, nay; Mr. Sobczyk, nay; Mayor Iriti, nay. Motion failed 3-2.

- 8. ALLEY VACATION PETITION filed by the University of Findlay to vacate a 15' alley located west of N. Cory Street, a 16.5' alley located north of Davis Street along Morey Avenue, and a 16.5' alley located north of Davis Street along N. Cory Street in the Howard Addition.**

The alleys in this request are in the vicinity of the former Owens Community College buildings that are now owned by the University of Findlay. The University owns all the lots that abut the alleys.

**ENGINEERING**

No Concerns.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION**

Staff recommends approval of the request to vacate the alleys.

**ACTION**

Joe Opperman moved to approve the alley vacation petition. Mike Sobczyk seconded the motion. Following is the roll call vote: Mr. Opperman, aye; Mr. Sobczyk, aye; Mr. Joseph, aye; Mr. Hershey, aye; Mayor Iriti, aye. Motion carried 5-0.

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**9. PETITION FOR ZONING AMENDMENT filed by the University of Findlay for multiple properties in the University District.**

This request involves multiple properties in the University of Findlay vicinity.

All are currently owned by the University and within the University District boundary as is required to obtain the University District zoning designation.

**ENGINEERING**

No Concerns.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION**

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

**ACTION**

Mike Sobczyk moved to recommend approval of the Petition for Zoning Amendment. Joe Opperman seconded the motion. Following is the roll call vote: Mr. Sobczyk, aye; Mr. Opperman, aye; Mr. Hershey, aye; Mr. Joseph, aye; Mayor Iriti, aye. Motion carried 5-0.

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Anthony P. Iriti  
Mayor

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Mike Sobczyk  
Service Director