

MINUTES

CITY PLANNING COMMISSION

Thursday, October 11, 2007

Municipal Building Conference Room

MEMBERS PRESENT: Mike Sobczyk
Joe Opperman
Thom Hershey
Tom Joseph

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

GUESTS: 10

CALL TO ORDER

ROLL CALL

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

SWEARING IN

APPROVAL OF MINUTES

Thom Hershey moved to approve the minutes of the August 9, 2007 meeting. Joe Opperman seconded the motion. Motion carried 4-0.

Thom Hershey moved to approve the minutes of the September 13, 2007 meeting. Tom Joseph seconded the motion. Motion carried 4-0.

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NEW ITEMS

HRPC

- 1. SITE PLAN APPLICATION #5149-SP filed by MAJIG Ltd. for an addition to Superior Trim located at 2151 Industrial Drive.**

General Information

This project is located on Lot 38 in the Tall Timbers Industrial Center 1st 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

None

Staff Analysis

Applicant is proposing to construct an approximately 25,000 square foot addition on the east side 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 are an additional 22 parking spaces being added just north of the new addition. Parking in the Industrial Districts is based primarily on the number of employees per shift and the plan states that no additional employees are proposed.

ENGINEERING

Access – The applicant is proposing no change to the public right-of-way access.

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

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

Stormwater Management – Stormwater detention for this site is provided in a regional detention basin. The detention calculations allotted for more impervious area on this site than is being proposed, therefore no additional detention is required.

Sidewalks – Sidewalks are not required in a platted Industrial Park.

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FIRE PREVENTION

- 1) Sprinkler outside notification must be updated to a horn/strobe and parking spots in front of FDC must be omitted.
- 2) Fire Prevention requires a set of blue prints showing life safety issues.

STAFF RECOMMENDATION

Staff recommends approval of Site Plan #5149-SP for the addition to Superior Trim with the following conditions:

- 1) Sprinkler outside notification must be updated to a horn/strobe and parking spots in front of FDC must be omitted. (FIRE PREV)
- 2) Fire Prevention requires a set of blue prints showing life safety issues. (FIRE PREV)

ACTION

Thom Hershey moved to approve Site Plan #5149-SP with the following two (2) conditions:

- 1) Sprinkler outside notification must be updated to a horn/strobe and parking spots in front of FDC must be omitted. (FIRE PREV)
- 2) Fire Prevention requires a set of blue prints showing life safety issues. (FIRE PREV)

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

2. SITE PLAN APPLICATION #5150-SP filed by Robert and Helen Mauger for a new office building to be located at 519 E. Sandusky Street.

General Information

This site is located on the south side of E. Sandusky Street just east of S. Blanchard Street. It is zoned C Residential. Land to the west is zoned B-2 General Business and all other abutting parcels are zoned C Residential. It is located within the 100 year flood plain.

Parcel History

This is the site of Mauger Exterminating.

Staff Analysis

The applicant is proposing to demolish the existing building which was damaged by the flood in August, 2007 and construct a new 1040 square foot office building on the site. This is a permitted use in the C Residential District.

The existing building is located approximately 7.5' feet from the right of way line. The new building is required to have a minimum of a 20' front setback. This is met on the plan.

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There is an existing paved parking area between the existing house and a garage at the rear of the lot. This will remain as parking and be striped. Although having cars back into the alley right of way is not an ideal situation, it is the only means of accessing the parking area for the current site and in the new layout. Four (4) spaces are required for a 1040 square foot office and the plan shows five (5) spaces.

A flood development permit will be required for this site because it is within the 100 year flood plain. Finished floor elevations must be above the BFE (Base Flood Elevation).

ENGINEERING

Access – The applicant is proposing no change to the public right-of-way access.

Water – The applicant is proposing to use the existing water service.

Sanitary Sewer – The applicant is proposing to use the existing sanitary sewer service.

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

Sidewalks – Sidewalks currently exist as required.

Miscellaneous – The applicant has applied for a Demolition Permit and a Flood Development Permit, which have been conditionally approved.

FIRE PREVENTION

Fire Prevention requires a set of blue prints showing life safety issues.

STAFF RECOMMENDATION

Staff recommends approval of Site Plan #5150-SP for Mauger Exterminating subject to the following:

1. Obtaining a flood development permit (HRPC)
2. Approval of City Engineer (HRPC)

ACTION

Thom Hershey moved to approve Site Plan #5150-SP with the following three (3) conditions:

1. Obtaining a flood development permit (HRPC)
2. Approval of City Engineer (HRPC)
3. Blueprints to Fire Department (FIRE PREV)

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

3. SITE PLAN APPLICATION #5151-SP filed by PK Reality for a building addition and parking lot for City Laundry to be located at 1800 Westfield Drive

HRPC

General Information

This site is located on the north side of Westfield Drive on Lot 3 of the Westfield Business Park. It is zoned I-1 Light Industrial and all property surrounding it is also zoned I-1 Light Industrial. It is not within a flood hazard area.

Parcel History

This lot is the site of the City Laundry plant.

Staff Analysis

The site plan proposes the construction of a 24,000 square foot building on the east side of the existing structure. A dock area will be added on the north end of the building also. This will have a stone surfaced lot to service it.

There is an additional parking lot being constructed at the south end of the addition that will provide 22 parking spaces. The plan states that there will be additional employees for the office portion of the business that will require 18 new parking spaces.

There is a new access point requested in the plan for the parking lot. There is no means of accessing this parking area without a new drive opening.

ENGINEERING

Access – The applicant is proposing an additional access point for a new parking lot to service the building expansion.

Water – The applicant is proposing a branch extension off the existing fire suppression line. The domestic water service for the building must be extended from within the existing building. If this is not possible, a new tap must be made to the public waterline on the south side of Westfield Drive.

Sanitary Sewer – The applicant is proposing to extend the existing sanitary sewer lateral that is located on-site. A Sanitary Sewer Tap Permit must be obtained from the City Engineer's Office. Additional capacity and impact fees may be assessed if the proposed usage exceeds the original permitted amount. In addition, the WPCC Superintendent has been working with City Laundry for some time to correct a situation relating to their sanitary sewer discharge quality. The discharge issues mentioned may require the

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Installation of a pre-treatment system, to be approved by the WPCC Superintendent. City Laundry is close to discharging the amount of flow that will classify them as an Industrial User, which will require a discharge permit with the WPCC. This proposed expansion could very likely increase their sewer usage to that point.

Stormwater Management – The applicant has stated that the regional detention basin was designed to accommodate the site. This remains to be verified and may require additional work.

Sidewalks – Sidewalks are not required in a platted Industrial Park.

FIRE PREVENTION

- 1) Sprinkler outside notification must be updated to a horn/strobe and parking spots in front of the FDC must be omitted.
- 2) Fire Prevention requires a set of blue prints showing life safety issues.

STAFF RECOMMENDATION

Staff recommends approval of Site Plan #5151 for the addition to the City Laundry plant subject to the following conditions:

1. Domestic water service to be extended from within or tapped separately to the waterline on the south side of Westfield Drive.(ENG)
2. Applicant to obtain a sanitary sewer tap permit and pay applicable capacity and impact fees, if necessary. (ENG)
3. Resolution of sanitary sewer discharge issues, including the installation of pre-treatment equipment if necessary.(ENG)
4. Verification of the detention facilities. (ENG)
5. Sprinkler outside notification must be updated to a horn/strobe and parking spots in front of the FDC must be omitted. (FIRE PREV)
6. Fire Prevention requires a set of blue prints showing life safety issues. (FIRE PREV)

ACTION

Tom Joseph moved to approve Site Plan #5151-SP with the following seven (7) conditions:

1. Domestic water service to be extended from within or tapped separately to the waterline on the south side of Westfield Drive.(ENG)
2. Applicant to obtain a sanitary sewer tap permit and pay applicable capacity and impact fees, if necessary. (ENG)
3. Resolution of sanitary sewer discharge issues, including the installation of pre-treatment equipment if necessary.(ENG)
4. Verification of the detention facilities. (ENG)

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5. Sprinkler outside notification must be updated to a horn/strobe and parking spots in front of the FDC must be omitted. (FIRE PREV)
6. Fire Prevention requires a set of blue prints showing life safety issues. (FIRE PREV)
7. Hard surface area.

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

4. SITE PLAN APPLICATION #5152-SP filed by the Kroger Company for a proposed drive thru for pharmacy pick up to be added to the store at 1996 Tiffin Avenue.

General Information

This project is located on the northwest corner of Tiffin Avenue and Bright Road. It is zoned B-2 General Business and is surrounded by land that is also zoned B-2. It is not within a flood hazard area.

Parcel History

The Kroger store was originally built in 1978 and enlarged in 1999. The gas station was added to the site in 2000.

Staff Analysis

The site plan on today's agenda proposes to construct a drive thru pharmacy pick up to be located on the front of the western half of the building.

The traffic pattern will flow with the west bound lane across the front of the store and pull over into the drive thru aisle where there will be an island with a pneumatic tube system. This area of the building is recessed from the eastern side of the store. Thus, the drive thru area is outside of the normal driving path and does not affect existing parking or driving lanes. The Kroger parcel does not connect with the parcel to the west by any means of a shared access point.

Meijer had requested a drive thru on the front of their store recently which was rejected by CPC. The difference in this request is that there are no pedestrian entries to the building in the area of the drive thru. Also, because it does not appear to be a high traffic area at this end of the store (partially due to lack of connection with the stores to the west) it would seem to be less hazardous from a vehicular standpoint.

A drive thru operation is a conditional use in the B-2 General Business District and will require approval by FCPC as such.

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ENGINEERING

Access – The applicant is proposing no change to the public right-of-way access.

Water – The applicant is proposing to use the existing water service.

Sanitary Sewer – The applicant is proposing to use the existing sanitary sewer service.

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

Sidewalks – Sidewalks currently exist as required.

FIRE PREVENTION

- 1) Sprinkler outside notification must be updated to a horn/strobe and signs on rear of building must be replaced.
- 2) Fire Prevention requires a set of blue prints showing life safety issues.

STAFF RECOMMENDATION

Staff recommends approval of Site Plan #5152-SP for a pharmacy drive thru subject to the following:

1. Approval of a conditional use by FCPC for a drive thru in this location (HRPC)
2. Sprinkler outside notification must be updated to a horn/strobe and signs on rear of building must be replaced. (FIRE PREV)
3. Fire Prevention requires a set of blue prints showing life safety issues. (FIRE PREV)

ACTION

Tom Joseph moved to approve Site Plan #5152-SP with the following three (3) conditions:

1. Approval of a conditional use by FCPC for a drive thru in this location (HRPC)
2. Sprinkler outside notification must be updated to a horn/strobe and signs on rear of building must be replaced. (FIRE PREV)
3. Fire Prevention requires a set of blue prints showing life safety issues. (FIRE PREV)

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

Tom Joseph moved to approve the conditional use for drive-thru. Joe Opperman seconded the motion. Discussion followed. Thom Hershey moved to amend the motion to include traffic flow being east to west. Amendment died for lack of second.

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Roll call on motion to approve conditional use for drive-thru. Mr. Joseph, aye; Mr. Opperman, aye; Mr. Hershey, nay; Mr. Sobczyk, aye. Motion carried 3-1.

5. FINAL PLAT APPLICATION #5153-SP filed by Southeast Land Development, Ltd. for Sturbridge Colony.

General Information

This subdivision is located on the west side of TR 237 just north of SR 568 and south of Lakeview Park Estates in Marion Township. The land is zoned PUD by the Township. A large portion of the subdivision is located within the 100 year flood plain.

Parcel History

A final plat of this subdivision was previously reviewed and approved by FCPC on December 8, 2005. It was also approved by HRPC on November 16, 2005. The original plat was never recorded. A portion of the proposed original development was sold and developed as the Primrose Retirement complex. A new Preliminary Plat was reviewed and approved by FCPC on June 14, 2007 and by HRPC on May 16, 2007.

Staff Analysis

This first phase consists of 23 single family lots, one condo lot and Lot A for the detention pond and a common/park area.

A condition of approval on the Preliminary Plat was that the street name be changed at the location of the intersection of Waterford Drive. Lot 13 is just past the intersection and thus a different street name needs to be indicated on the plat here.

The plat shows the remainder acreage for the subdivision as "future development". It is also labeled as "15.433 Acres Remaining Unplatted". Normally, the remainder land of the subdivision would not be shown on a final plat if it is not included. The developer has shown it in this case due to the 20' wide drainage easement that goes through it to the southeast. This easement has to be recorded at the time of the first phase of the plat.

Both HRPC and FCPC made a condition of approval that the applicant file a ditch cleaning petition with the County. Evidence of the petition needs to be presented.

ENGINEERING

The final plat appears to comply with the preliminary plat. Water & Sewer Committee approval has been obtained. Construction plans have been submitted and are being reviewed.

FIRE PREVENTION

No Fire Hydrants shown on drawing.

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STAFF RECOMMENDATION

Staff recommends approval of Final Plat #5153-FP of Sturbridge Colony subject to the following:

1. Labeling of a new street name past the intersection of Waterford Drive (in front of Lot 13)(HRPC)
2. Signed copy of ditch cleaning petition (HRPC)

ACTION

Tom Joseph moved to approve Final Plat #5153-FP with the following four (4) conditions:

1. Labeling of a new street name past the intersection of Waterford Drive (in front of Lot 13)(HRPC)
2. Signed copy of ditch cleaning petition (HRPC)
3. Include HRPC's requirements for elevating the roadway
4. Meet City and County Engineers requirements.

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

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OTHER BUSINESS

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

No new information received.

ACTION

Joe Opperman moved to reconsider Flood Plain Variance #4167-FV. Thom Hershey seconded the motion. Motion carried 4-0.

Joe Opperman explained that he wanted to clear up the motion for procedural reasons. The applicant was never given a reason for denial. Discussion followed.

Joe Opperman moved to deny the Flood Plain Variance #4167-FV due to the possibility of dangerous material could be swept onto other properties. Mike Sobczyk seconded the motion. Following is the roll call vote: Mr. Opperman, aye; Mr. Sobczyk, aye; Mr. Joseph, nay; Mr. Hershey, nay. Motion 2-2.

Roll call on the original motion from 9-13-07 meeting. Mr. Joseph, aye; Mr. Hershey, aye; Mr. Opperman, aye; Mr. Sobczyk, aye. Motion 2-2.

Anthony P. Iriti
Mayor

Mike Sobczyk
Service Director