

MINUTES

CITY PLANNING COMMISSION

Thursday, December 13, 2007

Municipal Building Conference Room

MEMBERS PRESENT: Mayor Iriti
Mike Sobczyk
Joe Opperman
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: 10

CALL TO ORDER

ROLL CALL

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

*Thom Hershey was absent

SWEARING IN

APPROVAL OF MINUTES

Mike Sobczyk moved to approve the minutes of the October 11, 2007 and November 8, 2007 meetings as presented. Tom Joseph seconded the motion. Motion carried 4-0.

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 2**

NEW ITEMS

HRPC

1. SITE PLAN APPLICATION #5454-SP filed by The Thayer Group for proposed Preliminary Plan of RiverPlace to be located on N. Cory Street.

General Information

The site in this request contains multiple parcels that total 77.3 acres. It is located on the west side of N. Cory Street and is bounded by the homes on the south side of Defiance Avenue, N. Cory Street, the Blanchard River and Norfolk & Southern Railroad and what would be an approximate southerly extension of Bolton Avenue.

The majority of the land is zoned C-Residential with land in the southeast quarter being zoned I-1 Light Industrial. The property to the north is zoned C and B Residential, to the east is zoned C Residential and B-2 General Business, to the west is zoned I-1 Light Industrial and on the south boundary is the Blanchard River and Norfolk & Southern Railroad. FCPC recommended that Findlay City Council rezone portions of the land to B-2 General Business and C Residential with a PMUD (Planned Mixed Use Development) Overlay at its November 8, 2007 meeting. The rezoning had its second reading on December 4, 2007 and the public hearing at Findlay City Council for the zoning request will be on December 18, 2007.

All the land is within the 100 year flood plain and a portion is within the floodway.

The 2007 Findlay Land Use Plan proposes the area for Planned Mixed Use Development and Floodway in the designated floodway area.

Parcel History

The City of Findlay owns the majority of the land in this request. There are also private land owners on properties along N. Cory Street. The applicant will be leasing the land from the City if the development occurs.

A large portion of the land owned by the City is in the existing Swale Park. The park has been the site of multiple Little League baseball fields and the University of Findlay's baseball diamond as well.

The former Brandman tire dump is also part of the site. The City also owns this property and has removed all the tires and cleared the site. The majority of this land is within the floodway and will remain as open space.

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 3**

Both the old City Street Department building and the department's temporary location (former Manley Construction) are a part of the site.

There are also multiple residential structures along N. Cory Street included in the plan.

Staff Analysis

This is the first step in the process of review and approval of a PMUD Preliminary Plan. The underlying zoning must be a mix of C-Residential, and B-2 General Business to comply with the Ordinance in this instance. The zoning change is in process at City Council and should be completed on December 18, 2007.

The gross acreage of the project area is approximately 77.3 acres. A minimum of 10% of the gross parcel acreage must be allocated to common open space. In this instance, 7.73 acres of open space is required. The plan shows approximately 8.7 acres of common open space provided.

No more than 70% of the gross parcel acreage (70% of 77.3 = 54.12 acres) may be devoted to impervious surface in the plan. The drawings indicate that only 23.42 acres will be covered by buildings, street pavement, driveways and parking.

Not less than 30% of the gross acreage shall be devoted to pervious surfaces. The plans indicate that nearly 54 acres or approximately 69% of the land will remain as pervious surfaces.

Residential uses may count for a maximum of forty percent (40%) of the net developable acreage in a Business/Residential PMUD. Net residential acreage equals eighty percent (80%) of the gross parcel acreage that is zoned C-Residential. Approximately 70.5 acres is zoned C-Residential in the plan. Eighty percent of the 70.5 acres equates to 56.4 acres of permitted residential use at six (6) units per acre. That could allow for a maximum of 338 residential units. The application proposes 148 units. Under the current C Residential zoning classification, this parcel of 70.5 acres could permit up to 853 two bedroom units.

Access for the site is limited to three points. One is on Defiance Avenue in the same location as the existing access to Swale Park. An access on N. Cory Street will be located between the two commercial buildings that will provide ingress/egress to the underground parking garage. Another access is proposed approximately 350' south of that entry to line up with existing High Street.

Parking is determined by the individual uses in the complex. Calculations are provided for each use that total 1,351 spaces. This calculation is based on peak use of all facilities at one time. Overflow parking between uses with different peak times of operation will

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 4**

facilitate adequate parking. The plan indicates 852 spaces on the site contained in the underground facility and the open parking areas. There are also 17 parallel parking spaces along the frontage of N. Cory Street between Defiance Avenue and High Street.

All floodway capacities will be maintained at pre-development levels. There are also designated wetland areas on the site that will have to be preserved. Developer is responsible for meeting all Local, State or Federal requirements in regard to protection/altering of any floodways, floodplains or wetland areas within the development. The City will require all necessary permits be obtained prior to any construction.

There are locations indicated for signage at the Defiance Avenue entry and the High Street entry. The locations meet setback requirements of 10' from road right-of-way lines. No details are provided on the design. Signage design and landscaping issues will be reviewed on the Final Plan.

All City utilities plans will be reviewed for approval by the City Engineer. Any other public utilities (gas, electric, etc.) will be reviewed by the appropriate agency for compliance and design.

A plat is required for a PMUD per 1172.028 of the City Code. This may be initiated after an approval of today's Preliminary Development Plan. Any existing public right-of-ways shall also need to be filed for vacation.

ENGINEERING

Access – The applicant is proposing access points on Defiance Avenue, Cory Street, and High Street. That portion of High Street that is located west of Cory Street should be vacated along with all alleys contained within the project extents.

Water – The applicant is proposing to relocate a portion of 16" waterline on the site and to abandon various small waterlines on the site. It should be noted that there is an existing 6" waterline on North West Street north of High Street to the first east/west alley that is not shown on the plans. The final site plan will likely require some sort of a waterline loop to be constructed to provide adequate fire protection for the proposed buildings.

Sanitary Sewer – The applicant is proposing to relocate a portion of 18" sanitary sewer on the site. The final plan must show proposed tap locations for all buildings and any necessary extensions to serve the proposed buildings.

Stormwater Management – The applicant is proposing to relocate a major storm sewer that is located on the site and to abandon various small storm sewers. It may be

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 5**

necessary to increase the size of the main storm sewer trunk to accommodate the flow from the abandoned sewers. Detention calculations will be reviewed with the final site plan submittal.

Sidewalks – Sidewalks should be installed along all public rights-of-way and should be shown on the final site plan submittal.

FIRE PREVENTION

- 1) Water line loop and fire hydrant location must be approved by Findlay Fire Dept. and Findlay Engineering Dept.
- 2) Suitable access must be provided for Fire equipment to each building.

STAFF RECOMMENDATIONS

Staff recommends that FCPC approve the proposed Preliminary Development Plan of Site Plan #5454-SP with the following conditions:

- 1) Water line loop and fire hydrant location must be approved by Findlay Fire Dept. and Findlay Engineering Dept. (FIRE PREV)
- 2) Suitable access must be provided for Fire equipment to each building. (FIRE PREV)

ACTION

Tom Joseph moved to approve Site Plan Application #5454-SP. Mike Sobczyk seconded the motion.

Discussion followed and Mike Sobczyk moved to amend the motion to include the following conditions:

1. Water line loop and fire hydrant location must be approved by Findlay Fire Dept. and Findlay Engineering Dept. (FIRE PREV)
2. Suitable access must be provided for Fire equipment to each building. (FIRE PREV)
3. Traffic Impact study be done prior to final site plan approval.
4. No negative impact on Floodway
5. There be a net increase in flood storage capacity.

Joe Opperman seconded the amendment. Roll call vote on amended motion: Mr. Joseph, aye; Mr. Sobczyk, aye; Mr. Opperman, aye; Mayor Iriti, aye. Motion carried 4-0.

2. SITE PLAN APPLICATION #5527-SP filed by Whittera Company for proposed expansion of a warehousing facility located at 2040 Production Drive.

General Information

This project is located on Lots 34 & 35 in the Tall Timbers Industrial Center. The land is zoned I-1 Light Industrial and is surrounded by I-1 zoning on all sides. It is not within a flood hazard area.

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 6**

The Findlay Land Use Plan designates the area as industrial.

Parcel History

The original Rowmark facility was constructed in 1990 with an addition in 1995.

Staff Analysis

The developer is proposing to construct a 59,900 square foot warehousing addition to the existing facility.

The site consists of two lots and these are to be combined. There is an existing utility easement marked on the plat along the shared lot line which is to be vacated also. HRPC had two cases this summer of vacation of platted easements. It was determined that a replat was required to accomplish this. A replat of lots 34 and 35 must be submitted to FCPC to facilitate both the lot combination and vacation of the easement.

All setbacks are in compliance with zoning. Parking for industrial uses is determined based on number of employees. The plan indicates that there will not be any new employees added with this expansion.

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 building.

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

Stormwater Management – Stormwater detention for the site was provided in a regional detention basin. The applicant must prove that the detention basin has adequate capacity to accept the additional runoff from this site.

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

FIRE PREVENTION

- 1) Fire Dept. Connection relocation and upgrade of outside notification must be approved by Findlay Fire Dept.
- 2) Prints showing life safety issues must be submitted to Findlay Fire Dept.

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 7**

STAFF RECOMMENDATIONS

HRPC Staff recommends approval of Site Plan #5527-SP for the warehouse expansion subject to the following conditions:

1. Certify that the regional detention basin has adequate capacity to accept the additional runoff from this site. (ENG)
2. Fire Dept. Connection relocation and upgrade of outside notification must be approved by Findlay Fire Dept. (FIRE PREV)
3. Prints showing life safety issues must be submitted to Findlay Fire Dept.(FIRE PREV)

ACTION

Joe Opperman moved to approve Site Plan #5527-SP with the following four (4) conditions:

1. Certify that the regional detention basin has adequate capacity to accept the additional runoff from this site. (ENG)
2. Fire Dept. Connection relocation and upgrade of outside notification must be approved by Findlay Fire Dept. (FIRE PREV)
3. Prints showing life safety issues must be submitted to Findlay Fire Dept.(FIRE PREV)
4. Two parcels are combined.

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

3. PETITION FOR ZONING AMENDMENT filed by Suzanne J. Romick to rezone 612 McManness Ave. from C Residential to B-2 General Business.

HRPC

General Information

This site is located on the west side of McManness Avenue north of the first east/west alley. Land to the south is zoned B-2 General Business, to the north and west is C Residential and to the east is B Residential and B-2 General Business.

The Findlay Land Use Plan identifies the area as Single Family Medium Residential.

Parcel History

The property was originally a single family home. Over the years it was used as an office for several businesses including Big Brothers, and an insurance company. Professional offices are a permitted use in C Residential.

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 8**

A change of use permit was issued in June, 2003 for the operation of a dress shop at this location. This is not a permitted use in the C Residential district and thus created a nonconformity.

Staff Analysis

The applicant is requesting that the lot be changed to B-2 General Business to bring it into conformity.

The first block at the intersection of Tiffin Avenue and McManness Avenue is zoned B-2 General Business and the businesses there are oriented to Tiffin Avenue. All of McManness Avenue north of the first alley is residential. McManness Avenue beyond the first east/west alley does not have curbs and gutters.

Because a nonconforming use has been established at the location, a similar nonconforming use could be permitted. The change of nonconforming use would have to be submitted to FCPC for review.

HRPC Staff does not see the need to rezone this single lot amidst residential parcels to General Business. The parcel is still viable for use as office and some restricted retail or to be converted back to a home.

ENGINEERING

No comments.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATIONS

Staff recommends that FCPC recommend that Findlay City Council deny the request to rezone the land at 612 McManness Avenue.

**CITY PLANNING COMMISSION MINUTES
DECEMBER 13, 2007
PAGE 9**

ACTION

Mayor Iriti moved to recommend B-1 rezoning to Council. Motion died for lack of second.

Joe Opperman moved to recommend denial of the request to rezone to B-2. Tom Joseph seconded the motion. Following is the roll call vote: Mr. Opperman, aye; Mr. Joseph, aye; Mr. Sobczyk, aye; Mayor Iriti, nay. Motion carried 3-1.

ADJOURNMENT

Anthony P. Iriti
Mayor

Mike Sobczyk
Service Director