

**MINUTES**

**CITY PLANNING COMMISSION**

**Thursday, January 10, 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:** 8

**CALL TO ORDER**

**ROLL CALL**

The following members were present:

Mayor Pete Sehnert  
Bruce Hardy, Interim Service Director  
Joe Opperman  
Thom Hershey  
Tom Joseph

**SWEARING IN**

**APPROVAL OF MINUTES**

Tom Joseph moved to approve the minutes of the Public Hearing and Regular Meeting held on December 13, 2007 as presented. Joe Opperman seconded the motion. Motion carried 5-0.

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**NEW ITEMS**

**HRPC**

- 1. SITE PLAN APPLICATION #5705-SP filed by Isaac Group for proposed commercial building to be located at 1739 Tiffin Avenue.**

**General Information**

The site in this request is located on the south side of Tiffin Avenue east of Londonderry Drive just across the street from the Findlay Village Mall. It is zoned B-2 General Business and all lots surrounding it are also zoned B-2. It is not within a flood hazard area. The Findlay City Land Use plan identifies this area as Regional Commercial.

**Parcel History**

There is an existing building at the location which has been the home of various pizza restaurants. It has been vacant for some time now.

**Staff Analysis**

The applicant is proposing to demolish the existing business (3,891 square feet) and construct a new 3,556 square foot building. The plans indicate that it will be a two tenant building. A Starbucks Coffee is shown as occupying the east side of the structure.

A menu board is shown at the southeast corner of the building for the drive thru window. A drive thru is a conditional use in the B-2 district and requires FCPC approval.

There are 35 parking spaces indicated on the plan contained on the site of this new construction. This can be considered a part of a planned shopping center complex due to the shared access and would thus require one space per each 200 square feet. This would only require 18 parking spaces for this use.

All access to the site is via the existing cuts to the west and east of the new building. The cross access easements are in place for the entire commercial site containing the new building, the strip mall to the south and the Golden Corral restaurant.

An existing pylon sign is to remain and be changed to reflect the new tenants. Starbucks is also indicating signage to be located on the front of the building.

**ENGINEERING**

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

Water – The applicant is proposing to utilize an existing 1 ½” water service.

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Sanitary Sewer – The applicant is proposing to utilize an existing sanitary sewer lateral.

Stormwater Management – The applicant is proposing no change in impervious area on the site. As such, detention is not required.

Sidewalks – Sidewalks currently exist along Tiffin Avenue.

Recommendation: Approval of the site plan.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION**

Staff recommends that FCPC approve Site Plan #5705-SP for the multi-tenant commercial building at 1739 Tiffin Avenue subject to the following conditions:

1. Approval by FCPC of the conditional use for the drive thru operation

**MOTION**

Tom Joseph moved to approve Site Plan #5705-SP with the following condition:

1. Approval by FCPC of the conditional use for the drive thru operation

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

**2. SITE PLAN APPLICATION #5708-SP filed by St. Andrew's United Methodist Church for proposed paved parking lot to be located at 201 W. Crawford Street.**

**General Information**

This project is located on Lots 53, 54, 55, and 56 in the Original Findlay Addition in the block bounded by S. Cory Street on the east, W. Crawford Street on the north, an alley on the west and W. Sandusky on the south. It is zoned B-3 Central Business. Land to the north and east is also zoned B-3 Central Business and land to the west and south is B-2 General Business. It is within the 100 year flood zone. The Findlay Land Use Plan identifies the area as Downtown District

**Parcel History**

There were at least three homes on parts of the site that the Church had purchased over the last few years and demolished to make way for this parking expansion. A garage was constructed in the northwest corner.

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**Staff Analysis**

The applicant is proposing to pave and stripe the current stone area to accommodate 67 parking spaces.

There are two accesses onto both W. Crawford and W. Sandusky. These are located in the same areas as the existing driveway openings from the former buildings. Each driving lane will be one way. The easternmost lane will enter from the north (W. Crawford Street) and exit to the south (W. Sandusky Street). The western lane will enter from the south (W. Sandusky Street) and exist to the north (W. Crawford Street).

**ENGINEERING**

Access – The applicant is proposing to utilize four (4) existing drive approaches, located on West Crawford Street and West Sandusky Street. All of the drive approaches will be re-constructed and three (3) of the approaches will be slightly enlarged. All of the approaches are reasonably sized.

Water – Not applicable.

Sanitary Sewer – Not applicable.

Stormwater Management – Stormwater detention calculations have been submitted and reviewed.

Sidewalks – Sidewalks currently exist along Crawford Street and Sandusky Street adjacent to the site.

**FIRE PREVENTION**

No concerns

**STAFF RECOMMENDATION**

Staff recommends approval of Site Plan #5708-SP for the paved parking lot for St. Andrew's Church.

**MOTION**

Tom Joseph moved to approve Site Plan #5708-SP as presented. Thom Hershey seconded the motion.

Discussion followed regarding signage and the height of such.

Thom Hershey moved to amend the motion to include a condition to limit the height of the exit sign to 24". Motion died for lack of second.

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Following is the roll call vote for the original motion: Mr. Joseph, aye; Mr. Hershey, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

- 3. SITE PLAN APPLICATION #5709-SP filed by RAH NNN, LLC. for proposed seed research facility to be located at 8390 CR 140.**

**HRPC**

**General Information**

This site is located on the west side of CR 140 between Cornerstone Baptist Church on the north and Tawa Tree Service on the south. It is zoned I-1 Light Industrial in Liberty Township. To the north and south is zoned B-2 General Business and I-1 Light Industrial. To the east is zoned I-1 Light Industrial and across CR 140 to the east is zoned RM-1 Multiple Family. It is not within the 100 year flood plain.

**Parcel History**

This parcel was before HRPC in February, 2007 because it was split zoned between B-2 General Business and I-1 Light Industrial. The owners requested it be rezoned to all I-1 in order to accommodate a proposed truck and trailer service/storage and sales business. The Township granted the rezoning but the former owners did not build and have now sold the parcel to RAH, LLC.

**Staff Analysis**

The applicant is requesting approval to construct a Monsanto Seeds research facility on the site. It will be an 18,550 square foot single story building.

Front and side yard setbacks are 40' in Liberty Township. The building is located well beyond those parameters. There is no minimum for rear yards. The detention pond is only 12' from the right of way line of CR 140. This should also meet the 40' front yard setback.

There is one new access proposed on the plan. Hancock County has Access Management Regulations to govern the location of driveway openings. County Road 140 is considered a Major Thoroughfare on the County's Thoroughfare Plan. Accordingly, new driveway openings are required to be 495' apart. There is an existing drive south of this lot for the Tawa Tree Service less than 100' from the proposed drive. The Monsanto lot only has 335.75' of road frontage making it impossible to meet the distance requirement. Staff recommends that an agreement be reached with Tawa to share the location of their driveway. The Monsanto facility needs a wider (45') drive opening to accommodate truck traffic to the site. The truck docks are to be located on the south side of the building. We are told there is a water meter and back flow preventer located just north of the edge of the Tawa drive pavement. These will need to be moved to accommodate the

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extra pavement requirement. Shared access and maintenance agreements will need to be drawn up between the parties involved.

A location is indicated on the plan for a 4' x 8' sign. Signs are permitted in front yard setbacks in Liberty Township and this one appears to be about 5' off the right of way line. There is no height indicated.

Parking in the Industrial area is calculated as five (5) spaces plus one for every 1 ½ employees in the largest working shift. The plan indicates a maximum of 18 employees. This would require 17 parking spaces. There are 18 spaces indicated on the plan.

Because the land occupied by Cornerstone Baptist Church is zoned B-2 General Business and I-1 Light Industrial there is not a requirement for screening on this property line in the Liberty Township zoning resolution. However, we would recommend that some landscaping/screening be a part of the plan to be a good neighbor. In speaking with representatives of the Monsanto project prior to the plan submittal, they had indicated that they were willing to do this. There is no indication on the plans of any screening or landscaping at this time.

**ENGINEERING**

Access – The applicant is proposing a new access point onto CR 140. Engineering will defer to HRPC for recommendations on the access to the site, per the County Access Management Plan. There is a discrepancy in the right-of-way configuration at this site between the County Auditor's Office and the submitted plan. This discrepancy should be resolved so that the site is consistent with the Hancock County Thoroughfare Plan, which requires a 60' half right-of-way. A right-of-way dedication plat may be required.

Water – The applicant is proposing to connect to an existing waterline on CR 140, which has adequate capacity to service the site. Rotary and tap fees will apply to the site and must be paid upon application for the permit.

Sanitary Sewer – The applicant is proposing to connect to an existing sanitary sewer on CR 140, which has adequate capacity to service the site. Rotary, tap, capacity, and impact fees will apply to the site and must be paid upon application for the permit.

Stormwater Management – Stormwater detention calculations have been submitted and reviewed. The Hancock County Engineer will be responsible for approving the stormwater management facilities for the site. In discussions with the County Engineer's Office, they would like to see the outflow rate reduced since there is excess storage capacity in the proposed pond.

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Sidewalks – Sidewalks currently do not exist along CR 140.

**FIRE PREVENTION**

Add one fire hydrant beside entry drive.

Fire suppression line must be installed by a State of Ohio Certified Installer.

**STAFF RECOMMENDATION**

Staff recommends approval of Site Plan #5709-SP for Monsanto Seeds subject to the following:

1. Relocate the detention pond to meet 40' front yard requirement (HRPC)
2. Combine entrance with existing drive for Tawa Tree Service (HRPC)
3. Resolution of the right-of-way configuration discrepancy on the site.(ENG)
4. Approval of the stormwater management facilities by the Hancock County Engineer. (ENG)

**MOTION**

Tom Joseph moved to approve Site Plan #5709-SP with the following seven (7) conditions:

1. Relocate the detention pond to meet 40' front yard requirement (HRPC)
2. Combine entrance with existing drive for Tawa Tree Service (HRPC)
3. Resolution of the right-of-way configuration discrepancy on the site.(ENG)
4. Approval of the stormwater management facilities by the Hancock County Engineer. (ENG)
5. Add one fire hydrant beside entry drive.
6. Fire suppression line must be installed by a State of Ohio Certified Installer.
7. Sign details to be worked out and to meet requirements.

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

- 4. ALLEY/STREET VACATION PETITION filed to vacate a north/south alley lying directly north of Lincoln School between West and Cory Streets.**

**HRPC**

**General Information**

This alley runs south from W. Hardin Street to an east/west alley behind the Lincoln School property. Both of the abutting property owners have signed the request to vacate.

**Parcel History**

None

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**Staff Analysis**

This alley has a sign posted on W. Hardin stating that it is a private drive. Apparently there was an ordinance (1977-94) vacating the southern part of this alley that went through the Lincoln School property. It had been assumed over the years that the entire alley through to W. Hardin was vacated. The Law Director determined that the lots in today's petition were not a part of that ordinance.

Both lots in this request use the alley to access their properties. Both have signed the petition requesting the vacation.

**ENGINEERING**

No concerns.

**FIRE PREVENTION**

No Concerns

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval of the alley vacation.

**MOTION**

Joe Opperman moved to recommend approval of the alley vacation as requested. 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.

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Pete Sehnert  
Mayor

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Bruce Hardy  
Service Director