

MINUTES

CITY PLANNING COMMISSION

Thursday, March 13, 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: 2

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

APPROVAL OF MINUTES

Joe Opperman moved to approve the minutes of the February 14, 2008 meeting. Tom Joseph seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

- 1. SITE PLAN APPLICATION #5948-SP filed by the University of Findlay for a parking lot to be located at the rear of 328 Howard Street.**

General Information

This site is located on the north side of Howard Street just east of the first north/south alley east of Morey Avenue. The lot is currently zoned C-Residential. Lots to the south, east and west are all zoned University District. To the north is C Residential. It is not within the 100 year flood plain. The Findlay Land Use Plan designates the area as University District.

Parcel History

The lot is currently the site of a home owned by the University. At the February FCPC meeting, an application to rezone the lot to University District was recommended for approval. It is now in the process of being rezoned.

Staff Analysis

The applicant is proposing to pave the rear 118' of the lot for parking. This will connect with the parking area already in place behind a string of homes immediately east of this lot.

Access is from the existing alleyway or through the parking lots to the east.

ENGINEERING

Access – The applicant is proposing two access points to an existing alley. This alley is bordered on both sides by University-owned parking lots. As such, the alley should be vacated from Howard Street north to the first east-west alley.

Water – N/A

Sanitary Sewer – N/A

Stormwater Management – The applicant is proposing no detention for the parking lot. Detention must be provided, as per the City of Findlay Subdivision Regulations. The Engineering Department will review the detention facilities prior to issuing any permits for the site.

Sidewalks – Sidewalks currently exist along Howard Street.

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FIRE PREVENTION

No concerns.

STAFF RECOMMENDATION

Staff recommends approval of the site plan subject to the following conditions:

1. Vacate the north-south alley from Howard Street north to the first intersecting east-west alley. (ENG)
2. Engineering Department approval of adequate detention facilities and calculations. (ENG)

ACTION

Thom Hershey moved to approve Site Plan Application #5948-SP with the following two (2) conditions:

1. Vacate the north-south alley from Howard Street north to the first intersecting east-west alley. (ENG)
2. Engineering Department approval of adequate detention facilities and calculations. (ENG)

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

2. FINAL PLAT APPLICATION #5944-SP filed by Brookview Homes for Somerset Park 2nd Addition.

General Information

This subdivision is located in the SW1/4 and SE1/4 of Section 2 in Liberty Township. It is on the south side of CR 95 just east of the intersection of Torrey Pines Drive. This is the third phase of the subdivision. It is zoned R-1 One Family in Liberty Township and is surrounded by R-1 zoning. It is not within a flood hazard area.

Parcel History

The original preliminary plat was approved by FCPC on January 12, 2006. The first phase of the development, Somerset Park, was approved by FCPC on March 9, 2006. The Preliminary Plat approval had lapsed since there had been no further activity on the development since March, 2006. The latest preliminary plat of the Somerset Park subdivision was approved on September 13, 2007 along with the final plat of Somerset 1st Addition.

Staff Analysis

This phase consists of 21 new lots. Still Waters Drive and Coldwater Creek Drive are extended to the point of their intersection. A new street, Woodridge Drive, extends east

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from Still Waters Drive. Woodridge Drive has a cul-de-sac end with an open 60' wide easement to allow for a connection someday into the vacant land which it abuts.

All lots comply with the minimum size (15,000 sq. ft.), width (100') and setback (35' front yard) requirements of the Liberty Township zoning resolution.

ENGINEERING

The final plat complies with the two engineering requirements from the preliminary plat review. The right-of-way of Woodridge Drive has been extended as a 60' strip to the east property line of the subdivision for future extension. An easement for the future waterline loop has been provided between lots 56 and 57.

The applicant has submitted the construction plans and the restrictive covenants to the Engineering Department for detailed review.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of Somerset Park 2nd Addition.

ACTION

Thom Hershey moved to approve Final Plat Application #5944-FP as submitted. Joe Opperman seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

3. FINAL PLAT APPLICATION #5946-FP filed by George Whitson for proposed 224 Interstate Subdivision.

HRPC

General Information

This site is located on the north side of US 224 (Trenton Avenue) just west of the intersection of CR 300. It is zoned B-2 General Business in Liberty Township. Land to the west and south is also B-2 in the Township, to the north is I-1 Light Industrial in Liberty Township and to the east is zoned B-2 General Business in the City of Findlay. The site is not within a flood hazard area. The Findlay Land Use Plan designates the area as Regional Commercial.

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Parcel History

The preliminary plat for the 224 Interstate Subdivision was approved by FCPC on February 14, 2008. The land is also in the process of annexation to the City of Findlay.

Staff Analysis

The applicant is proposing a three (3) lot commercial subdivision with a private street. Lot 1 is already developed as a Shell gas station/convenience store.

The preliminary plat was approved with three (3) conditions:

- Proper right of way dedication on CR 300
- Detention calculations per the City of Findlay Subdivision Regulations
- Construction of sidewalks along US 224 and CR 300

County Rd. 300 is a secondary thoroughfare and the plat indicates the 40' from centerline required right of way. The applicant was agreeable to the sidewalk issue at last month's meeting. HRPC will defer to the City Engineer's office on the detention requirements.

ENGINEERING

The applicant has submitted the construction plans to the Engineering Department for detailed review. Requirements imposed during the preliminary plat review will be addressed during construction plan review.

FIRE PREVENTION

No concerns

STAFF RECOMMENDATION

Staff recommends approval of the plat.

ACTION

Thom Hershey moved to approve Final Plat Application #5946-FP as submitted. Bruce Hardy seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Hardy, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mayor Sehnert, aye. Motion carried 5-0.

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ADMINISTRATIVE APPROVAL

Litter Landing

Staff explained the administrative approval to the Commission Members.

Pete Sehnert
Mayor

Bruce Hardy
Service Director