

MINUTES

CITY PLANNING COMMISSION

Thursday, October 8, 2009

Municipal Building Conference Room

MEMBERS PRESENT: Mayor Sehnert
Bruce Hardy
Joe Opperman
Thom Hershey
Jennifer Criblez

STAFF ATTENDING: Brian Hurt, Chief Engineer.
Judy Scrimshaw, HRPC Staff
Dave Hackenberg, Law Director
Eric Habegger, Fire Prevention

GUESTS: 13

CALL TO ORDER

ROLL CALL

The following members were present:
Mayor Pete Sehnert
Bruce Hardy, Service Director
Joe Opperman
Thom Hershey
Jennifer Criblez

SWEARING IN

All those planning to give testimony were sworn in by the Clerk.

APPROVAL OF MINUTES

Joe Opperman moved to approve the minutes of the September 10, 2009 meeting. Jennifer Criblez seconded the motion. Motion carried 5-0.

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NEW ITEMS

HRPC

1. **SITE PLAN APPLICATION #8709-SP** filed by the University of Findlay for proposed Women's Resource Center offices to be located at 1015 N. Main Street.

General Information

This site is located on the east side of N. Main Street just north of the intersection of Frazer Street. The area is split zoned. The west end which consists of Lots 17423-17424 and part of Lot 17422 is zoned B-2 General Business. The east portion which is part of Lot 17425 is zoned C-Residential. Abutting land to the north and south is zoned B-2 General Business, to the east is C-Residential and across N. Main on the west is zoned University District. The site is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot with the University District Overlay.

Parcel History

This parcel is currently a residential site.

Staff Analysis

The applicant is proposing to raze all existing structures and construct a 2,216 square foot office building on the site.

There are 10 parking spaces shown on the plan which exceeds the required 8 spaces as based on one space per 300 square feet of floor area.

All setbacks are met according to code. (30' front yard, 20' rear yard, and although no side yards are necessarily required in this case, they have provided 10' on the north and south sides) A monument sign is shown near the northwest corner of the building which will be 12' behind the right of way. (Code requires a minimum of 10')

There is a 12' alley right of way which runs north and turns east near the back of the site which must be vacated. It is unimproved and should not be a problem to have vacated. Property owner does need to file the petition however if they have not already done so.

ENGINEERING

Access – The applicant is proposing to improve a current drive entrance onto N. Main St. The curb drop proposed for the drive is 46.16' wide. The applicant must reduce the curb drop to a maximum of 30'. The site currently has a 12' alley that bisects the alley by running north and west. City records do not indicate the vacation of this alley at any time. The applicant must properly vacate the alley prior to development.

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Water – The applicant shows no new waterline connections. If a new water service is needed for the proposed building the applicant should obtain a permit for the service. If a sprinkler system is needed, a separate fire line should be constructed from the building to the water main.

Sanitary Sewer – The applicant shows no new sanitary sewer connections. If a new sanitary sewer service is needed for the proposed building, the applicant should obtain a permit for the service.

Stormwater Management – The applicant has provided adequate stormwater runoff calculations for the site. The applicant will provide the required stormwater detention in an underground storage system. In this case, the detention will be provided by 183' of 36" storm sewer underneath the parking areas.

Sidewalks – Sidewalks currently exist along N. Main St. in front of this parcel.

Recommendation: Approval of the site plan, contingent upon the following:

- Reduce the curb drop onto N. Main St. to a maximum of 30'
- Proper Vacation of the 12' alley running through the property

FIRE PREVENTION

Dumpster must be 10 feet from building

Street address must be located on front of building (4 in. minimum size)

STAFF RECOMMENDATION

Staff recommends the approval of the site plan for the Women's Resource Center subject to:

1. Filing of alley vacation petition (HRPC)
2. Reduce the curb drop onto N. Main St. to a maximum of 30' (ENG)
3. Proper Vacation of the 12' alley running through the property (ENG)
4. Dumpster must be 10 feet from building (FIRE)
5. Street address must be located on front of building (4 in. minimum size)(FIRE)

ACTION

Thom Hershey moved to approve Site Plan Application #8709-SP with the following five (5) conditions:

1. Filing of alley vacation petition (HRPC)
2. Reduce the curb drop onto N. Main St. to a maximum of 30' (ENG)
3. Proper Vacation of the 12' alley running through the property (ENG)
4. Dumpster must be 10 feet from building (FIRE)
5. Street address must be located on front of building (4 in. minimum size)(FIRE)

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

2. **SITE PLAN APPLICATION #8742-SP** filed by Lawrence Kresser for proposed remodeling of house to office space and an additional building to be located at 121 Center Street.

General Information

The site is located on the south side of Center Street just east of the first north/south alley. The lot is zoned C-Residential. Land to the north, south and east is also zoned C-Residential. The block immediately west of the parcel is zoned B-2 General Business. The front portion of the lot (area occupied by the existing house) is not within the 100 year flood plain; however the rear portion (proposed building site) is in the flood plain.

Parcel History

The parcel is currently the site of a residence which is a rental unit.

Staff Analysis

The applicant proposes an interior remodeling of the existing home to convert to office use. A handicap ramp will be added to comply with ADA standards. Offices are permitted in the C-Residential zoning district.

He also plans on constructing a 30' x 50' pole building at the rear of the parcel to use for storage and work area. Outdoor storage of materials or vehicles is not permitted for any contractors that have offices in the C-Residential district. The building will serve to keep the business compliant with this standard.

Setbacks for the accessory building are 5' on the sides and only 4' from the rear. The rear yard is shown at approximately 40' from the lot line. The east side of the building appears to only be 4' from the side yard line. This will need to be increased to 5 feet. There is plenty of room to shift the building at least 1' west as the building is at least 16' from the property line on that side.

The parking area indicated on the plan is labeled as "stone". Office parking is required to be a hard surface. The parking area between the buildings must be paved. Using the base floor area of the home as listed on the County Auditor's website (960 square feet) there should be at least 4 parking spaces. (One per each 300 square feet). When the number of spaces comes out to be a fraction, (in this case it is $960/3 = 3.2$) it is rounded up to the next number. The accessory building can be shifted south a few feet on the lot to permit more space between it and the home to accommodate the fourth parking spot. Each space can be reduced in width to 9' per the zoning code standards also.

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ENGINEERING

Access – The applicant is proposing to utilize existing access onto two adjacent alleys to the west and south of the property.

Water – The applicant shows no new waterline connections. If a new water service is needed for the proposed building, the applicant should obtain a permit for the service. If a sprinkler system is needed, a separate fire line should be constructed from the building to the water main.

Sanitary Sewer – The applicant shows no new sanitary sewer connections. If a new sanitary sewer service is needed for the proposed building, the applicant should obtain a permit for the service.

Stormwater Management – The applicant is adding approximately 1500 ft² of impervious surface to the site. The site plan does not show any storm sewer improvements on the site. The applicant should submit stormwater calculations that insure that all stormwater requirements have been met for the site. The site is located in the FEMA 100 year flood hazard area. A flood development permit must be acquired for the construction of the building.

Sidewalks – Sidewalks currently exist along Center St. in front of this parcel.

Recommendation: Approval of the site plan, contingent upon the following:

- Submittal and approval of all stormwater calculations/narrative for the site.
- The applicant obtains a flood development permit for the improvements

FIRE PREVENTION

Dumpster must be 10 feet from building

Street address must be located on front of building (4 in. minimum size)

STAFF RECOMMENDATION

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

1. Increase east side yard to 5' (HRPC)
2. Add one more parking space (HRPC)
3. Pave parking area (HRPC)
4. Submittal and approval of all stormwater calculations/narrative for the site.(ENG)
5. The applicant obtains a flood development permit for the improvements (ENG)
6. Dumpster must be 10 feet from building (FIRE)
7. Street address must be located on front of building (4 in. minimum size) (FIRE)

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ACTION

Thom Hershey moved to approve Site Plan Application #8742-SP with the following seven (7) conditions:

1. Increase east side yard to 5' (HRPC)
2. Add one more parking space (HRPC)
3. Pave parking area (HRPC)
4. Submittal and approval of all stormwater calculations/narrative for the site.(ENG)
5. The applicant obtains a flood development permit for the improvements (ENG)
6. Dumpster must be 10 feet from building (FIRE)
7. Street address must be located on front of building (4 in. minimum size) (FIRE)

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

3. **SITE PLAN APPLICATION #8710-SP** filed by Whittera Company for proposed parking lot to be located at 2040 Production Drive.

General Information

The site is located on Lots 34 & 35 in Tall Timbers Industrial Center. This parcel and all surrounding parcels are zoned I-1 Light Industrial. The land is not located within the 100 year flood plain. The Land Use Plan designates the area as Industrial

Parcel History

The site is currently the location of Guardian Industries.

Staff Analysis

Item #6 on today's agenda is a Right-of-Way Dedication plat for an extension of Invision Drive to intersect with Production Drive. A portion of land will be taken out of Lot 34 to obtain some of the new right of way required to make this connecting road.

The land that the Whittera Company will be conveying to the City for this new roadway is currently a part of their parking lot. The Company needs to replace the spaces lost and had planned on increasing the number of spaces prior to the roadway proposal, but now the asphalt will be within a foot of the new right of way line. They will lose their drive opening onto Production Drive and be moving it to come off of the new Invision Drive. They are also indicating a second access from Invision Drive at the north end of the parcel for trucks to access the dock area. With the new parking layout at the other end of the lot, trucks would have to maneuver through smaller lanes and come in conflict with employee and visitor parking. The Company wants to direct all their truck traffic to enter and exit from TR 212 through the new Invision Drive.

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Staff feels that given the Company's cooperation in the process of constructing the roadway connection, conceding the normal setbacks on the parking lot and granting a second access point to the site are small concessions to make.

ENGINEERING

Access – The applicant is proposing to move the current drive entrance from Production Dr. to Invision Dr. The applicant will have two entrances onto Invision Dr.

Water – The applicant shows no new waterline connections.

Sanitary Sewer – The applicant shows no new sanitary sewer connections.

Stormwater Management – The applicant will route all the stormwater for this improvement into the existing storm sewer system on site. That system flows into a regional detention facility that is designed for this area of the industrial park.

Recommendation: Approval of the site plan.

FIRE PREVENTION

Any natural gas or electric meter within driving area must have crash protection

STAFF RECOMMENDATION

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

1. Any natural gas or electric meter within driving area must have crash protection (FIRE)

ACTION

Thom Hershey moved to approve Site Plan Application #8710-SP with the following recommendation:

1. Any natural gas or electric meter within driving area must have crash protection (FIRE)

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

4. **PRELIMINARY PLAT APPLICATION #8715-SP** filed by Roger Best for proposed Villas at Hunter's Creek Plat #1.

General Information

The site is located along Tarra Oaks and Kensington Drives in the Hunter's Creek 11th Addition. The land is in the process of being removed from the original PUD and being rezoned to B-Residential. (Public Hearing is scheduled for October 20, 2009) To the west is zoned PUD, to the east, north and south is zoned A- Residential. The land is not

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located in the 100 year flood plain. The Findlay Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

There are five existing homes on the proposed six lots.

Staff Analysis

The applicant wishes to create lots for the existing homes in this area and remove them from the original PUD. Six lots will be created and as stated above, five of these lots already have existing single family residences on them.

Although duplexes are permitted in the B-Residential district, the applicant is placing restrictions in the covenants to only permit single family residences.

The lot size in B-Residential zoning is a minimum 6,000 square feet with 50' of frontage. All lots exceed these minimums. Required setbacks for the district are also in compliance. (5' side yards, 30' front yards, and 30' rear yards)

ENGINEERING

Access – The applicant shows lots that will have access on to existing Tara Oakes Dr. A future roadway is shown south of Lot 5. A 36' easement is shown for the future roadway.

Water – The proposed lots will be served by an existing 8" waterline on Tara Oakes Dr.

Sanitary Sewer – The proposed lots will be served by an adjacent existing 8" sanitary sewer that is located to the west of the lots.

Stormwater Management – Stormwater runoff for this site is designed to drain into the existing stormwater system for Hunter's Creek.

Sidewalks – Each parcel will be required to install sidewalks along Tara Oakes Dr. as they are developed.

Recommendation: Approval of the preliminary plat

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Villas at Hunter's Creek Plat #1.

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ACTION

Thom Hershey moved to approve Preliminary Plat Application #8715-PP as presented. Jennifer Criblez seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mrs. Criblez, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

- 5. FINAL PLAT APPLICATION #8716-FP** filed by Roger Best for proposed Villas at Hunter's Creek Plat #1

General Information

Same as in Agenda Item #4

Parcel History

Same as in Agenda Item #4

Staff Analysis

Same as in Agenda Item #4

ENGINEERING

No Comments

Recommendation: Approval of the final plat

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of Villas at Hunter's Creek Plat #1.

ACTION

Thom Hershey moved to approve Final Plat Application #8716-FP as presented. Jennifer Criblez seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mrs. Criblez, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

- 6. FINAL PLAT APPLICATION #8717-FP** filed by Whittera Company and Douglas & Laura LaPlant for Invision Drive Right-of-Way dedication plat.

General Information

This request involves a portion of Lots 33 and 34 in Tall Timbers Industrial Center. The lots are zoned I-1 Light Industrial and all surrounding land is also zoned I-1 Light

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Industrial. The land is not located within the 100 year flood plain. The Land Use Plan designates the area as Industrial

Parcel History

Lot 34 is a developed industrial use and Lot 33 is vacant land.

Staff Analysis

The purpose of this plat is to dedicate the necessary right-of-way for a proposed extension of Invision Drive. Once constructed, the roadway will provide connection between TR 212 and Production Drive.

ENGINEERING

No Comments

Recommendation: Approval of the final plat

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of the Right-of-Way Dedication for Invision Drive.

ACTION

Thom Hershey moved to approve Final Plat Application #8717-FP as submitted. Jennifer Criblez seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mrs. Criblez, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.

7. **FINAL PLAT APPLICATION #8718-FP** filed by BB Findlay Limited Partnership for Invision Drive Right-of-Way Dedication Plat.

General Information

This request involves a portion of a 100 acre parcel on TR 212. The lot is zoned I-1 Light Industrial and all surrounding land is also zoned I-1 Light Industrial. The land is not located within the 100 year flood plain. The Land Use Plan designates the area as Industrial

Parcel History

The parcel is the site of the Best Buy Distribution Center.

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Staff Analysis

The purpose of this plat is to dedicate the necessary right-of-way for a proposed extension of Invision Drive. Once constructed, the roadway will provide connection between TR 212 and Production Drive.

ENGINEERING

No Comments

Recommendation: Approval of the final plat

FIRE PREVENTION

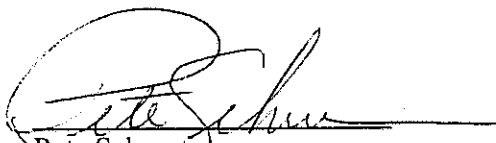
No comments

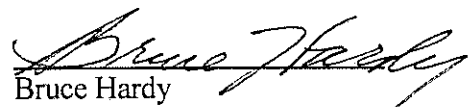
STAFF RECOMMENDATION

Staff recommends approval of the Final Plat of the Right-of-Way Dedication for Invision Drive.

ACTION

Thom Hershey moved to approve Final Application #8718-FP as submitted. Jennifer Criblez seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mrs. Criblez, aye; Mr. Opperman, aye; Mr. Hardy, aye; Mayor Sehnert, aye. Motion carried 5-0.


Pete Sehnert
Mayor


Bruce Hardy
Service Director