

**MINUTES**

**CITY PLANNING COMMISSION**

**Thursday, December 10, 2009**

**Municipal Building, Council Chambers**

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

**STAFF ATTENDING:** Brian Hurt, Chief Engineer.  
Judy Scrimshaw, HRPC Staff  
Eric Habegger, 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  
Jennifer Criblez

**SWEARING IN**

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

**APPROVAL OF MINUTES**

Mr. Hershey moved to approve the minutes of the November 12, 2009, meeting. Ms. Criblez seconded the motion. Motion carried 5-0.

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**NEW ITEMS**

**1. SITE PLAN APPLICATION #9007-SP** filed by University of Findlay, 1000 N. Main Street, Findlay, OH 45840 for proposed parking lot at 233 and 321 Davis Street, Findlay, OH 45840.

**HRPC**

**General Information**

This site is located on the south side of Davis Street east of Morey Avenue. The area is zoned C Residential and University District. Abutting land to the west and south is zoned C Residential, to the east and north is University District. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as University.

**Parcel History**

The lots in this request are residential properties.

**Staff Analysis**

The applicant is proposing to demolish the existing home at 233 Davis Street as well as some sheds on the lot and a garage on the land at 321 Davis Street. They will then construct an asphalt parking lot on that lot and in the rear of a residence at 321 Davis Street. A portion of the parking will also extend into the lot for 231 Davis Street. All of these parcels are owned by the University. The new parking area will connect with 231 Davis Street which already is a paved parking area.

On Wednesday, December 02, 2009 Staff drove to the site and found that the home and other structures as mentioned are gone and the parking lot appears to be complete to the point of being ready for asphalt.

There is an existing private residence located at 337 Davis Street that abuts the site on the west. There will be parking spaces along the shared property line of the residence that will have cars facing head in toward his property. Per the University District zoning, Chapter 1168.09 Development Standards for all University District Properties (a) Screening Requirements, screening is required in accordance with the wishes of the abutting property owner. The property owner may also opt for no screening. HRPC Staff would like FCPC to obtain a letter signed by the owner at 337 Davis Street stating his preference in regard to screening. One of the goals of the University District was to provide protection of the rights of those remaining residences as the University expanded.

There is currently a privacy fence on the west side of his lot which is also abutted by a University parking lot.

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Because the University has proceeded well into the construction of the parking lot prior to official approval of their plan, the City may require a triple fee for a building permit. According to the zoning map for the City, 233 Davis Street is still zoned C-Residential. A petition to rezone must be submitted to City Council in order to make this project comply also. This is the lot where the home has been torn down and it is now going to be total asphalt parking. A C-Residential lot would not normally be permitted to be turned into a parking lot.

**Staff Recommendation**

Staff recommends the approval of the site plan subject to:

- A letter from the owner of 337 Davis Street in regard to screening preference
- Filing of a petition to rezone 233 Davis Street to University District
- Approval of the City Engineer

**ENGINEERING**

Access – The applicant shows proposed access points onto Davis St. to the north and an alley to the south. The applicant should limit the drive approach width at Davis St. to 30'. Currently the access is shown as a 50' width onto Davis St.

Water – No new waterlines are shown on the site plan.

Sanitary Sewer – No new sewer lines are shown on the site plan.

Stormwater Management – The applicant has proposed a swale and underground detention to meet City of Findlay requirements. The applicant has also submitted satisfactory stormwater calculations to justify that their stormwater design meets City of Findlay standards.

Sidewalks – Sidewalks exist along Davis St. The applicant shows new sidewalks in areas that are affected by the relocation of the drive approach along Davis St.

Recommendation: Additional approval of the site plan with the condition that the drive approach width is limited to 30'.

**FIRE PREVENTION**

No comments

**STAFF RECOMMENDATION**

Staff recommends the approval of the site plan filed by University of Findlay subject to:

1. A letter from the owner of 337 Davis Street in regard to screening preference (HRPC)
2. Filing of a petition to rezone 233 Davis Street to University District (HRPC)
3. Approval of the City Engineer (HRPC)
4. Drive approach width needs to be limited to 30'. (ENG)

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**ACTION**

Mr. Opperman moved to approve Site Plan Application #9007-SP with the following four (4) conditions:

1. (A letter from the owner of 337 Davis Street in regard to screening preference (HRPC)
2. Filing of a petition to rezone 233 Davis Street to University District (HRPC)
3. Approval of the City Engineer (HRPC)
4. Drive approach width needs to be limited to 30'. (ENG)

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

**2. FINAL PLAT APPLICATION #9006-FP** filed by Meijer Stores Limited Partnership, 2929 Walker Avenue, Grand Rapids, MI 49504 for proposed Findlay Meijer Subdivision.

**HRPC**

**General Information**

The site is located on the north side of Tiffin Avenue directly in front of and including the existing Meijer store. The area and all surrounding parcels are zoned B-2 General Business. The land is not located within the 100 year flood plain. The Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The Preliminary Plat of Findlay Meijer Subdivision was presented at the November 12, 2009 City Planning Commission meeting and approved. A site plan for a new Arby's Restaurant to be located on Lot #2 was also approved at that meeting.

**Staff Analysis**

The Final Plat of Findlay Meijer Subdivision is consistent with the Preliminary Plat which was approved on November 12, 2009 by CPC.

**Staff Recommendation**

Staff recommends approval of the Final Plat as submitted.

**ENGINEERING**

Access – The access easements onto Tiffin Ave will not change as part of this plat. An anti-vehicular easement is shown so Lots 2 and 3 shall not have direct access to Tiffin Ave.

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Water – Easements are shown for public waterlines on the plat. In the preliminary plat comments for this site, a fire hydrant was requested to be added to serve Lots 2 and 3. If this hydrant is public, an easement should be placed over the waterline leading to it. It seems that most convenient location for this easement would be along the lot line between Lots 2 and 3.

Sanitary Sewer – An easement is shown for public sewers on the plat.

Stormwater Management – No Comments

Sidewalks – No Comments

Recommendation: Approval of the final plat with the addition of a waterline easement if needed.

**FIRE PREVENTION**

Location of additional hydrant to be approved by Findlay Fire Department.

**STAFF RECOMMENDATION**

Staff recommends the approval of the final plat for proposed Findlay Meijer Subdivision subject to:

1. Addition of a waterline easement if needed. (ENG)
2. Location of additional hydrant to be approved by Findlay Fire Department. (FIRE)

**ACTION**

Mr. Hershey moved to approve Final Plat Application #9006-FP with the following two (2) conditions:

1. Addition of a waterline easement if needed. (ENG)
2. Location of additional hydrant to be approved by Findlay Fire Department. (FIRE)

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

**3. REQUEST FOR ALLEY VACATION** from the City of Findlay Engineering Department to vacate an alley south of Hobart Ave. between Chapel Dr. and Cascade Heights Subdivision.

**HRPC**

**General Information**

This alley is the first east/west alley south of W. Hobart Avenue running west from Chapel Drive.

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**Parcel History**

None

**Staff Analysis**

This is an unimproved 15' right-of-way which is located along the south property line of four (4) residences. It dead ends into lots in the Cascade Heights Subdivision

**Staff Recommendation**

HRPC Staff recommends approval of the vacation request.

**ENGINEERING**

This alley is a dead end into the rear of Cascade Heights Subdivision. It no longer serves a functional purpose. The City of Findlay no longer desires to maintain this alley.

Recommendation: Approval of the Alley Vacation

**FIRE PREVENTION**

No comments

**STAFF RECOMMENDATION**

Staff recommends the approval of the alley vacation.

**ACTION**

Mr. Hershey moved to approve vacating the alley south of Hobart Ave. between Chapel Dr. and Cascade Heights Subdivision.

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

**4. REQUEST FOR ALLEY VACATION** from the City of Findlay Engineering Department to vacate an alley west of McManness Ave. between Balsley Ave. and McConnell St.

**HRPC**

**General Information**

This alley is the first north/south alley west of McManness Avenue running south from Balsley Avenue to McConnell Street.

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**Parcel History**

None

**Staff Analysis**

This is an unimproved 15' right-of-way which is located along the rear property lines of residences which front on Carnahan Avenue and McManness Avenue.

**Staff Recommendation**

HRPC Staff recommends approval of the vacation request.

**ENGINEERING**

This alley was recommended to be closed by HRPC in the late 70's in street and alley vacation study. The City of Findlay no longer desires to maintain this alley.

Recommendation: Approval of the Alley Vacation

**FIRE PREVENTION**

No comments

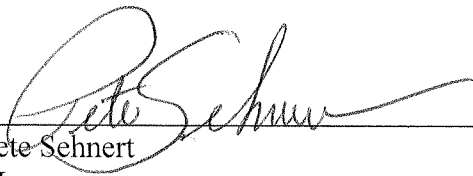
**STAFF RECOMMENDATION**

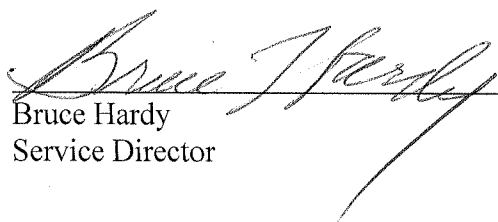
Staff recommends the approval of the alley vacation.

**ACTION**

Mr. Opperman moved to approve vacating the alley west of McManness Ave. between Balsley Ave. and McConnell St.

Mr. Hershey seconded the motion. Following is the roll call vote: Mr. Opperman, aye; Mr. Hershey aye; Ms. Criblez, 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