

City of Findlay City Planning Commission

Thursday, January 14, 2010 - 9:00 AM
Municipal Building, Council Chambers

Minutes

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

STAFF ATTENDING: Brian Hurt, Chief Engineer.
Judy Scrimshaw, HRPC Staff
David Hackenberg, Director of Law
Matt Pickett, 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 December 12, 2009, meeting. Mr. Opperman seconded the motion. Motion carried 5-0.

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NEW ITEMS

1. SITE PLAN APPLICATION #9087-SP filed by The University of Findlay, 1000 North Main Street, Findlay, Ohio 45840, for proposed offices for Women's Resource Center at 1011 North Main Street, Findlay, Ohio 45840.

HRPC

General Information

This site is located on the east side of N. Main Street at the intersection of Laquineo Street. The parcels are zoned B-2 General Business. Abutting land to the north, south and east is also zoned B-2 General Business, and to the west 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 raze the existing homes at 1011 N. Main Street and 110 Laquineo Street and construct an approximately 2,216 square foot office building. The building that is proposed for the site was approved to be located on the lots directly north of this site at the October 8, 2009 CPC meeting.

There are 11 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 side yards of 10' are dependent on whether access is required from the side. In this instance, there is parking on the north side of the building, so there is more than 20' here.)

Access is proposed from Laquineo Street at the existing alley. The alley is 12' wide and an additional 12' of width will be added from the existing drive from 110 Laquineo Street. Access will also be provided from N. Main Street in the area of the existing driveway for 1015 N. Main Street. The existing curb cut for 1011 N. Main Street will be eliminated and now 1011 and 1015 N. Main Street will share a common access. The proposed common access easement area is shown on the plan.

A monument sign is located near the southwest corner of the building. It appears to be at least 12' from the right-of-way line on N. Main Street and more than 30' from Laquineo Street. (Code requires a minimum of 10')

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Staff Recommendation

Staff recommends the approval of the site plan subject to any conditions specified by the City Engineer.

ENGINEERING

Access – The applicant is proposing two drive entrances to the property, one onto North Main Street and another onto Laquineo Street. The site currently has a 12' alley on the west side of the property. The applicant proposes to improve this alley as part of the project. Since the alley is public, an above ground bond and inspection fees must be obtained before the alley is improved.

Water – The applicant shows a new waterline connection to a 6" waterline located along Laquineo Street. The applicant should obtain a permit for this new water 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 a new sewer connection to a 15" sanitary sewer located along Laquineo Street. The applicant should obtain a permit for this new sewer 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 243' of 36" storm sewer underneath the parking areas. The stormwater outlet is proposed to be connected to a storm manhole located in Main Street. While the storm connection is made in Main Street, at least 2 lanes of traffic should be available to traffic at all times.

Sidewalks – Sidewalks currently exist along North Main Street and Laquineo Street adjacent to this parcel.

Recommendation: Approval of the site plan.

FIRE PREVENTION

Dumpster must be located 10 ft from the building.

Street address must be displayed on the front of the building (4 inch minimum size)

STAFF RECOMMENDATION

Staff recommends the approval of the site plan subject to:

1. Dumpster must be located 10 ft from the building. (FIRE)
2. Street address must be displayed on the front of the building (4 inch minimum size) (FIRE)

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ACTION

Mr. Hershey moved to approve **Site Plan Application #9087-SP** with the following two (2) conditions:

1. Dumpster must be located 10 ft from the building. (FIRE)
2. Street address must be displayed on the front of the building (4 inch minimum size). (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.

2. PETITION FOR ZONING AMENDMENT filed to change the zoning at 233 Davis Street in the Howard Addition, Lot 5856 and part alley, from C-Residential District to University District, and 1015 North Main Street in the Snyder W E Subdivision, Lot 17422 N 17.2 ft and Lot 17423-4, from B-2 General Business to University District.

HRPC

General Information

The site at 233 Davis Street is owned by the University and is surrounded by University zoning to the east, west and north, and C Residential to the south. It is not located within the 100 year flood plain. The land use plan designates the area as University.

The site at 1015 N. Main Street is also University owned and is surrounded by B-2 General Business zoning to the north and south, University zoning to the west and C- Residential to the east. It is also not within the 100 year flood plain. The land use plan designates it as University.

Parcel History

A site plan for 233 Davis Street was before FCPC in December, 2009. The lot has been cleared for redevelopment as a parking lot.

1015 N. Main Street is the site of a residence.

Staff Analysis

The rezoning of 233 Davis Street was a condition for approval of the site plan for the parking lot in December.

The site at 1015 N. Main Street had been proposed for the Women's Resource Center in October, 2009 and will eventually be used for some University purpose.

Staff Recommendation

Staff recommends approval of the zoning change requests.

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ENGINEERING

No comments.

FIRE PREVENTION

No concerns.

STAFF RECOMMENDATION

Staff recommends approval of the zoning amendment request.

ACTION

Mr. Hershey moved to approve changing the zoning at 233 Davis Street in the Howard Addition, Lot 5856 and part alley, from C-Residential District to University District, and 1015 North Main Street in the Snyder W E Subdivision, Lot 17422 N 17.2 ft and Lot 17423-4, from B-2 General Business to University District. 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 University of Findlay and Stacy Insurance Agency to vacate an alley described as a 12' alley for part of lot 17422, 17425, 17423 & 17424 of Snyder Subdivision.

HRPC

General Information

This alley runs north/south behind lots 17422-17424 and then turns east at the rear of lot 17425.

Parcel History

The alley was proposed to be vacated as part of a site plan for the Women's Resource Center in October, 2009.

Staff Analysis

This is an unimproved 12' right-of-way. As stated prior, it was part of the conditional approval of the site plan in October. The University owns the portion of Lot 17425 on the east side of the alleyway.

All abutting owners have signed the petition.

Staff Recommendation

HRPC Staff recommends approval of the vacation request.

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ENGINEERING

This alley does not contain any public utilities.

Recommendation: Approval of the request.

FIRE PREVENTION

No access is necessary for fire apparatus. No concerns.

STAFF RECOMMENDATION

Staff recommends approval of the alley vacation request.

ACTION

Mr. Opperman moved to approve vacating the alley described as a 12' alley for part of lot 17422, 17425, 17423 & 17424 of Snyder Subdivision. 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.



Pete Sehnert
Mayor



Bruce Hardy
Service Director