

FINDLAY TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
MARCH 23, 2023

The meeting was called to order at 7:00 p.m. In attendance were Supervisors Janet Craig, Raymond Chappell, Thomas Gallant, Assistant Manager Thomas Garrett, and Solicitor, Alan Shuckrow from Strassburger, McKenna, Gutnick and Gefsky. Recording the minutes was Secretary-Treasurer Cynthia Harris.

* STAR PARTNERS LLC TENTATIVE PLANNED DEVELOPMENT

Mr. Shuckrow confirmed the public hearing for this application was held on March 8, 2023 and the board has 60 days to make a decision, but the Public Hearing is over. Mr. Shuckrow advised the Board would not be making a decision on this application tonight. He explained visitors can still speak but their questions/comments will not be part of the Public Hearing record.

John Wright, engineer with Lennon, Smith, Souleret, representing the applicant, indicated he spoke with the developer and presented an exhibit that would show the planting of a full evergreen tree buffer at the top where the trucks would be accessing the building. Mr. Wright reiterated that the building is still 120 feet from any homes to that portion of the property. Mr. Shuckrow suggested the developer write a letter to the Board committing to the landscaping amendment. Mr. Wright commented that they would be addressing comments that they have received since the last review letter.

There was a question about the 40 foot buffer and where the extra evergreens would go. Mr. Wright explained Woodcreek had a 25 foot buffer installed by their developer. Star Partners would then install a 40 foot buffer beyond that and the resident side and the full evergreen screen would be located at the top of the hillside.

Mr. Shuckrow suggested when the applicant write the letter that they are very specific in describing and referencing with drawings what plantings would be installed, their location, their height. Mr. Shuckrow reminded the Board members that the Public Hearing is complete and there shouldn't be discussion outside the meeting until a decision is made.

There was a question where the 2:1 slopes without benching would be located on the map. Mr. Wright indicated on the map, behind the 40 foot bufferyard. Mr. Shuckrow reminded the visitors that this application is just for Tentative approval and while it is important, the Final application will address more details of lighting, landscaping, stormwater for the specific development.

There was a comment from a visitor that they were worried about lighting spilling into their yard and asked if taller trees could be installed to meet the light poles. Mr. Shuckrow again advised there will be more specific details when the Final application is submitted.

There was a question if there was any way to mitigate the noise from parking/traffic. Mr. Wright commented that the parking/traffic will be significantly higher than the residences and due to the site constraints, the developer will not be able to change the ingress/egress side. Mr. Chappell commented that the noise decibels permitted in the township have been in effect many years and were developed when the airport came to Findlay. Mr. Chappell thanked the visitors for being orderly in the meetings. Ms. Craig agreed it is difficult to listen/focus when visitors are talking over each other and screaming. She thanked the visitors and noted this is the quality of residents that are moving to Findlay.

* THE RIDGE AT WINDGATE REQUEST FOR BUILDING PERMITS

Mr. Garrett explained that the roadways in The Ridge at Windgate are not yet completed but the majority of the utilities are installed like gas, water, sewer and electric. Mr. Garrett indicated they are anticipating doing the milling/resurfacing of the roadway next week if the weather is good. The Developer

indicated that they sold 15 lots in two days.

Mr. Chappell made a Motion to approve the request from The Ridge at Windgate to release building permits with the condition that no Occupancy Permits be issued until all Public Improvements are accepted. Mr. Gallant seconded. 3 Ayes. Motion carried.

* LARCHMONT DRIVE STORMWATER INVESTIGATION DISCUSSION

Mr. Garrett indicated this investigation by Tim Cook would be for remediation at Larchmont Drive and Old Ridge Road. Ms. Craig explained she has received many compliments on the time that Mr. Cook takes to talk to residents.

Mr. Cook explained that all the residences on the left side have storm sewer in the sidewalk. The recommendation would be to install gravel and sump pits on the top of Hemlock. Mr. Cook noted that no one on Hemlock has problems at the top of the hill. Mr. Cook investigated a possible storm sewer behind the Larchmont residences but it's not feasible due to the existing swimming pools and steep hillside. Mr. Cook's recommendation would be to obtain engineering for 605/607 Hemlock and 302 Larchmont by having them drain to a manhole on the edge of the sidewalk in the grass.

Mr. Chappell made a Motion to approve obtaining the engineering based on Mr. Cook's recommendation to address the stormwater at 300/302/304 Larchmont Drive and 605/607 Hemlock Drive. Mr. Gallant seconded. 3 Ayes. Motion carried.

* REQUEST TO ADVERTISE THE ACTIVITY CUSTODIAN POSITION

Mr. Garrett noted that Jean Roche is resigning and we need to advertise for a new Activity Center Custodian.

Mr. Chappell made a Motion to approve an advertisement for an Activity Center Custodian to replace Jean Roche who is resigning. Mr. Gallant seconded. 3 Ayes. Motion carried.

All further business having been discussed, Mr. Chappell moved to adjourn the meeting at 7:37 p.m. Mr. Gallant seconded. 3 Ayes. Motion carried.

Respectfully submitted by Cynthia D. Harris