

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT January 14, 2021

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Kevin Shenise, Fire Inspector
Brian Thomas, P.E., P.S., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay City Planning Commission

Thursday, January 14, 2021 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-01-2021 filed by Taco Fiesta Hinojosa, 307 Edinborough Drive, Findlay for a pick up window at 224 N Main Street, Findlay.

CPC STAFF

General Information

This request is located on the west side of N Main Street just north of Meeks Avenue. It is zoned C-3 Downtown Commercial. Property to the north, east and south is also zoned C-3. To the west is zoned C-2 General Commercial. It is located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Downtown.

Parcel History

This was the former site of a Domino's Pizza restaurant. The property has been vacant 2-3 years.

Staff Analysis

Pick-up windows are a Conditional Use. The applicant came before the Commission last month for a Special Review of their proposal.

The plan shows the pick-up window on the south wall of the restaurant. Traffic is being directed to enter from the north/south alley on the west side of the site. The parking lot is being restriped to angled spaces on the south side and perpendicular spaces on the north. A pedestrian crosswalk will also be delineated from the south side of the lot over to the building entry area and another is shown along the north side of the building for those parked on that side to come around to the front of the building. Pavement striping will guide those from the window to angle toward the south a bit to avoid the ramp area near the entry at the southeast corner of the building. Traffic must turn right (south) out of the site due to the median strip preventing cars from crossing Main Street to head north.

Pavers are being added to the grass area in front of the store to allow for an outdoor dining area. The Applicant stated that there would be a few tables for inside dining also. A floor plan submitted shows potentially seven (7) tables, the kitchen areas, restrooms and storage areas.

The Applicant went before the Downtown Design Review Board for approval of a new color scheme and murals to be added to the building.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01-**

2021 filed by Taco Fiesta Hinojosa for a pick up window at 224 N Main Street, Findlay.

ENGINEERING

Traffic flow and access were discussed at the last meeting when the special review application. Engineering has no additional comments for the conditional use review.

FIRE PREVENTION

Access off Main St. still allow fire apparatus to access property.
Proper permits are filed through WCBD

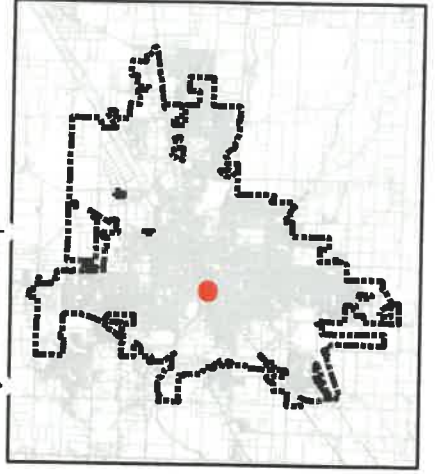
CU-01-2021

APPLICATION FOR
CONDITIONAL USE
filed by Taco Fiesta Hinojosa
for a pick up window at
224 N Main Street, Findlay.

Legend

- 224 N. Main Street
- Parcels
- Road Centerline

Findlay Locator Map



SITE DESIGN AND BUILDING RENOVATIONS FOR TACO FIESTA HINOJOSA, LLC
 Being Part of Lot 1595 & 1596 in the Davis & Bope Addition
 224 North Main Street, City of Findlay
 Hancock County, Ohio 45640

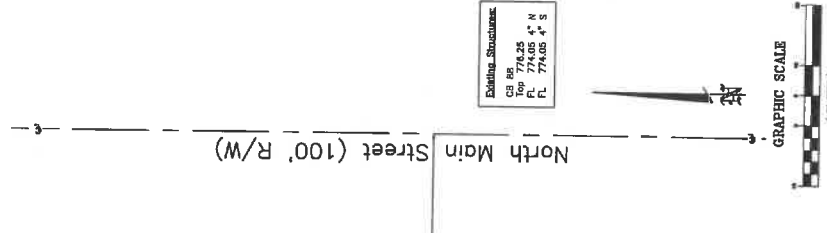
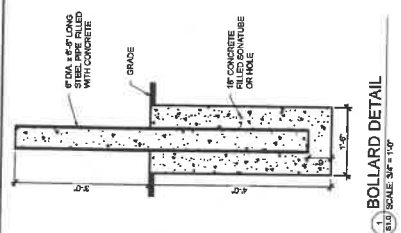
PETERMAN ARCHITECTS, INC.

ARCHITECTS - ENGINEERS - SURVEYORS
 10000 State Route 150, Findlay, OH 45640
 Phone: 419.232.3800
 Fax: 419.232.3801
 www.petermanarchitects.com

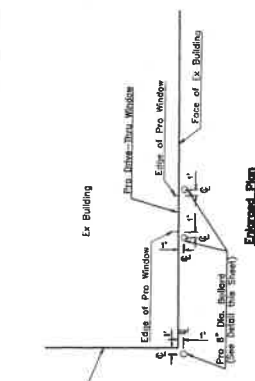
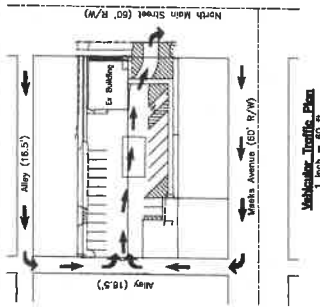
DOCUMENT PHASE:
 DESIGN:
 PERMITS:
 CONTRACTOR:
 RECORDS:

DATE:
 09/20/2024
SCALE:
 1/8" = 1'-0"
PROJECT NO.:
 24-0001
DATE:
 09/20/2024

SP3



Building Structure:
 CB BS
 RA 774.05 4' x 8'
 PL 774.05 4' x 8'



Miller Estate Services, LLC
 OR 2362, Page 4272
 Lot #1595 & 1596 Davis & Bope Addition

Miller Properties, LLC
 OR 2154, Page 2334
 Lot #1595 & 1596 Davis & Bope Addition

Miller and Moore Properties, Inc.
 OR 2332, Page 2338
 Lot #1596 & 1597 Davis & Bope Addition

Spot Elevation:
 Not permitted to be set back more than 5 feet from the right-of-way
 Minimum of 60% of the lot width
 No Requirement
 18 Spaves + 1 ADA

Spot Elevation:
 Not permitted to be set back more than 5 feet from the right-of-way
 Minimum of 60% of the lot width
 No Requirement
 18 Spaves + 1 ADA

Spot Elevation:
 Not permitted to be set back more than 5 feet from the right-of-way
 Minimum of 60% of the lot width
 No Requirement
 18 Spaves + 1 ADA

Base Flood Elevation = 774.2

2. APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 filed by Andy Clouse, 800 W Bigelow Avenue, Findlay for a 27,500 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.

CPC STAFF

General Information

This request is located on the north side of W Bigelow Avenue east of Interstate 75. It is zoned R-1 One Family in Liberty Township. To the north, west and east is also zoned R-1 in the Township. To the south is zoned RM-1 Multiple Family in the Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

This is currently the site of Hillcrest Golf Course.

Staff Analysis

This project is located in Liberty Township and will therefore fall under their zoning requirements and permitting process for construction. The City will only issue permits for utilities.

The applicant is proposing to construct a 110' x 250' multi-use building on a portion of the golf course land. It will be located approximately 200' north of the apartment complex property. The location will cause an existing tee box to be moved to the south.

The east 70' x 110' (7700 square feet) of the building is labelled as storage and has an overhead door on the north side and near the north end of the east side of the building. There is also an overhead on the west wall between the storage area and the rest of the building. All the overhead doors are 16' x 16'. The plans show restrooms, an office, a concession area, utility room and what appears to possibly be a conference room along the south wall. The rest of the area is just shown as open space.

Because the structure sits within the golf course property, setbacks are not an issue. The height at the roof peak is 34'-2".

There is some additional parking being added south of the building. This asphalt area will add 47 new spaces. There are at least 142 in the existing parking lot.

Staff Recommendation

CPC Staff recommends **that FCPC recommend approval to Findlay City Council of REQUEST TO ZONE LAND UPON ANNEXATION TO THE CITY OF FINDLAY #ZA-11-2020 to zone 609 E Bigelow Avenue to I-1 Light Industrial.**

ENGINEERING

Access – The proposed parking will be accessed from the existing parking lot.

Water Service – The proposed water services will connect to the existing 6" waterline.

Sanitary Service – The proposed sanitary service will connect to the existing 8" sanitary sewer.

Stormwater Management – The site is not located within the City Limits so the applicant does not need to comply with the City of Findlay Standards. The consultant did supply information on the existing drainage system and how the proposed runoff is going to be addressed.

MS4 Requirements – The site is not located within the City Limits so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. The applicant will still need to comply with all OEPA requirements for a construction project.

Recommendations: Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit
- Waterline Tap Permit x 2

FIRE PREVENTION

Improve cart path to the East of the proposed building to allow fire apparatus access.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 filed by Andy Clouse for a 27,500 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.**

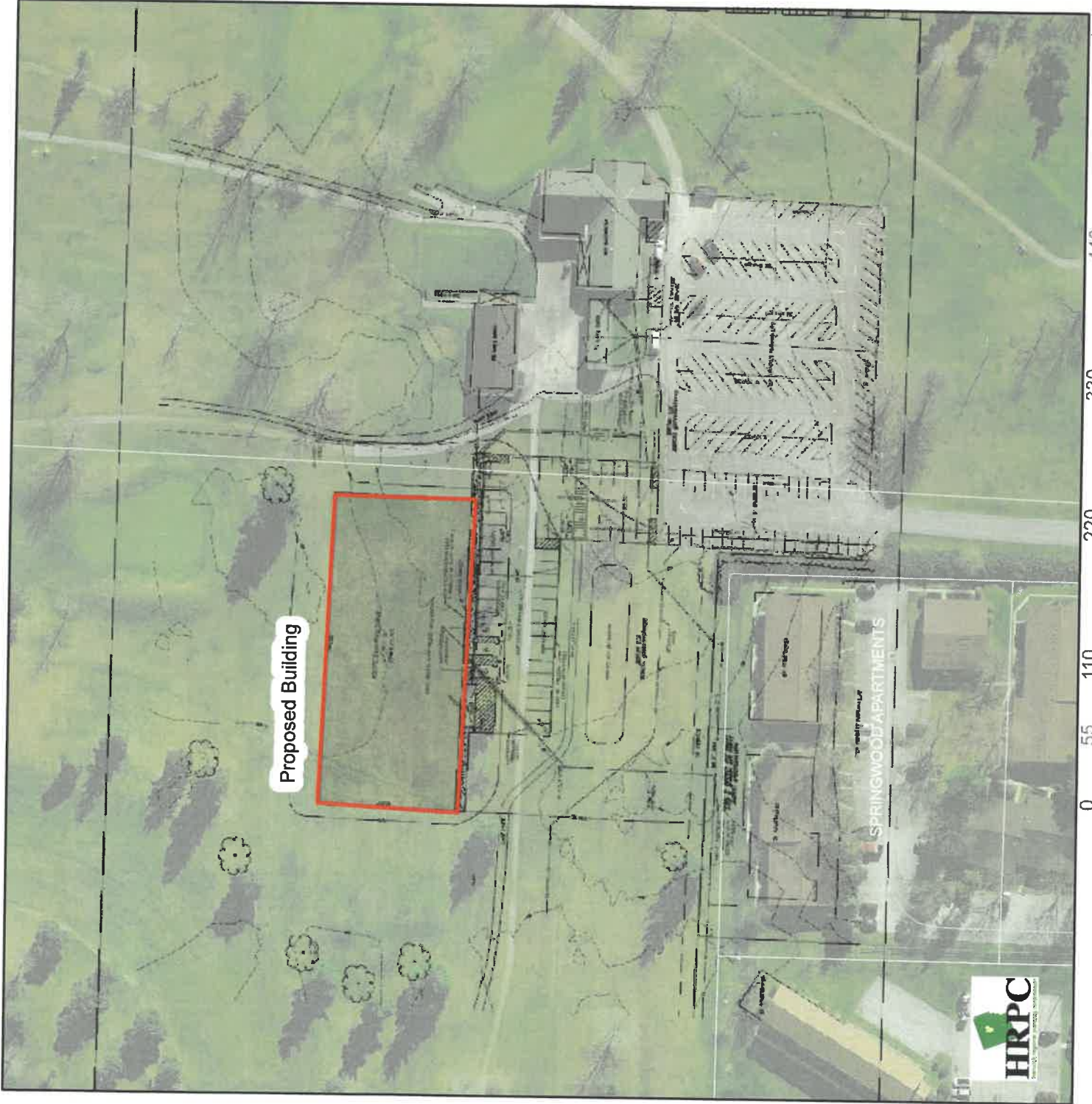
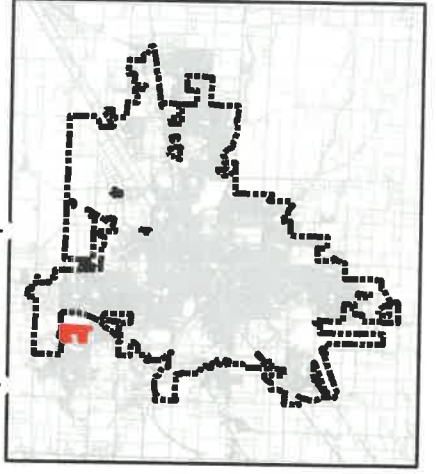
SP-01-2021

APPLICATION FOR
SITE PLAN REVIEW
filed by Andy Clouse
for a 27,500 square foot
multi-use building at Hillcrest
Golf Course, 800 W Bigelow Avenue.

Legend

- Parcels
- Road Centerline

Findlay Locator Map



Proposed Building

SPRINGWOOD APARTMENTS





**Van Horn
Hoover**
& Associates, Inc.

SURVEYING
CIVIL ENGINEERING
LAND USE PLANNING

3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630

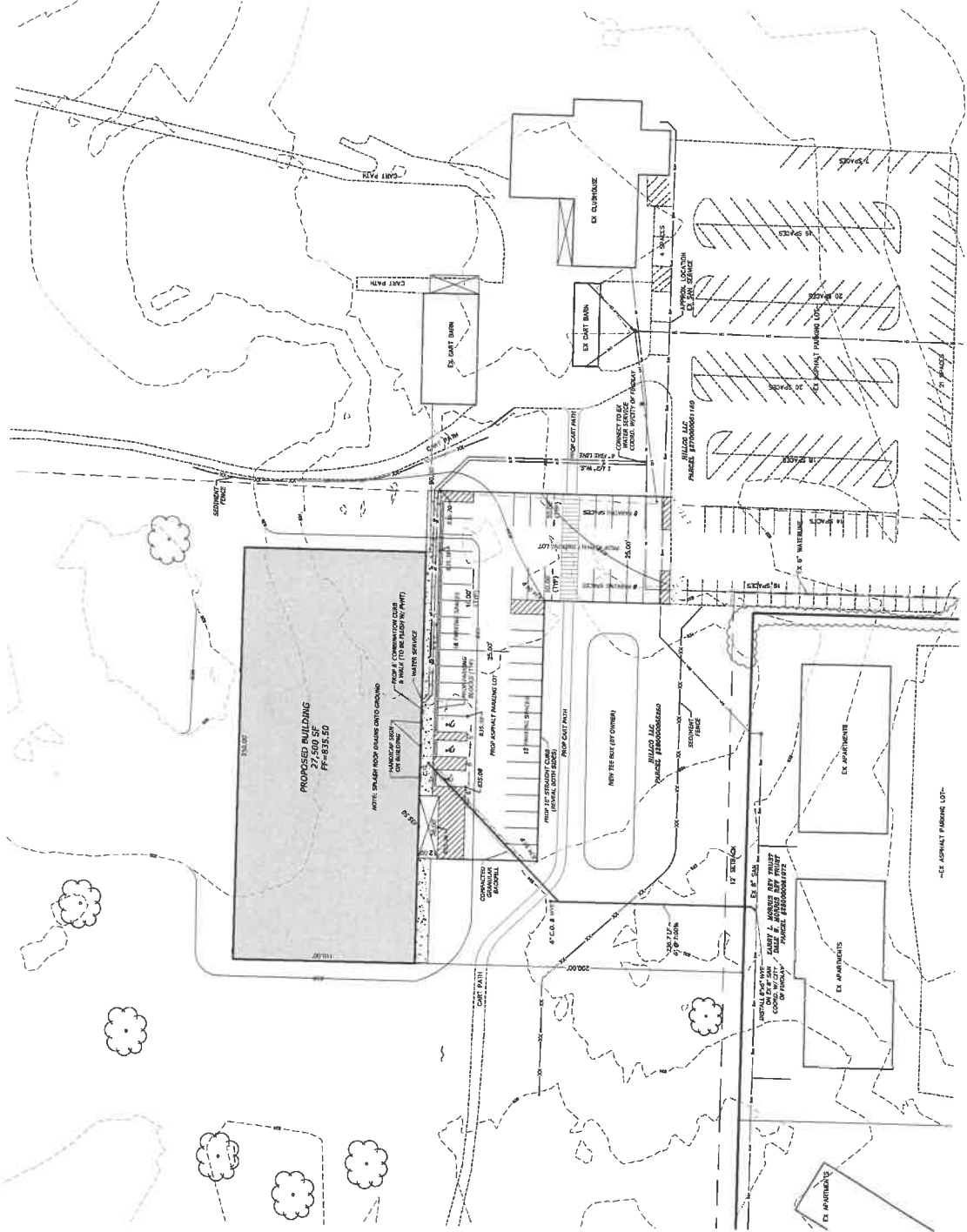
www.vanhornhoover.com
Schedule
info@vanhornhoover.com



PREPARED FOR:
**HILLCREST GOLF
COURSE**
800 BIGELOW AVE.
FINDLAY, OH

PROPOSED PLAN

DATE	REVISION
SCALE	1:1
DRAWN BY	SEM
CHECKED BY	DRS
CAD FILE	17-10-307
NO.	12/30/20
JOB NUMBER	Hillcrest Golf Course
PROJECT NUMBER	SF3



17-10-307.dwg 12/30/20 10:30 AM

3. APPLICATION FOR SITE PLAN REVIEW #SP-02-2021 filed by Tom Heimann, 101 Stanford Pkwy., Findlay for self-storage buildings and an office to be located at 8249 CR 140, Findlay

CPC STAFF

General Information

This request is located off the east side of CR 140 in Liberty Township. It is zoned I-1 Light Industrial. Land to the north and east is also zoned I-1. To the west is A-1 Agriculture and to the south is zoned RM-1 Multiple Family and I-1 Light Industrial. The south part of the lot is within a 100 year flood plain. The City Land Use Plan designates the area as Multi-Family.

Parcel History

This was a former dwelling site. The Auditor states the buildings were removed in June, 2019 and it is now a vacant parcel.

Staff Analysis

This project is located in Liberty Township and will therefore fall under their zoning requirements and permitting process for construction. The City will only issue permits for utilities.

The applicant is proposing to construct four (4) storage unit buildings and a combination wholesale office/storage building.

It appears that the two (2) buildings in the southern part of the lot are both partially in an area of the flood plain. The Liberty Township Zoning office and/or the County Engineer will have to enforce any flood development issues.

The plan meets all setbacks and height allowances per the Township zoning.

A single entry is planned onto CR 140. It appears that it lines up with a drive across the street for the BMV office building.

ENGINEERING

Access – Access for the proposed development will be from County Road 140. The driveway permit will need to be obtained from the Hancock County Engineer.

Water Service – The proposed water services will connect to the existing 20” waterline on the west side of County Road 140.

Sanitary Service – The applicant is proposing to reuse an existing sanitary lateral. The City has no issues with that but it will be up to the applicant to verify the condition of the lateral. If the lateral cannot be used due to its condition, the applicant will be required to have a new sewer tap and lateral installed.

Stormwater Management – The site is not located within the City Limits so the applicant does not need to comply with the City of Findlay Standards. The consultant did supply information on the existing drainage system and how the proposed runoff is going to be addressed.

MS4 Requirements – The site is not located within the City Limits so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. The applicant will still need to comply with all OEPA requirements for a construction project.

Recommendations: Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit
- Waterline Tap Permit

FIRE PREVENTION

Any stone/gravel driveways be maintained properly to support fire apparatus.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2021 for self-storage buildings and an office to be located at 8249 CR 140, Findlay subject to the following condition:**

- Stone/gravel driveways be maintained properly to support fire apparatus.
- Any flood regulations are met per the County

SP-02-2021

APPLICATION FOR
SITE PLAN REVIEW
filed by Tom Heimann
for self-storage buildings and
an office to be located at
8249 CR 140, Findlay

Legend

- 8249 CR140
- Parcels
- Road Centerline

Findlay Locator Map

