

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT June 10, 2021

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Jacob Mercer, HRPC Staff
Kevin Shenise, Fire Inspector
Jeremy Kalb, P.E., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, June 10, 2021 – 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-12-2021 filed by Findlay Board of Education, 2019 Broad Avenue, Findlay, for a 7,200 square foot cold storage building to be behind Washington Preschool, 1100 Broad Avenue.**

CPC STAFF

General Information

This request is to construct a cold storage building on the Findlay City Schools High School campus behind the Washington Preschool building at 1100 Broad Avenue. The site is currently zoned R-1 Large Lot Residential. To the east is zoned R-3 Small Lot Residential. To the south is zoned R-2 Medium Lot Residential and R-3 Small Lot Residential. The parcel is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Schools.

Parcel History

This is the site of Findlay High School, Millstream Career Center, and Washington Preschool.

Staff Analysis

The proposed 7,200 square foot cold storage building is to be located behind Washington Preschool located at 1100 Broad Avenue. It will be constructed on an area that is currently a playground for the preschool. There is an existing maintenance building to the south, which would remain over sixty feet away from the proposed building.

The building meets all required setbacks. There appears to be pack lighting on the building, however staff does not have any concerns about the lighting plan.

An existing detention basin, behind the softball field to the west, will be expanded to handle additional drainage from the site.

There will be six parking spaces removed from the current configuration to allow for access to the proposed building. There is a parking area to the southeast that will be expanded fourteen spots, so the site would actually gain eight spots in total.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2021 filed by Findlay Board of Education for a 7,200 square foot cold storage building to be behind Washington Preschool, 1100 Broad Avenue.

ENGINEERING

Access – Will be from the existing drive off the south parking lot.

Water Service – No proposed water service shown.

Sanitary Service – No proposed sanitary sewer shown.

Stormwater Management – Detention for the site will be provided by expanding the existing detention basin located west of the site. The detention calculations provided meet the City of Findlay design standards.

MS4 Requirements – The site will be disturbing more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations: Approval of the Site Plan.

FIRE PREVENTION

No Comment.

RECOMMENDATION

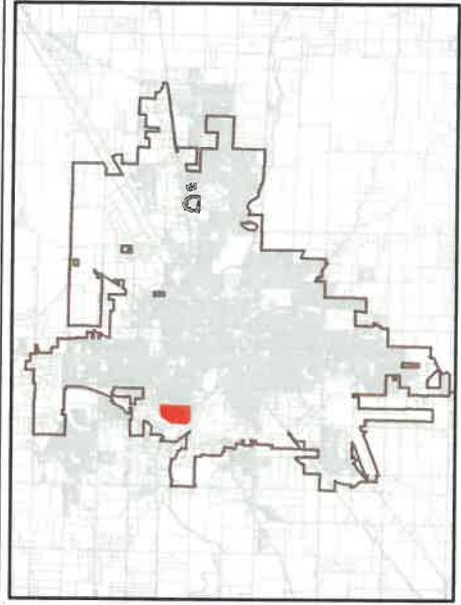
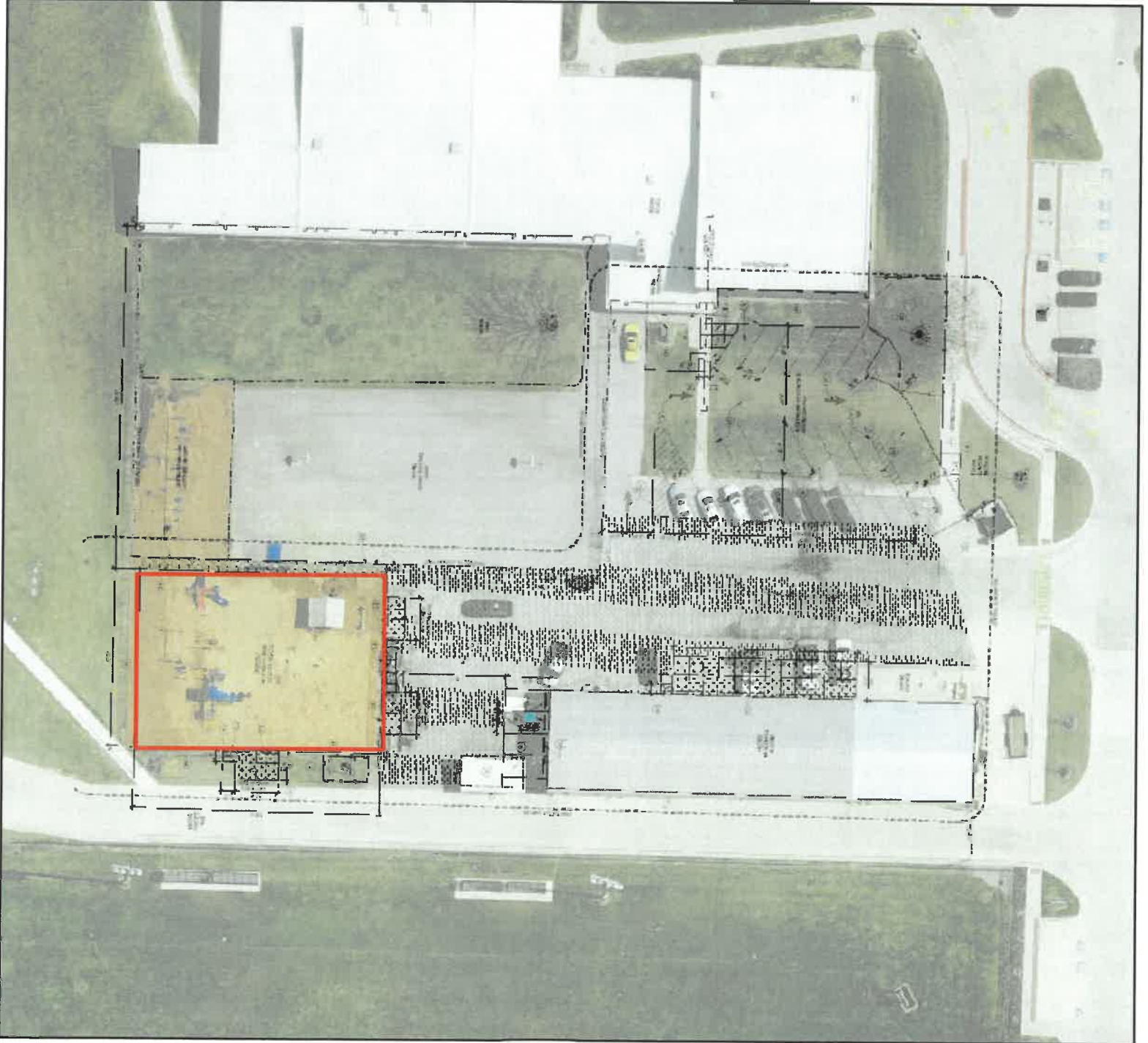
Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2021 for a 7,200 square foot cold storage building to be behind Washington Preschool, 1100 Broad Avenue.

SP-12-2021

APPLICATION FOR SITE PLAN REVIEW

filed by Findlay

Board of Education,
2019 Broad Avenue, Findlay,
for a 7,200 square foot
cold storage building to be
behind Washington Preschool
1100 Broad Avenue.



2. ALLEY/STREET VACATION PETITION #AV-04-2021, filed by Florence Wells, to vacate a portion of the first north/south alleyway, east of the Wilson Street, abutting 827 Wilson Street.

CPC STAFF

General Information

This request is to vacate the northernmost 3.3705 feet of right-of-way of the first north/south alleyway west of the Wilson Street. The alleyway is located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Staff Analysis

The applicant owns both parcels that abut the portion of right-of-way. They made the request to vacate so that they could combine the parcels. The applicant would like to construct an accessory building on the eastern parcel, but cannot construct an accessory structure without having a primary structure on the site.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2021 to vacate a portion of the first north/south alleyway, east of the Wilson Street, abutting 827 Wilson Street.

ENGINEERING

The proposed vacation will not have an impact on any City owned utilities. Engineering recommends approval of the vacation petition.

FIRE PREVENTION

No Comment.

RECOMMENDATION

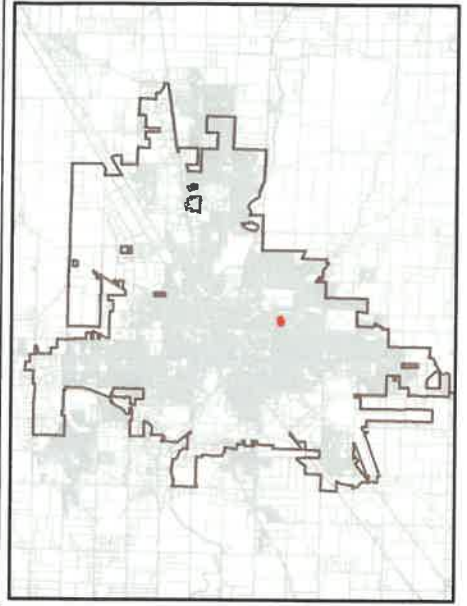
Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2021, filed by Florence Wells, to vacate a portion of the first north/south alleyway, east of the Wilson Street, abutting 827 Wilson Street.

AV-04-2021

**ALLEY/STREET VACATION
PETITION #AV-04-2021,**
filed by Florence Wells,
to vacate a portion of the first
north/south alleyway,
east of Wilson Street,
abutting 827 Wilson Street

Legend

- Proposed Vacation
- Parcels



3. APPLICATION FOR CONDITIONAL USE #CU-07-2021 filed by HRPC to grant 798 duplexes/triplexes a conditional use to correct zoning issues.