

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT July 8, 2021

### CITY PLANNING COMMISSION MEMBERS

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

Matt Cordonnier, HRPC Director  
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, 1<sup>st</sup> floor of Municipal Building  
Thursday, July 8, 2021 - 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**ITEMS TABLED AT THE MAY 13, 2021 MEETING**

**PETITION FOR ZONING AMENDMENT #ZA-03-2021 filed by William Buck, 111 Joshua Road, McComb, Ohio, to rezone lots 6192-6194 of Madison Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

**NEW ITEMS**

- 1. APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive repair, storage, and sales business at 207 E. Crawford Street.**
- 2. APPLICATION FOR SITE PLAN REVIEW #SP-14-2021 filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.**
- 3. APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc., 600 Gillam Road, Wilmington, Ohio, for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212.**
- 4. APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township.**

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, July 8, 2021 – 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

- 1. APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive sales, repair, and storage business at 207 E. Crawford Street.**

**CPC STAFF**

**General Information**

This request is to establish an automotive sale, repair, and storage business at 207 E. Crawford Street. The site is currently zoned C-3 Downtown Commercial. The parcel is surrounded by the C-3 Downtown Commercial District. The parcel is within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

**Parcel History**

This property was previously Chris's Car Repair.

**Staff Analysis**

The proposed business will primarily be using the space for retail auto sales. Auto storage and repair will be secondary to the retail sales. The name of the tenant will be "Stuttgart Classic Cars, Ltd." and all of the automobiles will be vintage German cars, primarily Porsches.

The building will house five to seven cars at any time along with a small internal office. The general hours of operation will be 8 am to 5 pm or by appointment. Cars will not be parked/displayed on any exterior portions of the parcel.

The footprint of the building will remain 99' x 40' in size.

Although dedicated parking is not required, there is one dedicated space for this parcel.

**Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive repair, storage, and sales business at 207 E. Crawford Street.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

Change of building use/ occupancy change must be filed with Wood Co. Building Dept.




**RECOMMENDATION**

**CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by Larkin Development, LLC, to operate an automotive sales, repair and storage business at 207 E. Crawford Street subject to filing a change of building use/occupancy change with Wood County Building Department.**

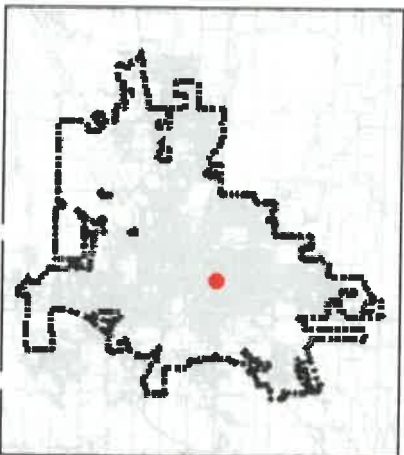
# CU-08-2021

APPLICATION FOR  
CONDITIONAL USE  
filed by Larkin Development, LLC,  
to operate an automotive repair,  
storage, and sales business at  
207 E. Crawford Street.

## Legend

-  207 E Crawford Street
-  Parcels
-  Road Centerline

Findlay Locator Map



**2. APPLICATION FOR SITE PLAN REVIEW #SP-14-2021 filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.**

**CPC STAFF**

**General Information**

This request is to renovate and expand a building into a classroom for their Health and Human Performance Department. The site is currently zoned O-1 Office/Institution. It is also located within the University Overlay District. To the south is O-1 Office/Institution. To the north is C-2 General Commercial. The building is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as University.

**Parcel History**

The University of Findlay acquired the site in 1999. It has previously been utilized as a campus bookstore.

**Staff Analysis**

The applicant is proposing to convert the building into a classroom for the Health and Human Service Department, and expand the building footprint by 2,600 square feet. This will increase the size of the building to 6,448 square feet.

The parking area to the south of the building will be removed because of the expansion. This will lead to the removal of the access onto N. Main Street from the parking lot. The remaining parking lot will have 19 parking spots. The area south of the building expansion will be upgraded with grass. The ATM at the south side of the building will also be removed. There is a section of concrete along W. Foulke Avenue that will also be removed and replaced with grass and two trees. Drainage calculations were not submitted for the project because of the reduction in impervious surface.

The area at the corner of W. Foulke Avenue and N. Main Street will have modifications to create a new entry plaza on the site. The existing electronic message sign and flagpole will be removed. Trees are shown to be added in planters along N. Main Street.

The height of the building will be twenty-six feet six inches (26'6") which is below the allowable height in the O-1 district. The new building area does not encroach on any of the setbacks. The building will be receiving façade improvements to give it a cohesive aesthetic look.

**Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2021 filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.**

**ENGINEERING**

**Access –**

The site will be utilizing the existing drive off of W. Foulke Avenue to access the existing parking lot. The parking lot will be reconfigured and resurfaced as part of the project. As part of this project the curb drop on N. Main Street will be removed and returned to a lawn area.

**Water Service –**

The plans do not propose any additional waterline work, and it is assumed the site will be using the existing service.

**Sanitary Service –**

The plans do not propose any additional sewer work, and it is assumed the site will be using the existing lateral.

**Stormwater Management –**

Since the proposed renovations will reduce the amount of impervious surface throughout the site, drainage calculations are not required.

**MS4 Requirements –**

The site will be disturbing less than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

**Recommendations:**

Approval of the Site Plan.

The following permits may be required prior to construction:

- Driveway/Curb Cut Permit x 1 (40 LF)
- Sidewalk Permit (as needed) x 1

**FIRE PREVENTION**

No comment

**RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2021 filed by the University of Findlay, 1000 N. Main Street, for a proposed renovation and expansion of an existing building at 1330 N. Main Street.**

# SP-14-2021

APPLICATION FOR  
SITE PLAN REVIEW  
filed by the University of Findlay  
for a proposed renovation and  
expansion of an existing building  
at 1330 N Main Street.

## Legend

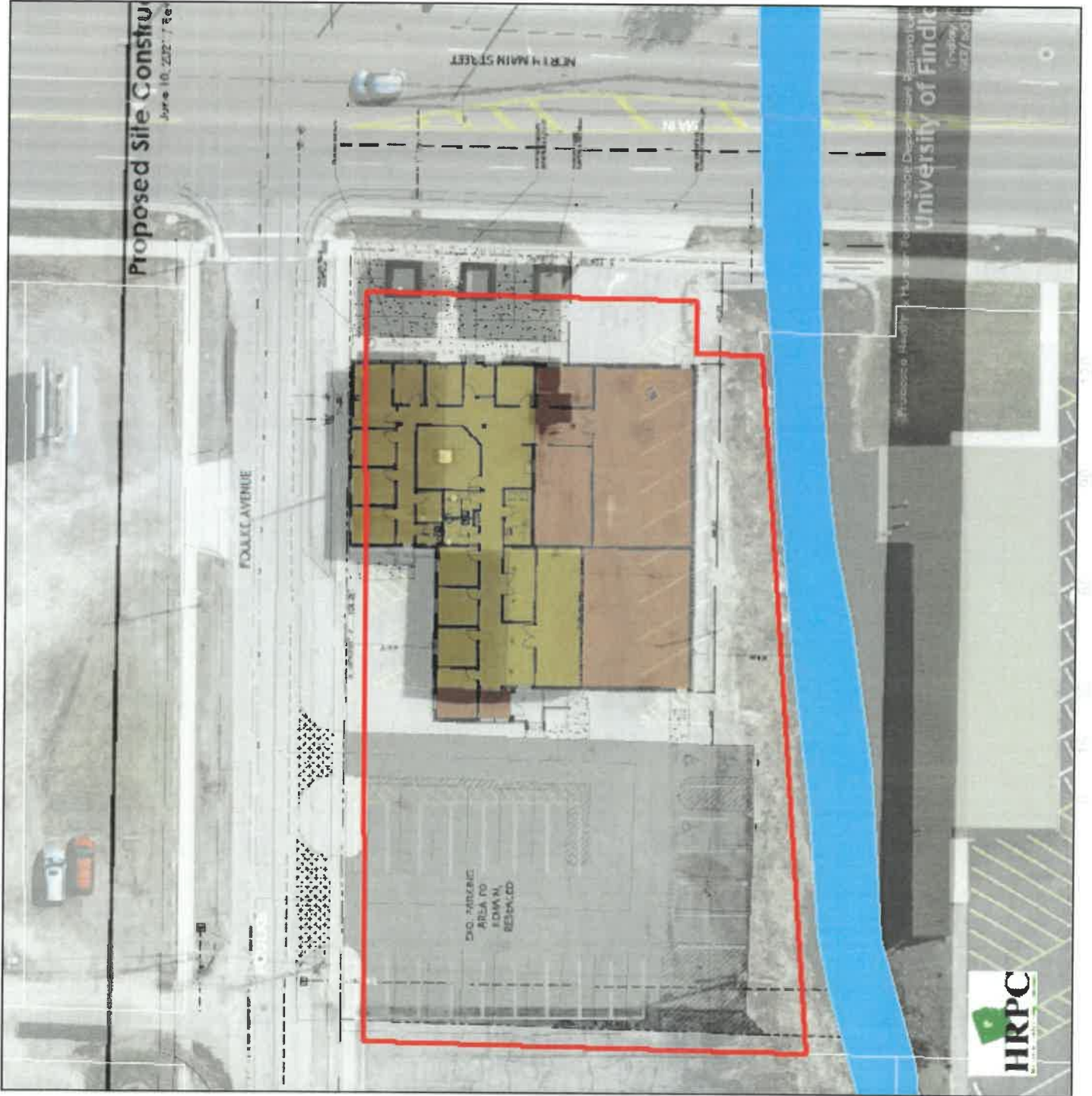
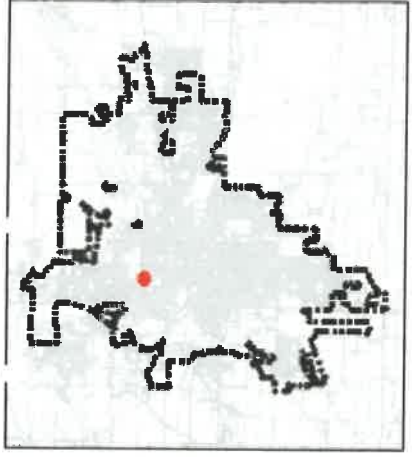


1330 N Main Street

Parcels

Road Centerline

Findlay Locator Map





**3. APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc., 600 Gillam Road, Wilmington, Ohio, for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212.**

**CPC STAFF**

**General Information**

This request is to build a trucking facility. The site is currently zoned I-1 Light Industrial. To the west and south is zoned I-1, and to the east is O-1 Office/Institution. The parcel is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

**Parcel History**

This land is mostly vacant farmland. There is a house located at 6144 County Road 18.

**Staff Analysis**

The applicant is proposing to build a 153,864 square foot cross-dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station.

There is an existing access drive to the house. This will be reconfigured to line up with the driveway at the Owens Campus to the east. This access point will be for employees only and be prohibited for the truck traffic. Truck traffic will be routed off McLane Drive so they can enter the maintenance bay and fueling station upon arrival. There are 273 parking spots in the proposed employee parking area to the north of the office. There is a parking area to the west of the office and building that can hold one hundred fifty (150) tractors. The parking area on the east side of the building could accommodate ninety-seven (97) trailers. The building itself, has docking space for 206 tractors.

The peak elevation of the office building is twenty-eight feet eight inches (28'8"), which is below the sixty feet (60') maximum in the I-1 District. The building meets all setback requirements in the I-1 district.

There is a pylon sign that will be installed at the truck entrance off McLane Drive. It is setback fifteen feet (15'). Plans show it will be 144 square feet in size, which is under the 200 square feet maximum. It appears that the pylon is larger than the maximum height requirement. Sign permits shall be filed with the Findlay Zoning Department to receive approval.

There will be an eight-foot high chain link fence around the perimeter of the developed site. We have not had a landscaping plan submitted. Staff will need to see a final plan before approval.

**Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc. for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212 subject to:**

- **Submitting an appropriate landscaping plan to HRPC**

## **ENGINEERING**

### **Access –**

The applicant is proposing two (2) access points for the site. The main drive for truck traffic will be coming off McLane Drive and while the employee entrance will be coming off of Crystal Avenue. The plans are also proposing a construction entrance off of McLane Drive, the site contractor can use Crystal Avenue for a construction entrance as well.

### **Water Service –**

The applicant is proposing to tap the existing 12 inch (12”) waterline on the west side of McLane Drive and heading towards the east to the project site. There are no easements shown on the proposed plans so it is assumed to be a private line. Water meters will be needed at each building connections. There is a stub shown on the SE corner of the job site that is going out towards Crystal Avenue. The City of Findlay does not have a mainline running down Crystal Avenue, if another feed is desired the line will need to be ran out towards CR99. There are a couple of minor comments that will be worked out with the consultant. The water line installation will be a TBR through the Engineering Department.

### **Sanitary Service –**

The applicant is proposing to tie into the existing manhole on McLane Drive up by CR99 and extended the sewer within the right of way down to the new drive. Once the sewer turns east towards the site it is assumed that the sanitary beings private at that point. The sewer line installation will be a TBR through the Engineering Department.

### **Stormwater Management –**

Detention for the site will be provided by the detention pond that is located on the west side of the site. The detention calculations provided by the consultant 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. Sediment and erosion control plans have been submitted with the packet.

### **Recommendations:**

Conditional Approval of the Site Plan with the condition that the construction plans are approved by the Engineering Office.

The following permits may be required prior to construction:

- Driveway/Curb Cut Permit x 2
- Water Tap Permit x1
- Water Service Connection x 4
- Sanitary Tap Permit x 1

## **FIRE PREVENTION**

All driveways need to be a min. of 25’ in width. Specifically, the employee entrance and employee parking lot.

## **RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2021 filed by R+L Carriers, Inc. for a 153,864 square foot cross dock facility, 5,085 square foot office, 22,860 square foot maintenance garage, and fueling station at the southwest corner of the intersection of CR 18 and CR 212 subject to the following conditions:**

- **Submitting an appropriate landscaping plan to HRPC**
- **Construction Plans approved by the Engineering Office. (Engineering)**
- **Expanding the driveway width to twenty-five feet (25') (Fire)**

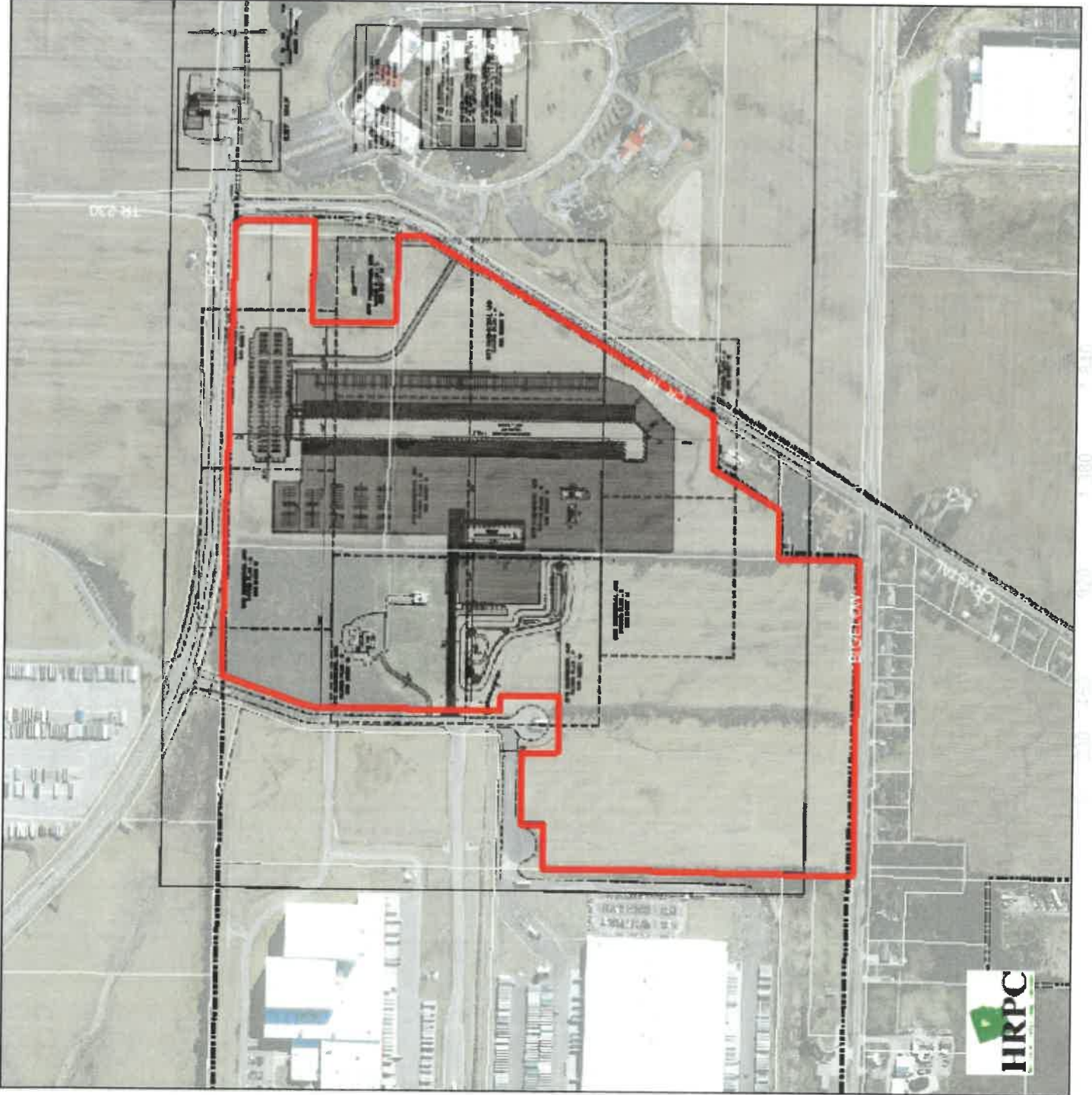
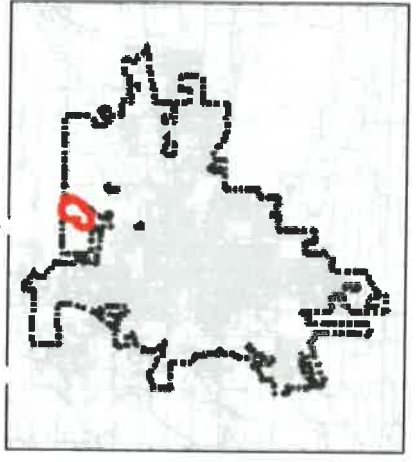
# SP-15-2021

APPLICATION FOR  
SITE PLAN REVIEW  
filed by R+L Carriers, Inc.  
for a 153,864 square foot  
cross dock facility,  
5,085 square foot office,  
22,860 square foot maintenance  
garage, and fueling station  
at the southwest corner of the  
intersection of CR 18 and CR 212.

## Legend

-  R+L Carriers Proposed Site
-  Parcels
-  Road Centerline

Findlay Locator Map



**4. APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township.**

**CPC STAFF**

**General Information**

This request is to construct a ninety-four (94) unit condominium development at the end of the stub of Silver Creek Drive. This site is located within Allen Township, but abuts the Findlay corporate boundary to the east. The parcel is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

**Parcel History**

This parcel is currently vacant farmland.

**Staff Analysis**

The applicant is proposing to locate this development at the east end of Silver Creek Drive. The development would have forty-seven (47) condominium buildings with two-units per building. The height of the buildings would be about twenty-three feet (23'), which is below the maximum height in the condominium district. The buildings have at least twenty feet (20') in separation, which is more than the minimum of fifteen feet (15'). There is a thirty-foot (30') setback on the east boundary, which meets the rear yard setback requirement. Each unit has a two-car garage.

Ohio Power has a power line that runs diagonally from the southwest corner of the site towards the northeast. The developer has worked around a 100-foot easement for the power line and towers on the site. There is an existing detention pond located in the Ohio Power easement. This will be aided by the addition of two new dry detention areas located at the southwest portion of the site. One will be located behind buildings 2, 4, and 6. The second dry detention pond will be located to the west of buildings 11 and 12.

The only access point into the site is from Silver Creek Drive. This will need approval from the County Engineer. The proposed driveway would not be dedicated right-of-way. This driveway continues to the east, curves around Ohio Power's existing tower, and makes a loop for remaining forty (40) buildings. In the northeast corner of the parcel, there is frontage onto County Road 99. Staff would recommend that there be a second access point into the site from County Road 99.

The parcel is abutting the City of Findlay corporate boundary. Staff recommends that the applicant should begin the annexation process within two months.

**Staff Recommendation**

**CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township with the following conditions:**

- **A second point of access into the site is created from CR 99.**
- **Receive approval from the County Engineer for the access off Silver Creek Drive**
- **Begin the annexation process with the City of Findlay**

## **ENGINEERING**

### **Access –**

The development will be accessed from a new roadway that will be extended to the east from the existing stub on Silver Creek Drive. Silver Creek Drive will be extended to the east side of the power lines and will then split into Loop Drive

### **Water Service –**

The proposed plans show an 8” waterline being extended with Silver Creek Drive and Loop Drive. The waterline will be placed on the north side of Silver Creek and on the outside of Loop Drive. With the configuration of the buildings there will be a two water meters installed at each building (one for each condo). The installation will be a TBR through the City of Findlay Engineering Office. There are a couple of comments on the construction plans that Engineering will work out with the Developer/ Engineer before construction starts.

### **Sanitary Service –**

The proposed plans show two separate runs for the sanitary sewer. On Silver Creek Drive there will be an 8-inch sanitary sewer installed on the south side of the roadway, and a separate 8-inch sanitary sewer will run on the inside of Loop Drive. Each of the sanitary sewer mainlines will tap into existing manholes that are within the sanitary easement. Due to the drop distance that are shown in the profile, each of the tie-ins at the existing manholes will require an outside drop. The installation of the sanitary sewer will be a TBR through the City of Findlay Engineering office.

### **Stormwater Management –**

Detention calculations have been provided as required. The site is not located within the City of Findlay so any approval for stormwater and detention would need to come from Hancock County Engineers.

### **MS4 Requirements –**

The site is outside of City Limits so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant should contact the Hancock County Engineer’s office for their requirements.

### **Recommendations:**

Conditional Approval of the Site Plan with the condition that the construction plans are approved by the Engineering Office.

The following permits may be required prior to construction:

- Water Tap Permit x 1
- Water Service Connections x 94
- Sanitary Mainline Tap Permit x 2
- Sewer Service Connections x 47

## **FIRE PREVENTION**

No Comment.

## **RECOMMENDATION**

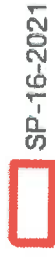
**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2021 filed by the Siferd Farms to construct a ninety-four unit condominium development located at the east end of Silver Creek Drive in Allen Township with the following conditions:**

- **A second point of access into the site is created from CR 99 (HRPC)**
- **Receive approval from the County Engineer for the access off Silver Creek Drive (HRPC)**
- **Begin the annexation process with the City of Findlay (HRPC)**
- **Construction plans are approved by the Engineering Office (Engineering)**

# SP-16-2021

APPLICATION FOR  
SITE PLAN REVIEW  
filed by the Siferd Farms to  
construct a ninety-four unit  
condominium development  
located at the east end of  
Silver Creek Drive in  
Allen Township

## Legend



SP-16-2021

Parcels

Road Centerline



Findlay City

Findlay Locator Map

