

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT August 12, 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, August 12, 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. ALLEY/STREET VACATION PETITION #AV-05-2021 filed by the Carl Heyslett to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.**
- 2. APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**
- 3. APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**
- 4. APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) filed by Andy Clouse, 800 W Bigelow Avenue, Findlay for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.**
- 5. APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.**
- 6. APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

7. **APPLICATION FOR SITE PLAN REVIEW #SP-20-2021** filed by **Lighthouse Church**, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.
8. **APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 (Request for Site Plan Revision)** filed by **Fort Properties LLC**, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for **Findlay Blasting Inc.** storage and office space located on Glessner Avenue.

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, August 12, 2021 – 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

- 1. ALLEY/STREET VACATION PETITION #AV-05-2021 filed by the Carl Heyslett to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.**

**CPC STAFF**

**General Information**

This request is to vacate the first east/west alleyway west of the Lilac Lane, between Coventry Drive and Yates Avenue. This area is zoned R-2 Medium Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area on the north side as Single Family Medium Lots and the south side as Single Family Large Lots.

**Staff Analysis**

This is an unimproved alleyway between the Coventry Drive and Yates Avenue. The width of the right-of-way is sixteen feet. Most of the homes along Yates Avenue have fences that stop at the right-of-way line. The homes along Coventry drive mostly do not have fences and end up maintaining the grass.

**Staff Recommendation**

**CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment.

**RECOMMENDATION**

**CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.**

# AV-05-2021

## ALLEY/STREET

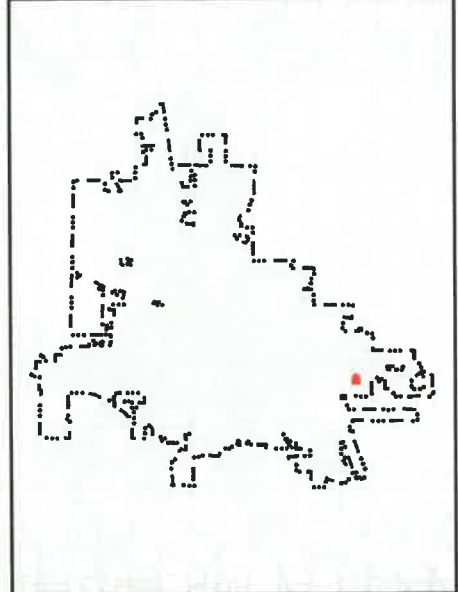
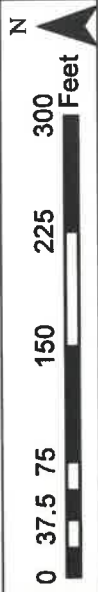
Vacation Petition  
filed by Carl Heyslett  
to vacate the east/west  
alleyway between Coventry  
Drive and Yates Avenue,  
from Lilac Lane to behind  
312 Coventry Drive

### Legend

— AV-05-2021

--- Parcels

--- Findlay City Boundary





**2. APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

**General Information**

This request is located on the north side of Tiffin Avenue between Central Avenue and Carnahan Avenue. It is zoned R-3 Small Lot Residential. To the east is zoned C-2 General Commercial. To the north is zoned R-3 Small Lot Residential. There is a mix of R-3 Small Lot Residential, C-1 Local Commercial and C-2 General Commercial along Tiffin Avenue. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates this parcel as Single Family Small Lot.

**Parcel History**

This is currently the site is currently a residential property.

**Staff Analysis**

The site is currently a rental residential property. There is a large parking area behind the home that could accommodate at least seven parking spots

During the latest zoning map update, the zoning was changed from C-2 General Commercial to R-3 Small Lot Residential. This was done in an effort to match the zoning with the existing use. The applicant would like to list the site as a commercial property.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

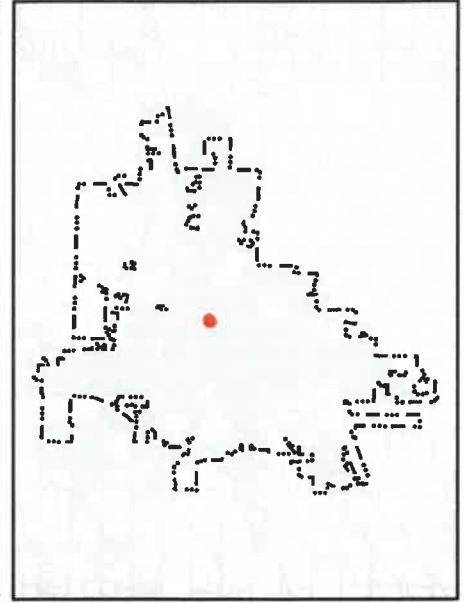
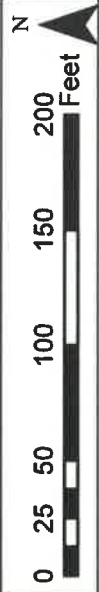
Staff recommends **approval of approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

# **ZA-04-2021**

**PETITION FOR  
ZONING AMENDMENT**  
filed by Jimmy Holtgraven,  
to rezone 812 Tiffin Ave  
from R-3 Small Lot  
Residential to C-1 Local  
Commercial

## **Legend**

 ZA-04-2021





# **ZA-04-2021**

## **PETITION FOR**

## **ZONING AMENDMENT**

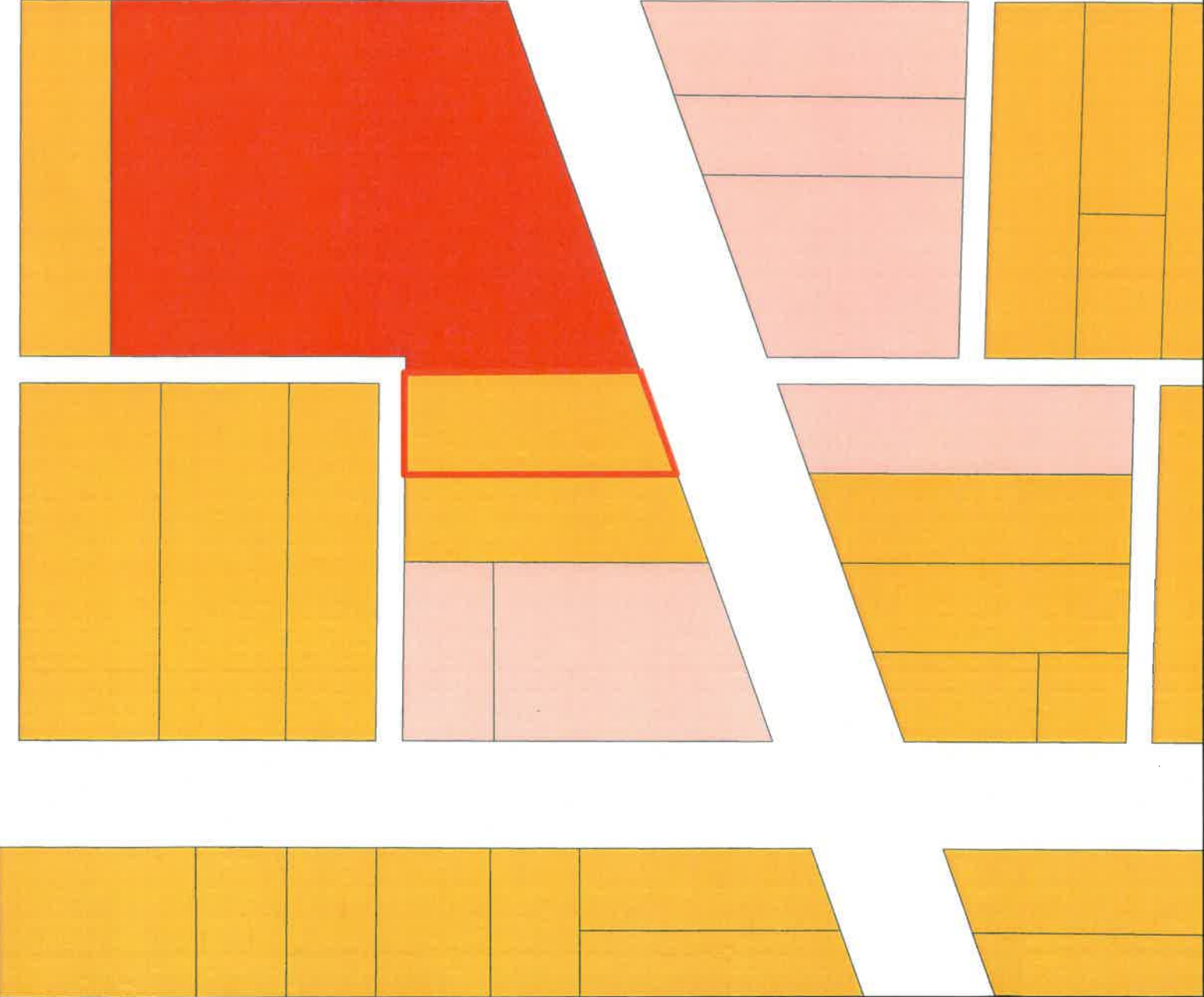
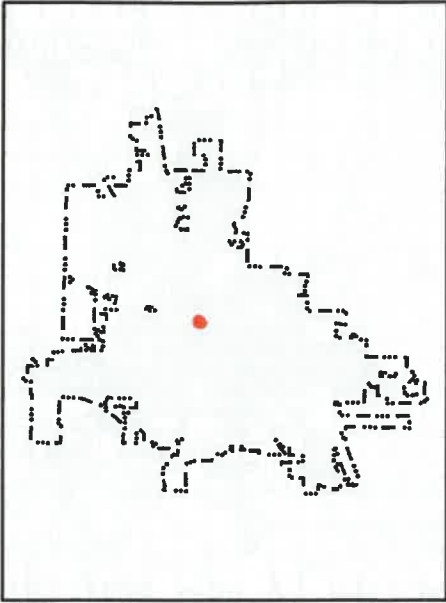
filed by Jimmy Holtgraven,  
to rezone 812 Tiffin Ave  
from R-3 Small Lot  
Residential to C-1 Local  
Commercial

**Legend**

— ZA-04-2021

**Zoning**

C1
R3
C2



**3. APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**

**CPC STAFF**

**General Information**

This request is located on the south side of Melrose Avenue, east of the Deer Ridge Mobile Home Park. The parcels are zoned MH Mobile Home. To the north and east is a mix of I-1 Light Industrial and C-2 General Commercial. To the south is zoned R-2 Medium Lot Residential. To the west is MH Mobile Home and M-2 Multi-Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PRD Planned Residential Development.

**Parcel History**

This is currently the site vacant land.

**Staff Analysis**

This rezoning request is for portions of three parcels in the Deer Ridge subdivision. The remaining vacant land from these lots will be reorganized and split into the proposed three-parcel configuration. The 19.44 acre parcel in the northwest corner would be rezoned from MH Mobile Home to M-2 Multi-Family High Density. The 16.47 acre on the southwest portion would be zoned M-2 as well and would contain a detention pond to help accommodate the development. The northeast 9.66 acre parcel would be rezoned from MH Mobile Home to I-1 Light Industrial. Plans show road will be dedicated that will extend access to the site from Melrose Avenue.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**

# ZA-05-2020

## PETITION FOR ZONING AMENDMENT

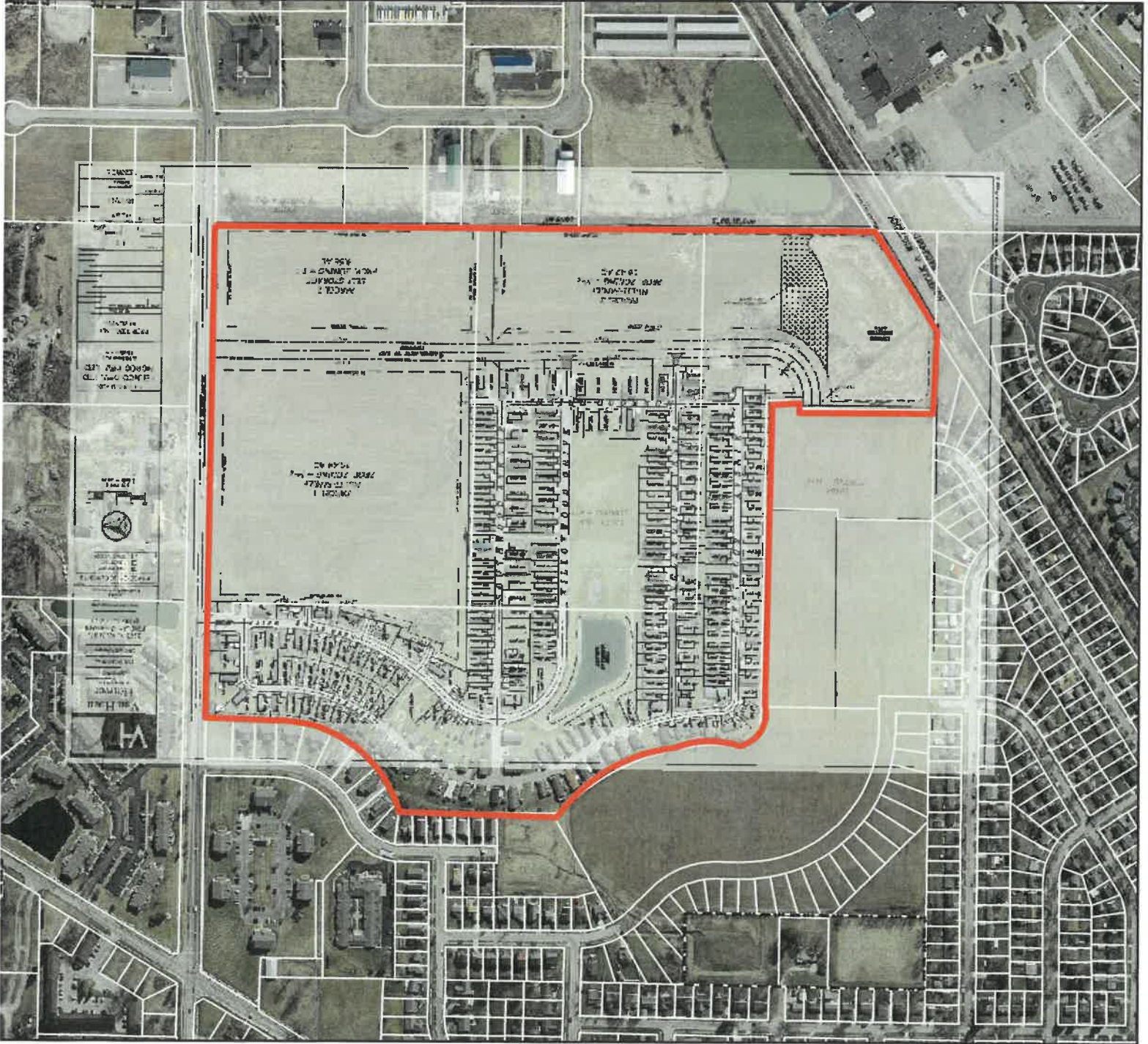
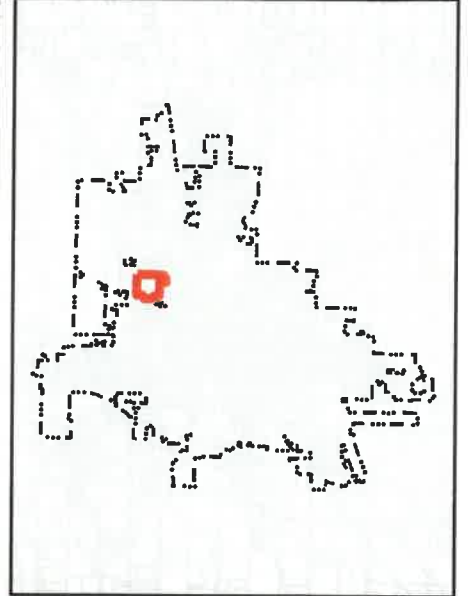
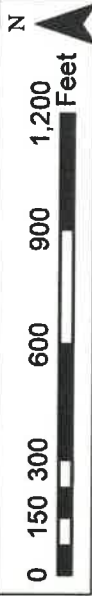
filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial

### Legend

ZA-05-2020

Parcels

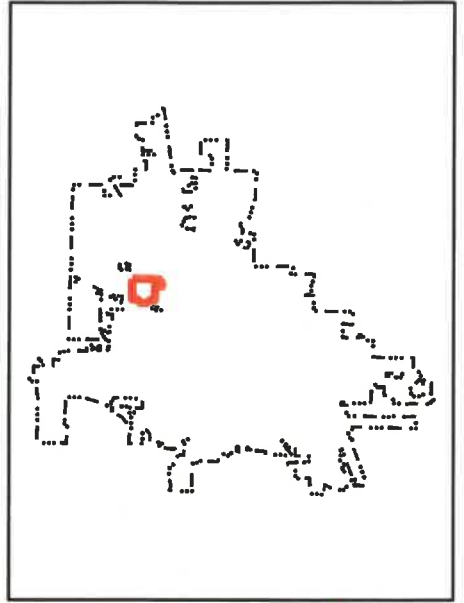
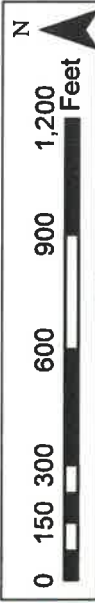
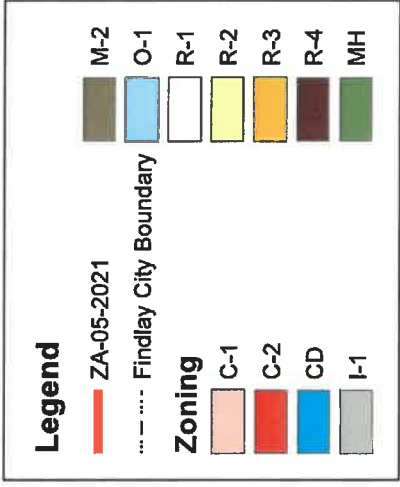
Findlay City Boundary



# ZA-05-2021

## PETITION FOR ZONING AMENDMENT

filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial





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

SURVEYING  
CIVIL ENGINEERING  
LAND USE PLANNING

3200 N. MAIN ST.  
FINDLAY, OH 43840  
(419) 423-5930

www.vanhornhoover.com  
E-MAIL  
info@vanhornhoover.com

PHASE OF DOCUMENTS  
 PRELIMINARY  
 PERMITTING  
 CONSTRUCTION

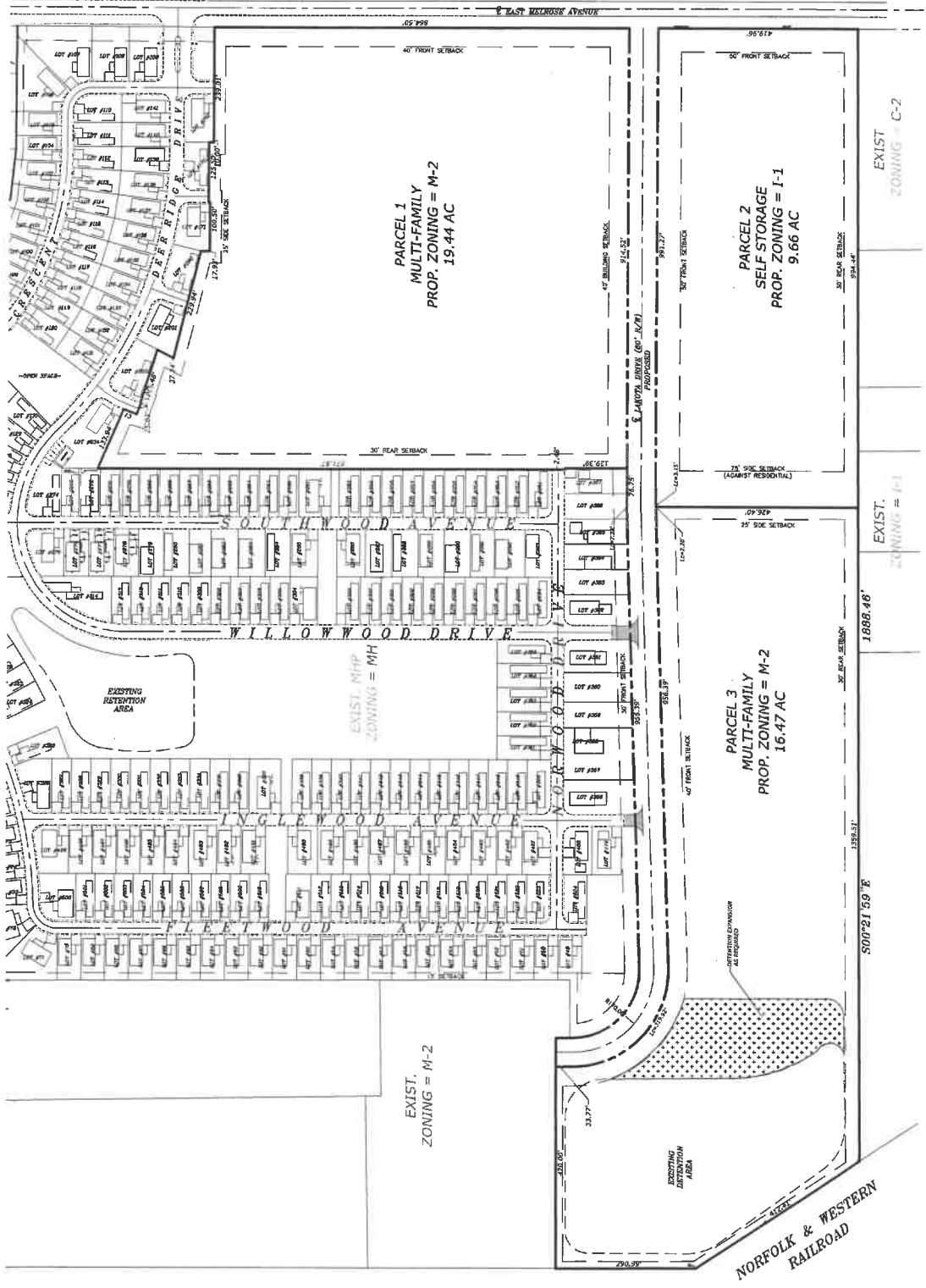


1" = 400' A.L.  
1" = 100' V.L.

PREPARED FOR:  
**FERNCO DEV. LTD  
NORCO DEV. LTD**  
E. Findlay, OH

DEER RIDGE M.H.P.  
REZONING

DATE	14.3.17
SCALE	1" = 100'
PROJECT NO.	05/17/21
PREPARED BY	JTR
CHECKED BY	DRS
DATE	05/17/21
PROJECT NAME	REZONE 1



**4. APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) filed by Andy Clouse, 800 W Bigelow Avenue, Findlay for a 24,640 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 224' multi-use building on a portion of the golf course land. The proposed building has shifted to south of the existing parking lot, east of the apartment complex. The location will cause an existing tee box and the golf cart path to shift east. The parking lot will remain unchanged.

The building will house four 30' x 60' volleyball courts, a concession area, restrooms, and a storage room. There are overhead doors on the east, north and south walls of the building. All the overhead doors are 16' x 16'. The plans show restrooms, an office, a concession area, utility room along the south wall. The storage area would be located along the east side of the building. The rest would be open to the volleyball courts.

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

**Staff Recommendation**

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.

**ENGINEERING**

Access –

The proposed building will be accessed by the existing drive and parking lot off of W. Bigelow Ave.

**Water Service –**

The proposed water services will connect to the existing 6” waterline that is to the west of the site. The proposed plans are showing a 6” fire line and 1.5” water service.

**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**

No comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.**

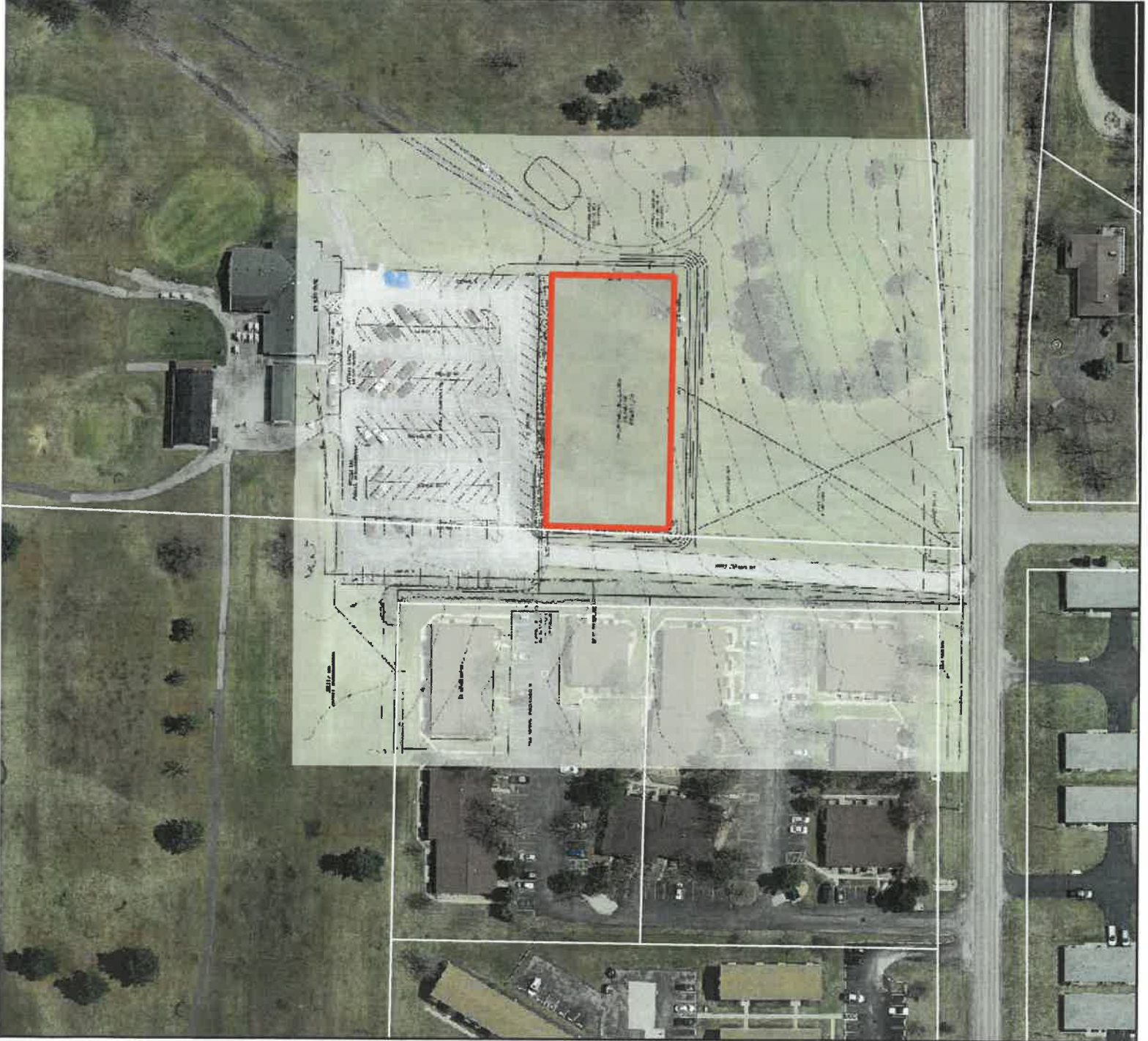
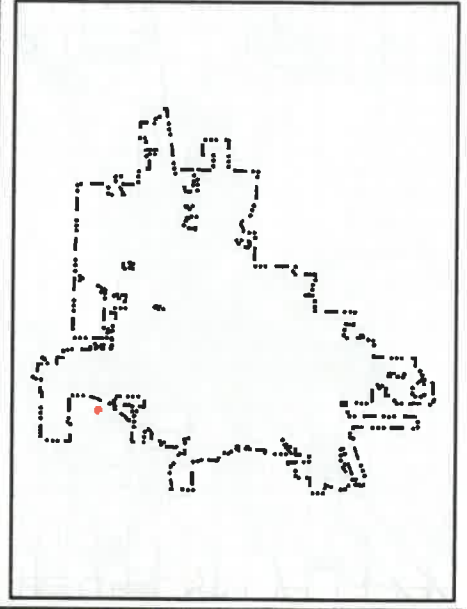
**SP-01-2021**  
APPLICATION FOR  
SITE PLAN REVIEW  
filed by Andy Clouse  
for a 24,640 square foot  
multi-use building at  
Hillcrest Golf Course,  
800 W Bigelow Avenue

**Legend**

— SP-01-2021

Parcels

- - - Findlay City Boundary





**5. APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.**

**General Information**

This request is located at the intersection of N. Main Street and Walnut Street. It is zoned C-2 General Commercial. Along Main Street is also zoned C-2. To the east is zoned R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

**Parcel History**

This is currently the site of Archie's Drive In restaurant.

**Staff Analysis**

The applicant is proposing to construct two additional parking lots on the site. The parking lot to the south is a mixture of crumbling cement and stone. This would be paved and striped to allow for an additional twenty cars. The new lot to the east of the alleyway is currently stone. This would be paved and striped to allow for an additional nine cars.

With the way the existing stacking comes in off the alleyway, it is a tight turn into the alleyway. The alleyway currently is only twenty feet (20') wide. They have requested to expand the alleyway opening an additional twenty-six feet (26') to accommodate better access into the site.

The additional parking will help alleviate some of the issues of the stacking blocking the existing parking spots on the site.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.**

**ENGINEERING**

**Access –**

The proposed plans the existing alley to be extended to the east roughly 26' to allow for a longer drop. As part of the drive extension the sidewalk will need to be upgraded to 6" thick to match the drive.

**Water Service –**

The plans do not propose any additional waterline work.

**Sanitary Service –**

The plans do not propose any additional sewer work.

**Stormwater Management –**

Since there is no increase in impervious area, no additional retention is 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 (26LF)
- Sidewalk Permit (as needed) x 1

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

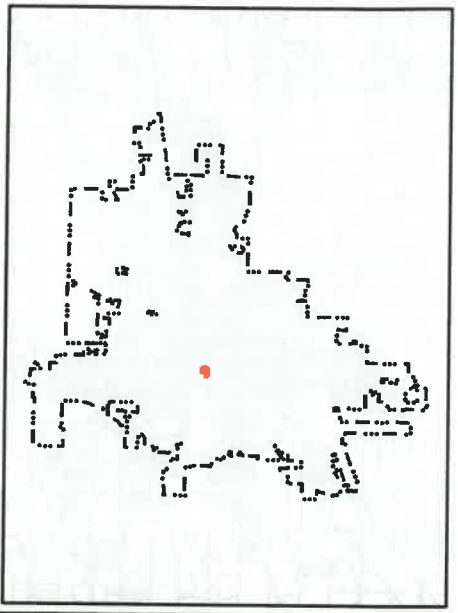
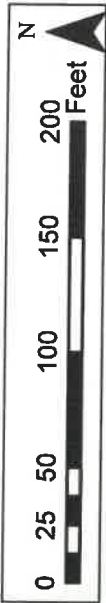
Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.

**SP-18-2021**  
**APPLICATION FOR**  
**SITE PLAN REVIEW**  
filed by Archie's Drive In,  
to create two additional  
parking lots, one to the  
south of the existing parking  
lot and another located  
east of the alleyway behind  
the site at 119 Walnut Street



**Legend**

- SP-18-2021 Parcels
- - - Findlay City Boundary



**6. APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9,180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

**General Information**

This request is located at the intersection of County Road 236 and State Route 12. It is zoned R-1 Large Lot Residential. To the east is zoned C-1 Local Commercial. To the east is Marion Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

This is currently the site of Parkview Church.

**Staff Analysis**

Parkview Church is proposing a 9,180 square foot multi-purpose building to the east of the existing church. This building would house a multi-purpose gym space, seven classrooms, food prep room, lobby, and restrooms. The building would be constructed in the existing parking area. Even after construction, it would have 202 spaces for parking, which is more than the required 126 spaces. The new building would not encroach on any of the setbacks. The height is below the forty-foot maximum.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9,180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

**ENGINEERING**

Access –

The site will utilize the existing drive and parking lot to get access to the proposed building.

Water Service –

The proposed plans show a 1” waterline to be extended off the existing water service line.

Sanitary Service –

The proposed plans show a sanitary sewer service to be extended off the existing sewer line.

Stormwater Management –

Detention will be provided by the existing pond that is located along SR12. Since there is no increase in impervious area, additional detention is not required.

MS4 Requirements –

The disturbed area is less than 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

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

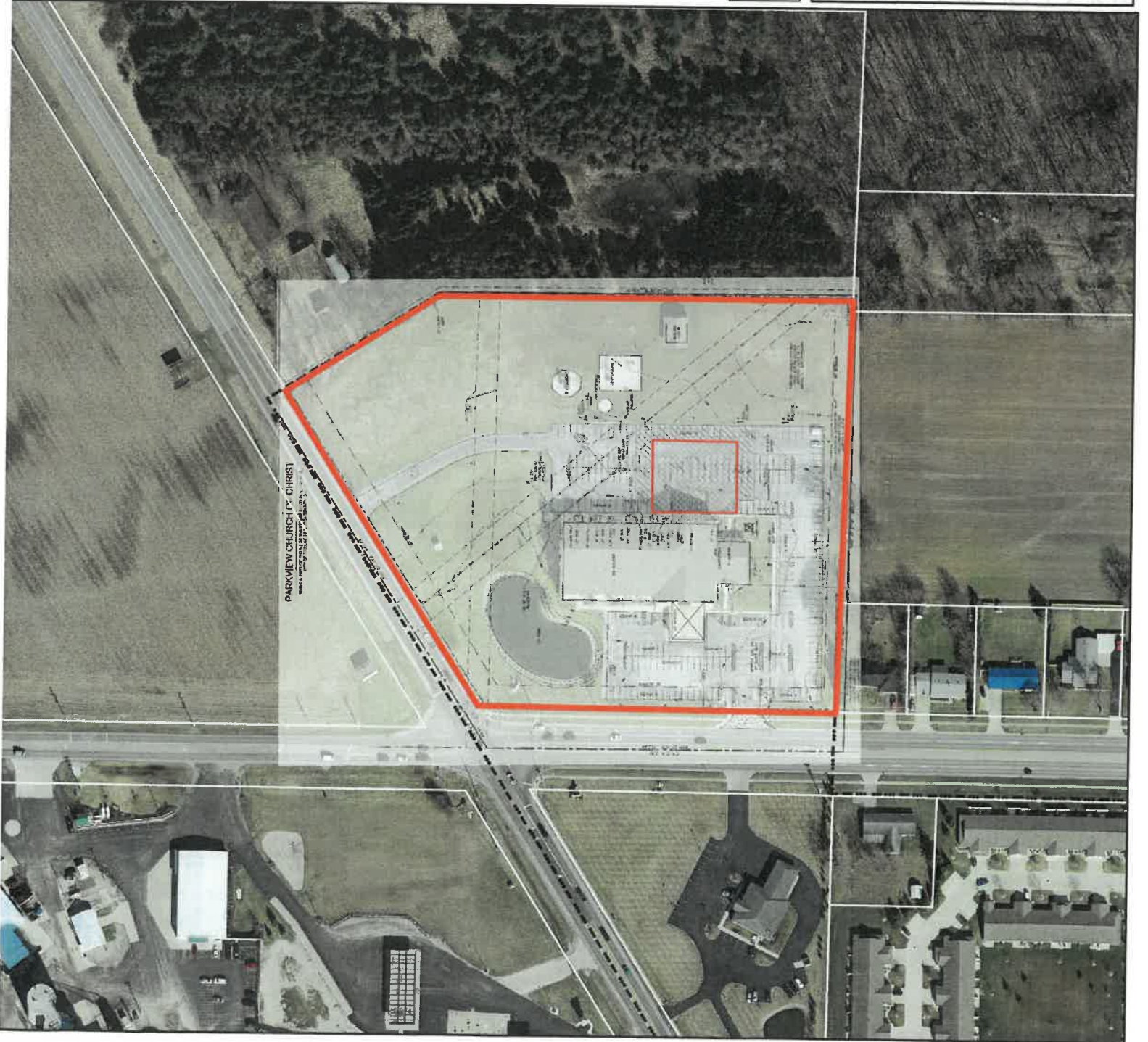
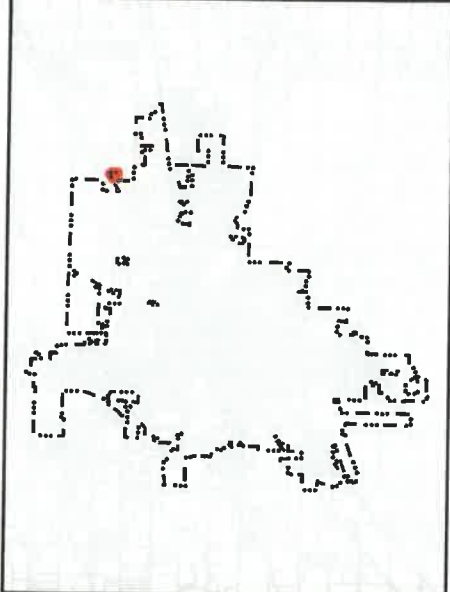
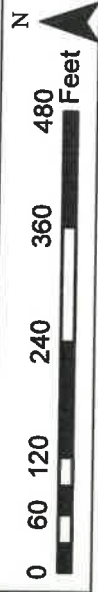
Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.

# SP-19-2020

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Parkview Church,  
to construct a 9180 Square  
foot multi-purpose  
building to the east of the  
existing church at 15035  
State Route 12, Findlay, Ohio

### Legend

- SP-19-2020
- Parcels
- Findlay City Boundary



**7. APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.**

**General Information**

This request is located along County Road 99 in the Northwest corner of the Findlay Commerce Park. It is zoned C-2 General Commercial. To the east is C-2 General Commercial. To the south is M-2 Multi-Family, High Density. The land to the west is located outside the corporate boundary in Allen Township. The land directly to the west is currently vacant farmland, and abuts the Woods of Hillcrest subdivision. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

**Parcel History**

This is currently the site is vacant farmland.

**Staff Analysis**

Lighthouse Church are proposing to construct a 19,544 square foot building, which would accommodate a four-hundred seat sanctuary church. The access to the site would come from County Road 99. The height of the building would be twenty-six feet five and a half inches (26'5 1/2") at the peak. Lighting will only shine on the property.

There would be two parking lots, with one parking lot to the north of the church, and one on the south side. There would be 183 parking spaces provided which is more than the required 174.

The site would have a detention pond constructed on the southwest corner of the site to address drainage. Along the south boundary, mounding has been shown to help screen the site from the condominium association.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.**

**ENGINEERING**

**Access –**

The site will be accessed from a new three lane drive off the south side of CR99. The drive will extend to two proposed parking lots that are located on the north and south side of the Phase I building.

**Water Service –**

The proposed plans show two waterlines being tapped off of the 24" waterline that is located on the south side of CR99. The site will be utilizing a 4" and a 6" tap off the 24" waterline to serve the domestic and fire line.

**Sanitary Service –**

The proposed plans show a 6-inch lateral to be tapped off the existing 36” sanitary that is located on the south side of CR99.

**Stormwater Management –**

Detention calculations have been provided as required. The proposed pond is to be located in the southwest corner of the property and will outlet to a ditch located along the south property line..

**MS4 Requirements –**

The disturbed area is more than 1 acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant has provided a SWPPP plan for the site.

**Recommendations:**

Approval of the Site Plan

The following permits may be required prior to construction:

- Water Tap Permit x 2
- Sewer Service Connections x 1

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.**

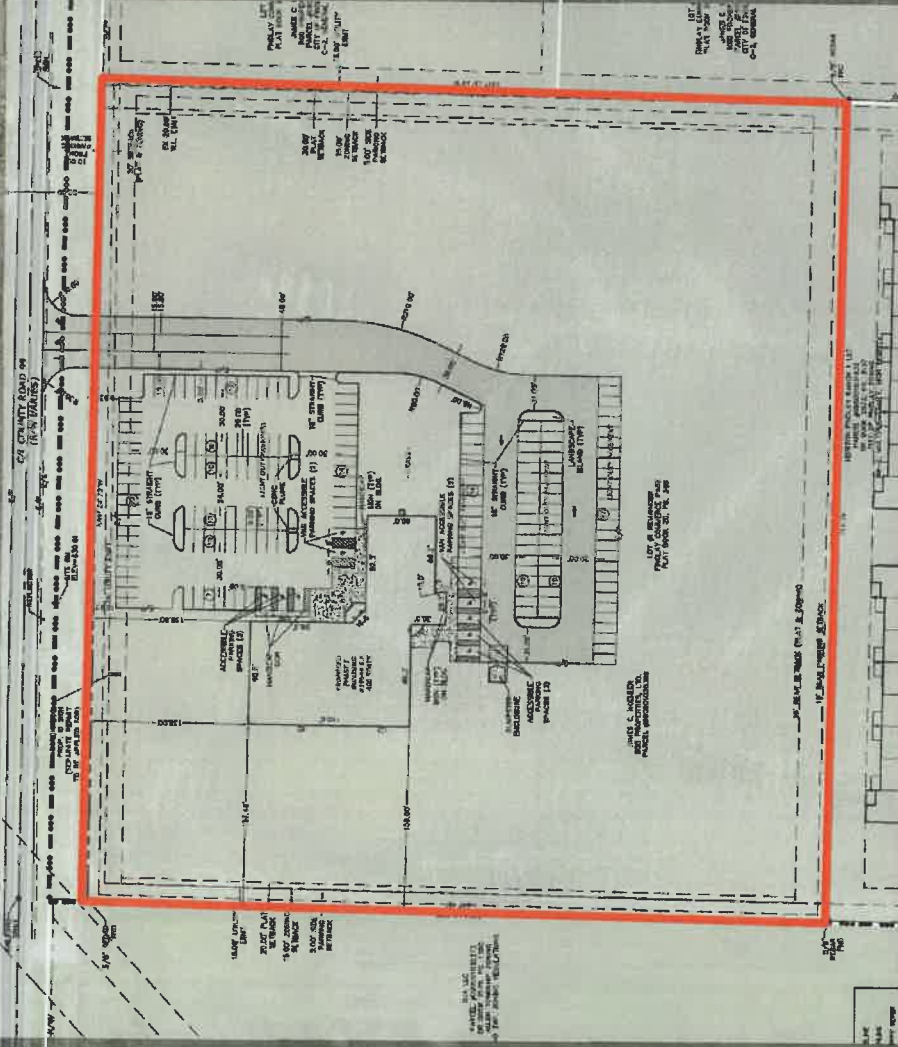
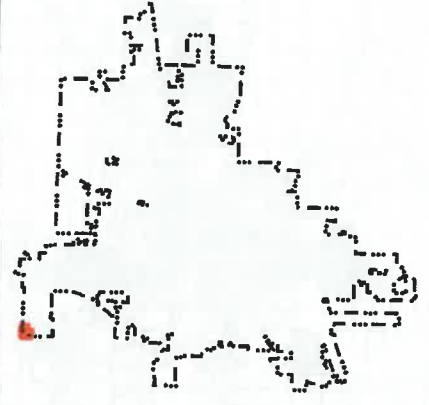


# SP-20-2020

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Lighthouse Church,  
to construct a new church,  
and associated parking lot  
and associated parking lot  
located on Lot 1 of the  
Findlay Commerce Park  
Subdivision along County  
Road 99

## Legend

- SP-20-2020
- Parcels
- Findlay City Boundary



**8. APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 (Request for Site Plan Revision) filed by Fort Properties LLC, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for Findlay Blasting Inc. storage and office space located on Glessner Avenue.**

**CPC STAFF**

**General Information**

This site is located on the west side of Glessner Avenue. It is zoned C-2 General Commercial and surrounding parcels on the north, east and south sides are also zoned C-2. To the east is zoned R-3 Single Family Small Lot. The majority of the parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Neighborhood Commercial.

**Parcel History**

The site was a parking lot for a former night club.

**Staff Analysis**

At the June 11, 2020 CPC meeting the site plan for the building was approved subject to verification of access easements for the parcel. We did receive deeds and have obtained a drawing from the County Auditor verifying that the 60' wide strip to the south of the applicant's lot is the area described for access. This is the drive going back to the storage units located west of this site.

Because a contractor's office/shop is a Conditional Use, the Commission should have voted to approve the Use as well as the site plan. Thus, the item was brought back before the Commission in July 2020.

At the July 2020 meeting, the recommendation was to approve the Conditional Use subject to the condition that **a minimum screen of a 6' high privacy fence be installed along the common property line between the Fort property and 1101 E Main Cross Street. (Owners may negotiate additional screening if desired).**

The new site plan would like to remove that as a condition. Since the building has been constructed, the Planning Commission can better judge if screening or fencing is appropriate between the businesses. Currently, the spa owner has separated their property with telephone poles on the ground. The detention along the property line between the property and the car repair business at 1113 W. Main Cross Street has been constructed as well. The new site plan shows that there will be three trees planted in the detention area.

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

# SP-11-2020

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