

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT February 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
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, February 10, 2022 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

ITEMS TABLED AT THE JANUARY 13, 2022 MEETING

1. APPLICATION FOR CONDITIONAL USE #CU-01-2022 filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex.
2. APPLICATION FOR SITE PLAN REVIEW #SP-01-2022 filed by The Kroger Company, 4111 Executive Parkway, Westerville, OH for a fueling station to be located at 101 6th Street.

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-02-2022 filed by The Women's Resource Center, 1011 N. Main Street, to vacate the first north/south alley east of N. Main Street on Laquineo Street.
2. APPLICATION FOR SITE PLAN REVIEW #SP-02-2022 filed by Village Hardware, for a commercial building at parcel #280001032597 on US Rt 224.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, February 10th, 2022 – 9:00 a.m.

COMMENTS

TABLED ITEM

- 1. APPLICATION FOR CONDITIONAL USE #CU-01-2022 filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex.**

General Information

This request is located on the west side of Cory Street, just south of the intersection with Defiance Avenue. It is zoned R-3 Small Lot Residential and within the PMUD Planned Mixed Unit Development Overlay District. To the north, south and east, it is zoned R-3 Small Lot Residential. The University Overlay District starts at the intersection of Defiance Avenue. To the west is Swale Park, which is zoned PO, Park and Open Space. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD.

Parcel History

The site has been a single family home. The Robinson's bought the house in October 2021.

Staff Analysis

The applicant would like to convert 512 N. Cory Street into a duplex. This neighborhood south of the University of Findlay is a mix of apartments, single family, and duplex properties. During the zoning code update of 2020, duplex/triplex was added as a conditional use for the R-3 Small Lot Residential zoning district.

The house is on an alley that goes east/west toward Swale Park. There is currently a single car garage. The other parking for the home is along the alleyway, which is unpaved. The applicant has indicated they are going to install a parking pad in the rear of the property.

Staff Recommendation

Staff recommends **approval of CU-01-2022 filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

ENGINEERING

No Comment

FIRE PREVENTION

Be sure to pull the proper permits from Wood County Building Department for any work that will be completed.

RECOMMENDATION

CPC Staff recommends **approval of #CU-01-2022 filed by the Kyle and Brittany Robinson, 1638 Eastview Drive, Findlay, Ohio, to convert 512 N. Cory Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

CU-01-2022

APPLICATION FOR
CONDITIONAL USE
filed by the Kyle and
Brittany Robinson,
1638 Eastview Drive,
Findlay, Ohio, to
convert 512 N. Cory Street
into a duplex.

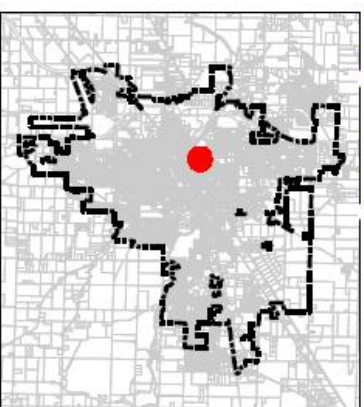
Legend



512 N. Cory Street



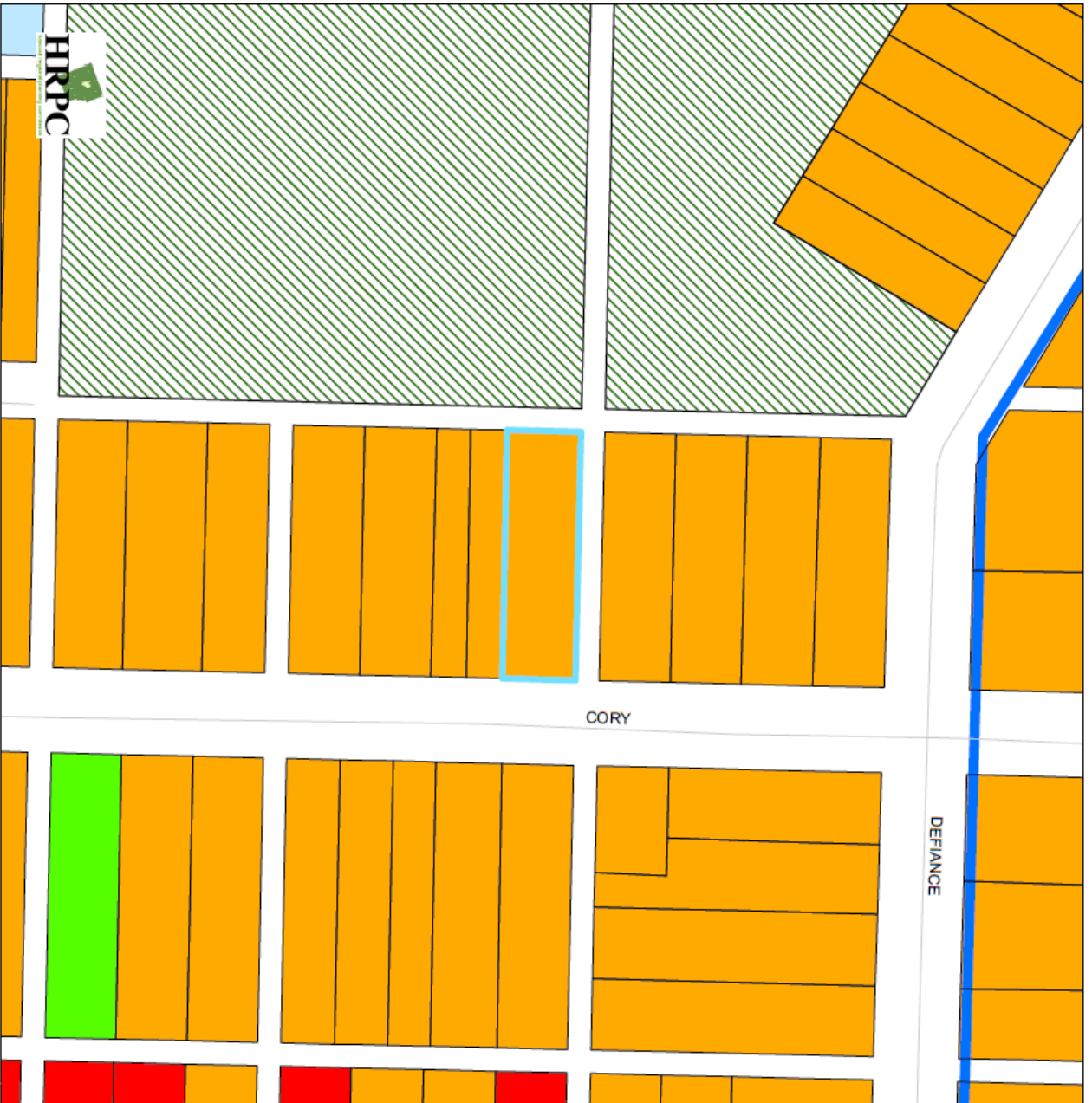
Road Centerline



Findlay Locator Map

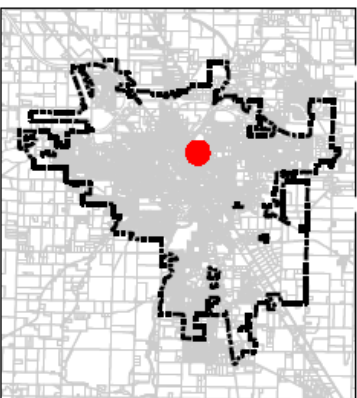
CU-01-2022

APPLICATION FOR
CONDITIONAL USE
filed by the Kyle and
Brittany Robinson,
1638 Eastview Drive,
Findlay, Ohio, to
convert 512 N. Cory Street
into a duplex.



Legend	
	512 N. Cory Street
	Parcels
	University/Overly
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CO
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH

Findlay Locator Map







2. APPLICATION FOR SITE PLAN REVIEW #SP-01-2022 filed by The Kroger Company, 4111 Executive Parkway, Westerville, OH for a fueling station to be located at 101 6th Street.

CPC STAFF

General Information

This request is located on the south side of 6th Street just east of S Main Street. It is zoned C-1 Local Commercial. To the north, south and east is zoned R-1 Single Family Low Density and R-2 Single Family Medium Density. To the west is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the property as Neighborhood Commercial.

Parcel History

The site of the proposed fueling station is currently a parking lot and vacant grass lot behind the existing grocery store.

Staff Analysis

This applicant is proposing to construct a five (5) pump fueling station at the east end of the existing Kroger store. Fueling stations are a Conditional Use in the C-1 Local Commercial district.

The parking lot is currently used for employee parking. There is no public access at this end of the store for patrons. There is one access to the parking lot at the east end of the pavement. There is a remnant of the former residential drive into the grass area east of the parking lot. The Engineer will discuss the new driveway locations in his review.

The gas station features a canopy and small attendant building. The structures meet all required setbacks. This site will not have a convenience store component. For the January 13, 2022 CPC meeting, the applicant submitted elevations for the gas station. Staff recommended that the colors for the canopy be neutral tones rather than their originally proposed red. Staff received an updated elevation sheet that meets this request.

Parking along the east side of the building and to the south of the proposed fueling area will generally serve employees. There are 28 spaces shown there. There are enough spaces with the parking on the west side and the additional spaces on the east to meet those minimums.

Although the plan can meet minimum requirements, the site is small and has the potential to exacerbate the existing site issues. We anticipate that the drive at the south end of the store will have added traffic with patrons getting gas and now go out front to do my shopping. The site has issues now at busy times with so many shoppers, conflicts in the parking lot and not easy ingress and egress in general. The site plan indicated that the south drive would only be one-way from east to west on the site, or from the gas station lot to the main parking lot. For anyone wishing to shop first, and then get gas, they must leave the property and use public streets. Staff would like to see all traffic between the grocery store and gas station remain on site.

All the residential neighbors will be subject to more traffic, lights and noise than they already have had living beside a retail space.

Since the January 13, 2022 meeting, we have received some updates to the site plan. Staff wanted to see the entrance at 6th Street reworked to provide a safer pedestrian entrance. Originally for the January meeting, we asked them to consider a right-in/right-out option to limit the stacking issues at that entrance. During the meeting, the option emerged instead to move the entrance for pedestrians to the southern edge of the canopied walkway to limit the number of pedestrians crossing across the vehicular entrance to the parking lot. An updated site plan shows this adjustment, with four parking spots removed to allow additional curbed sidewalk. The remaining parking at the front of the grocery side of the store will be converted to handicapped spots. A decorative fence and new striping pattern in the parking lot will indicate to pedestrians how to enter the store.

CPC Staff was encouraged that the applicant has been attempting to find solutions to the staff concerns of pedestrian and vehicular safety on site.

ENGINEERING

Access –

The site currently has one (1) drive on Main Street and three (3) drives on 6th Street (one drive is for the currently vacant lot that is under the same ownership). The proposal keeps the same number of drives as what currently exists.

Water Service –

The proposed water service is labelled as a 2” service. This seems like a large size to service 1 restroom for employee use only. The water service will also need to connect to the 10” waterline on the north side of Sixth Street, this line will need to be bored or directional drilled under Sixth Street. The location of the water service will also need to be modified so that the water meter pit will be located in a grass area.

Sanitary Service –

The proposed sanitary service will connect to the existing sanitary sewer located at the rear of the property.

Stormwater Management –

The stormwater calculations submitted complies with the City of Findlay Standards. The proposed storm sewer connection to the existing 36” storm sewer will be difficult because the existing sewer is high tension brick.

MS4 Requirements –

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

The following permits may be required prior to construction:

Sanitary Sewer Tap Permit x1
Storm Tap Permit x1
Driveway/ Curb Cut Permit x4
Sidewalk Permit
Waterline Tap Permit x 1

FIRE PREVENTION

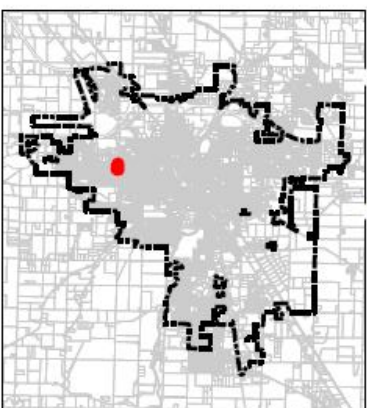
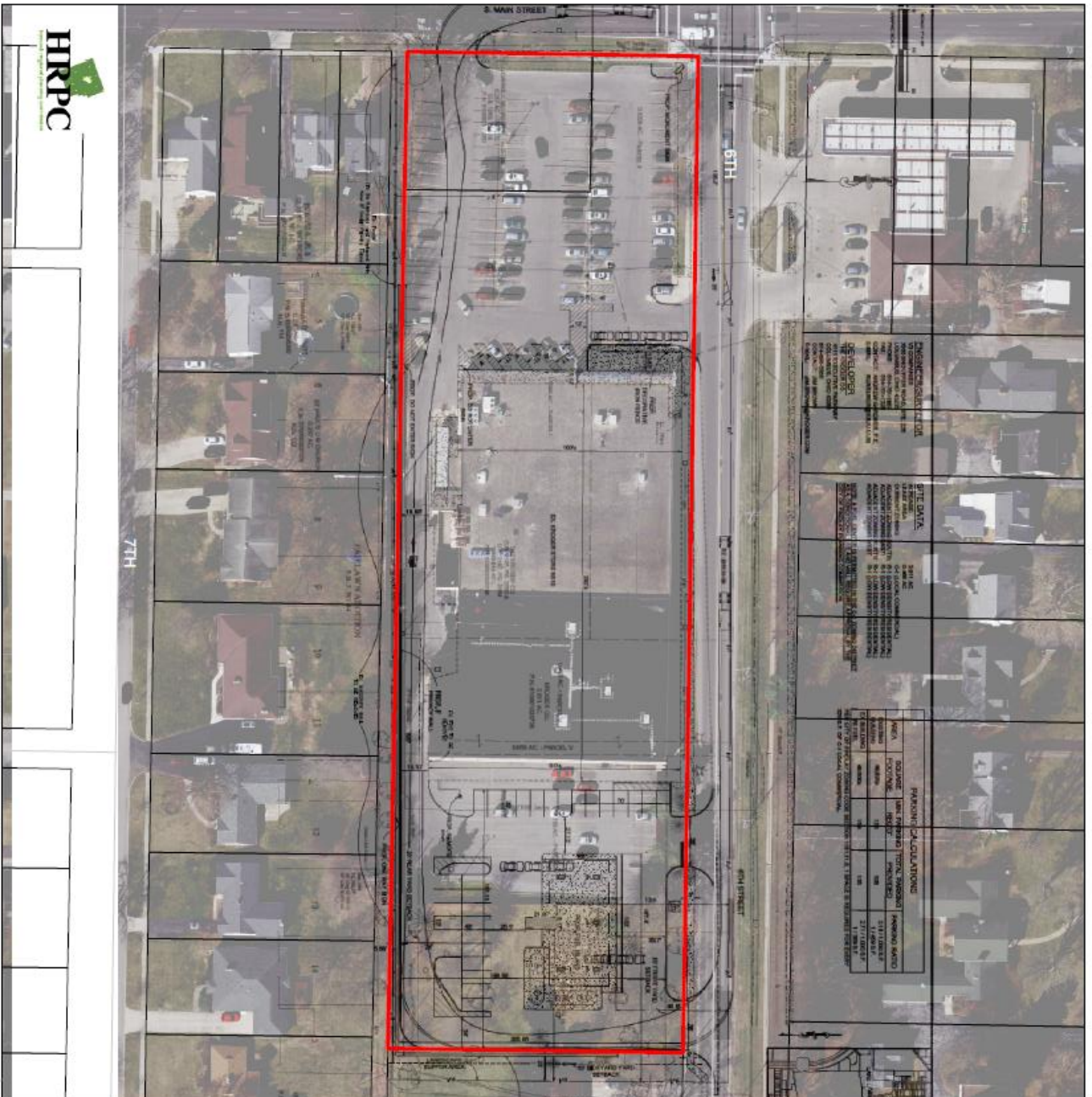
The FDC has been relocated to address concerns.

SP-01-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by The Kroger Company
for a fueling station to be
located at 101 6th Street

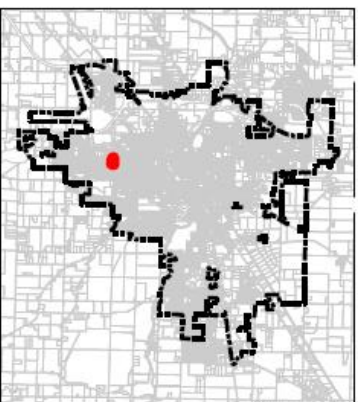
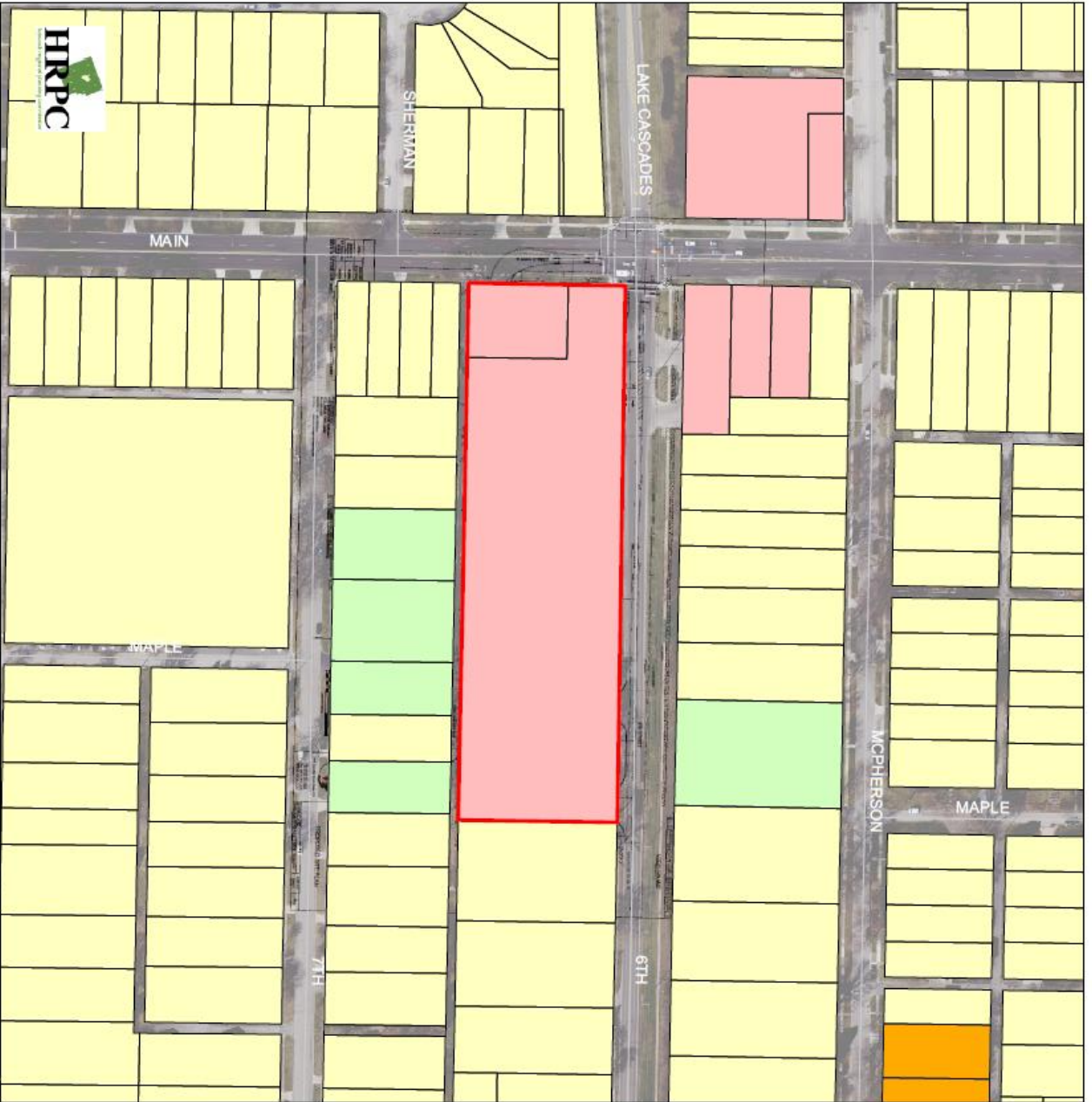
Legend

- 101 6th Street
- Parcels
- Road Centerline



SP-01-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by The Kroger Company
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Findlay Locator Map

Legend	
	101 6th Street
	Parcels
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH







NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-02-2022 filed by The Women's Resource Center, 1011 N. Main Street, to vacate the first north/south alley east of N. Main Street on Laquineo Street.**

General Information

This request is located on the north side of Laquineo Street, just east of the intersection with N. Main Street. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family-Small Lot.

Staff Analysis

In November, the Women's Resource Center applied for a conditional use, CU-08-2021, at the property located on the east side of the alleyway, 116 Laquineo Street. When they were granted the conditional use, one of the conditions for approval was that the alleyway be vacated and the two parcels be combined. This application would achieve that condition.

All abutting property owners have signed the petition to vacate.

Staff Recommendation

Staff recommends **approval of ALLEY/STREET VACATION PETITION #AV-02-2022 filed by The Women's Resource Center, 1011 N. Main Street, to vacate the first north/south alley east of N. Main Street on Laquineo Street.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment




RECOMMENDATION

CPC Staff recommends **approval of ALLEY/STREET VACATION PETITION #AV-02-2022 filed by The Women's Resource Center, 1011 N. Main Street, to vacate the first north/south alley east of N. Main Street on Laquineo Street.**

AV-02-2022

APPLICATION FOR
CONDITIONAL USE
filed by the Women's
Resource Center
to vacate the first
north/south alley east of
N. Main Street on
Laquineo Street

Legend

-  AV-02-2022
-  Parcels
-  Road Centerline

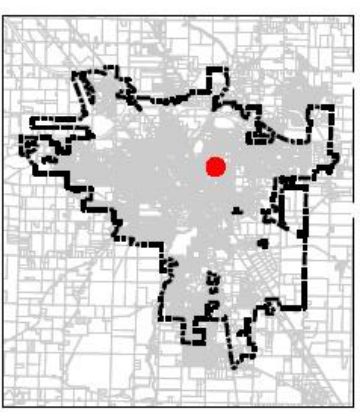


 HRPC

0 30 60 120 180 240
Feet

N

Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-02-2022 filed by Village Hardware, for a commercial building at parcel #280001032597 on US Route 224.

General Information

This request is located north side of US Route 224 west of the City of Findlay. It is located in Liberty Township and is zoned B-2 General Business. This corridor is a mix of B-2 General Business and I-1 Light Industrial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Regional Commercial.

Parcel History

The site is currently a vacant lot. Village Hardware split this parcel in 2021.

Staff Analysis

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

Village Hardware is proposing to construct a new 25,920 square foot building at the site. This would include construction of a parking lot to accommodate 46 parking spots. The building will feature a main store, with a garden center on the east side of the building. There is a truck dock proposed for the rear of the building. The building height will be 16 feet, which is below the maximum allowed. There is a detention pond shown to the northwest corner of the site to handle drainage on the site. A photometric plan was not submitted with the application, but was requested to complete their application. Additional landscaping was not shown on the plan, however there is a row of hedges on the west side of the property that will remain to separate the site from Rettig Furniture.

The site plan went to Liberty Township for review on Tuesday February 1st, and was approved as submitted.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-02-2022 filed by Village Hardware, for a commercial building at parcel #280001032597 on US Route 224.**

ENGINEERING

Access –

The site will be using a new curb cut on the west side of the property that will have access from US224 (Trenton Avenue). Driveway permit will need to be obtained through ODOT.

Water Service –

Assuming a fire and domestic line will be needed for the proposed building, but no water lines are shown on the proposed plans.

Sanitary Service –

No sanitary lateral was shown on the proposed plans, but it is assumed that the proposed building will be tying into the sanitary that is located on Trenton Avenue.

Stormwater Management –

Since the property is located outside of the City Limits, the applicant does not need to comply with the City of Findlay detention requirements. We would like a copy of the detention calculations for our records, in case they are needed for any future development.

MS4 Requirements –

Since the property is located outside of the City Limits, the applicant does not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance, but they will still need to comply with all OEPA requirements for a construction project.

Recommendations:

Approval of the Site Plan

- **Work with the Engineering Department with the location/ size of the water and sanitary services that are needed for the proposed building.**

The following permits may be required prior to construction:

- **Water Permit(s)**
- **Sanitary Permit(s)**

FIRE PREVENTION

No Comment

RECOMMENDATION



CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2022 filed by Village Hardware, for a commercial building at parcel #280001032597 on US Route 224 subject to the following conditions:**

- **Work with the Engineering Department with the location/ size of the water and sanitary services that are needed for the proposed building.**

SP-02-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Village Hardware,
for a commercial building
at parcel #280001032597
on US Rt 224.

Legend

-  SP-02-2022
-  Parcels



Findlay Locator Map

