

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT March 10, 2022

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, March 10, 2022 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-03-2022 filed by the Mitobo, LLC, 15295 Township Rd 212, to convert 413 Cherry Street into a duplex.
2. APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.
3. APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.
4. APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A Lammers Properties LLC, for a self-storage facility at 620 Western Avenue.
5. APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.

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

NEW ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-03-2022 filed by the Mitobo, LLC, 15295 Township Rd 212, to convert 413 Cherry Street into a duplex.**

General Information

This request is located on the south side of Cherry Street, to the east of the intersection with Factory Street. It is zoned R-3 Small Lot Residential. To the north and west, it is zoned R-3 Small Lot Residential as well. To the south and east is a mix of R-3 and C-2 General Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Single Family Small Lot.

Parcel History

The house was originally built as a duplex prior to zoning, and was considered legal, non-conforming for the R-3 district. In 2019, the previous owner was looking to sell the property and notified the zoning department that the home had not been used as a duplex since 2017. Mitobo LLC is in the process of acquiring the site via sheriff sale.

Staff Analysis

The applicant would like to re-establish 413 Cherry Street as a duplex. This neighborhood is a mix of local commercial, single family, and duplex properties. During the 2020 zoning code update, 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 north/south along the east side of the property. The applicant has indicated they are going to install a parking pad in the rear of the property. For a duplex, they will need to install four (4) parking spots in the backyard.

Staff Recommendation

Staff recommends **approval of CU-03-2022 filed by the Mitobo, LLC, 15295 Township Rd 212, to convert 413 Cherry 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 CU-03-2022 filed by the Mitobo, LLC to convert 413 Cherry Street into a duplex subject to the following condition:

- The parking area and driveway must be paved

CU-03-2022

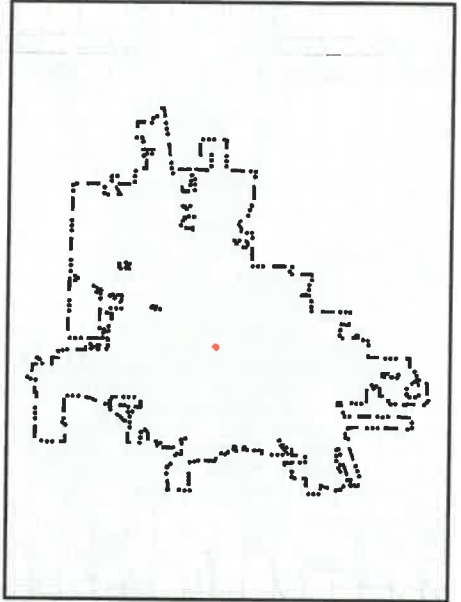
**APPLICATION FOR
CONDITIONAL USE**
filed by the Mitobo, LLC,
15295 Township Rd 212,
to convert 413 Cherry Street
into a duplex.



Legend

— CU-03-2022

- - - Findlay City Boundary







2. APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.

CPC STAFF

General Information

This request is located on the south side of Melrose Avenue, east of Deer Ridge Drive and Norwood Drive. It is zoned I-1 Light Industrial in the northeast corner, and M-2 Multi-Family High Density. To the west is also zoned a mix of MH Mobile Home, M-2 Multi-Family High Density, R-3 Small Lot Residential, and R-4 Duplex/Triplex. To the north, it is zoned R4 Duplex/Triplex. To the east, it is zoned a mix of I-1 Light Industrial and C-2 General Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD and Multi-Family

Parcel History

The site is currently vacant land.

Staff Analysis

In August 2021, the applicant went through a rezoning for the area. The site was rezoned from MH Mobile Home to I-1 Light Industrial for Lot 1, and M-2 Multi-Family High Density for Lots 2 & 3. This preliminary plat lays out the three lots and the right-of-way for the new public road to be constructed. This road, Lakota Drive, would connect the existing development with Melrose Avenue. Connections would be made to the roads at Willow Wood Avenue and Inglewood Avenue.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

ENGINEERING

Engineering does not have any concerns with the preliminary plat.
Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

PP-01-2022

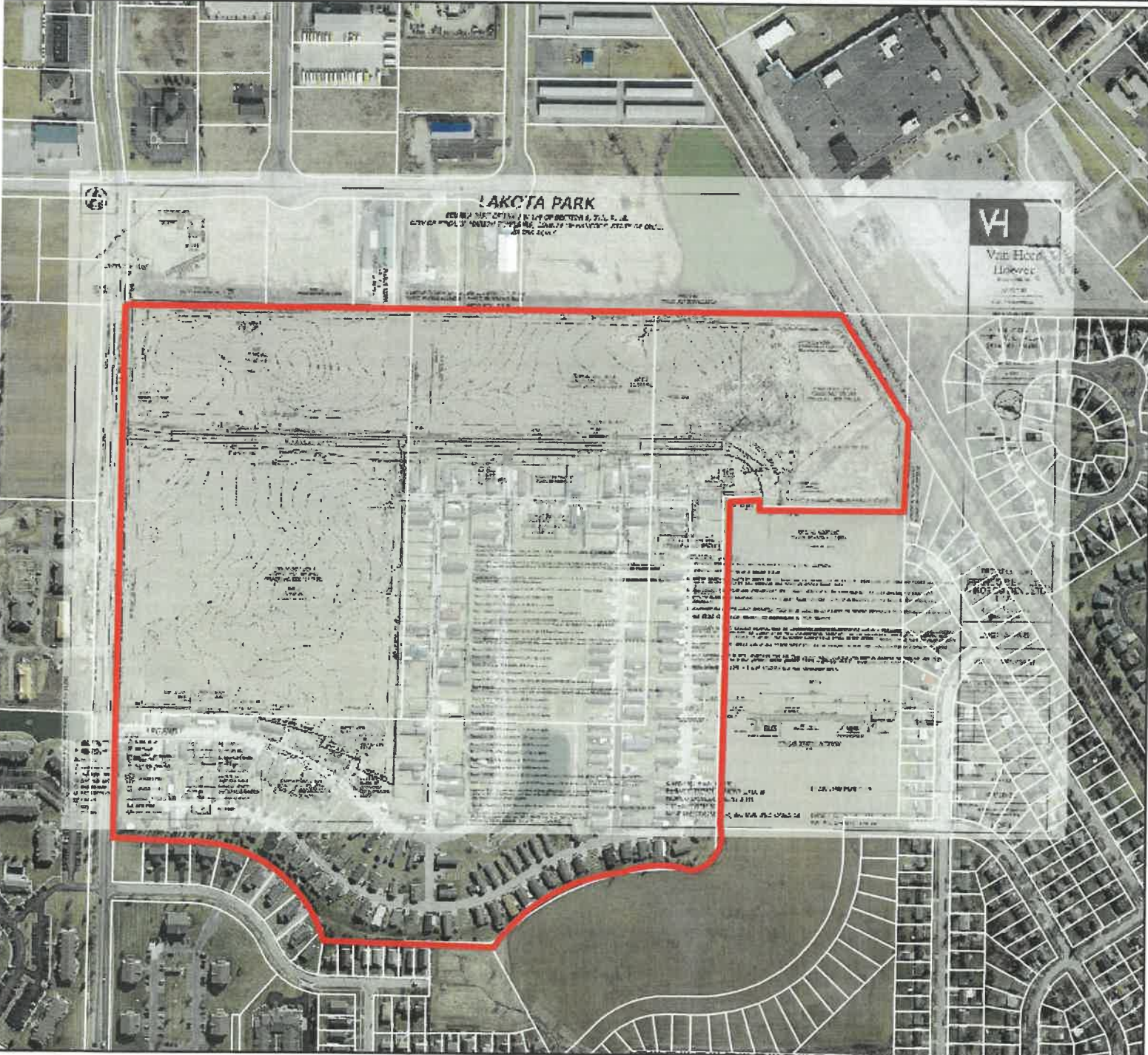
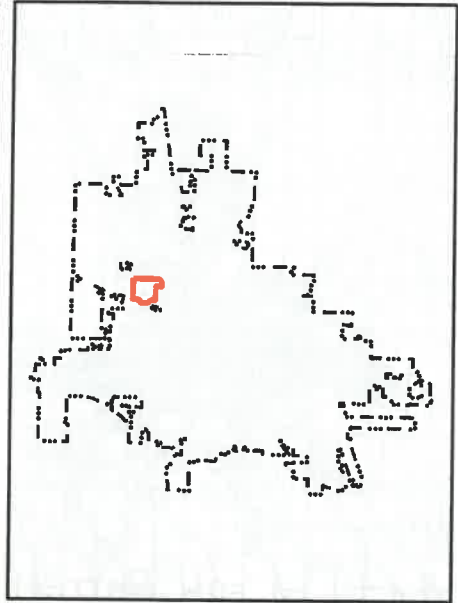
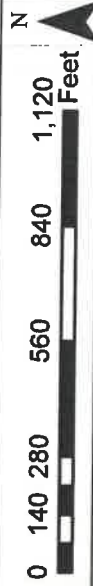
APPLICATION FOR PRELIMINARY PLAT

filed by Fernco
Development Ltd and Norco
Dev. Ltd for Lakota Park

Legend

PP-01-2022

Findlay City Boundary



3. APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.

General Information

This request is located on the southeast corner of the intersection East Street and E. Main Cross Street. It is zoned C-3 Downtown Commercial and is surrounded by C-3 as well. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown Commercial.

Parcel History

The site had previously been the site of Golden Key Title Company. The building was demolished in 2021 and replaced with a stone parking lot.

Staff Analysis

The proposed site plan calls for the expansion of LaRiche Chevrolet Cadillac to construct an additional parking lot for their business. LaRiche Chevrolet Cadillac has added additional parking lots around the entirety of the site. The proposed parking lot expansion would be on lots 446-448. This will allow an additional fifty-one (51) parking spots on site.

Since this parking lot will be used for automotive sales, they would not have to comply with the landscaping requirements and decorative wall standards typically found in the C-3 district.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.**

ENGINEERING

Access –

The parking lot will be accessed from the alley that is located on the east side of the property as well as another alley on the south side.

Water Service –

No proposed water service

Sanitary Service –

No proposed sanitary service

Stormwater Management –

There is no change in the impermeable area so detention is not required. When the stone parking lot was installed during the construction of MLK, there was no change in the impermeable area from the previous condition.

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.

Recommendations:

Approval of the Site Plan

The following permits may be required prior to construction:

- Curb Cut/ Drive Permit

FIRE PREVENTION

No Comment

RECOMMENDATION

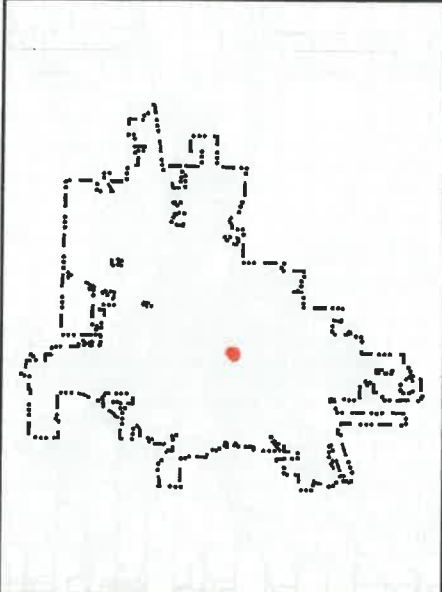
Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street with the following condition.**

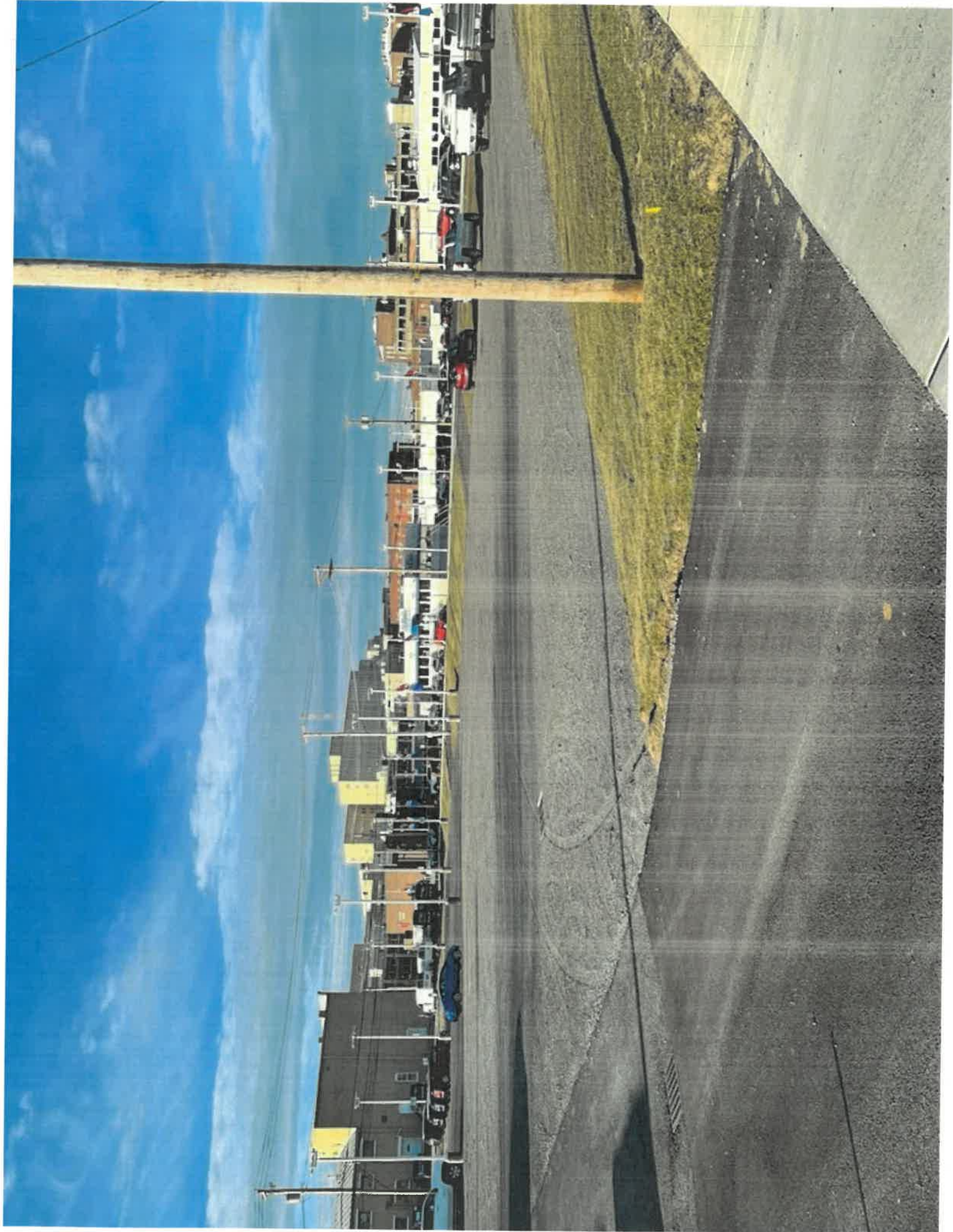
SP-03-2022
APPLICATION FOR
SITE PLAN REVIEW
filed by LaRiche Chevrolet-
Cadillac, for a new parking lot
at 301 E. Main Cross Street



Legend

- SP-03-2022
- Findlay City Boundary





4. APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.

General Information

This request is located on the northwest corner of the intersection of Western Avenue and W. Lincoln Street. The site is zoned I-2 Heavy Industrial. To the west is zoned I-2 Heavy Industrial. To the east is an R-3 Small Lot Residential neighborhood. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use District.

Parcel History

The site has changed ownership over the years. BP Oil owned the site in the 1990's, and had six storage tanks on site at one point. They had constructed a 40'x 100' building, which was demolished in 2020.

Staff Analysis

Mr. Lammers has proposed to build three storage buildings on the site. There will be two buildings measuring 115'x 20', and one 115'x 30' building. They would be located outside the building line of the old building. The proposal calls for the site to have access both onto W. Lincoln Street and onto Western Avenue. Staff would like to have the entrance onto Western Avenue closed.

There is a row of fifteen (15) shrubs and two (2) trees. Staff has concerns this is not adequate screening for the residential neighborhood across Western Avenue. Along Western Avenue, staff would like to see Level 3 screening, Option 2, which states five (5) deciduous trees, five (5) evergreen trees, and ten (10) evergreen shrubs per one hundred (100) lineal feet.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue with the following conditions:**

- **Remove the curb cut onto Western Avenue**
- **Use Level 3, Option 2 screening along Western Avenue**

ENGINEERING

Access –

The site will access from the existing drive off Western Avenue and a proposed drive onto the unimproved W. Lincoln Street. With the location of the existing drive we would like to see that driveway eliminated and the proposed drive onto W. Lincoln Street be utilized as the site access. Since the existing drive is crossing a set of tracks and the proposed drive lines up with Lincoln Street, we would like to have the existing driveway eliminated and the landscaping extended to the north.

Water Service –

No proposed water service

Sanitary Service –
No proposed sanitary service

Stormwater Management –
Detention calculations have been submitted and approved. A new detention pond will be installed on the south end of the property.

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.

Recommendations:
Approval of the Site Plan

The following permits may be required prior to construction:

- Curb Cut/ Drive Permit x2

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.

- Remove the curb cut onto Western Avenue
- Use Level 3, Option 2 screening along Western Avenue

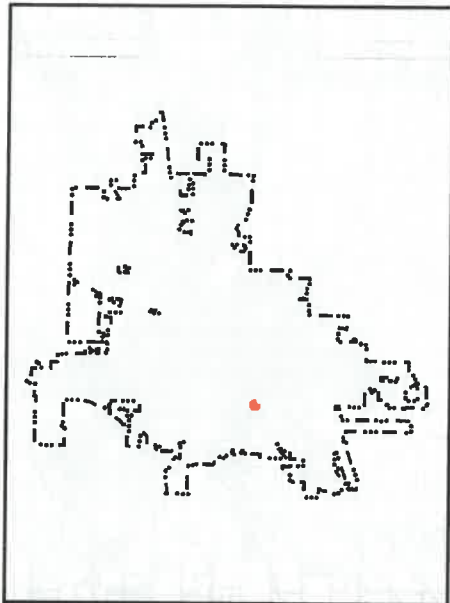
SP-04-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Charles A Lammers
Properties LLC, for a self-
storage facility at
620 Western Avenue.



Legend

- SP-04-2022
- Findlay City Boundary



SP-04-2022

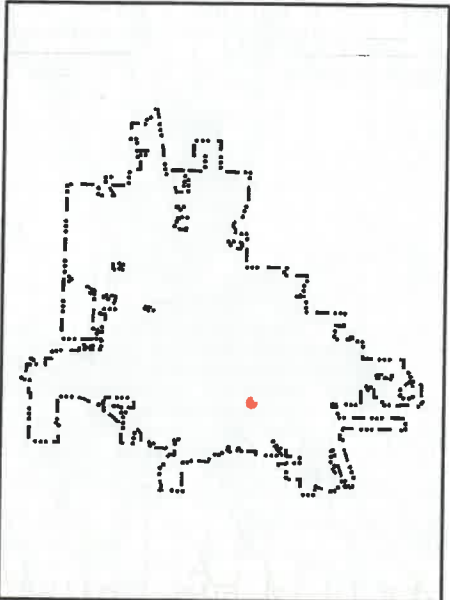
APPLICATION FOR
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Properties LLC, for a self-
storage facility at
620 Western Avenue.

Legend

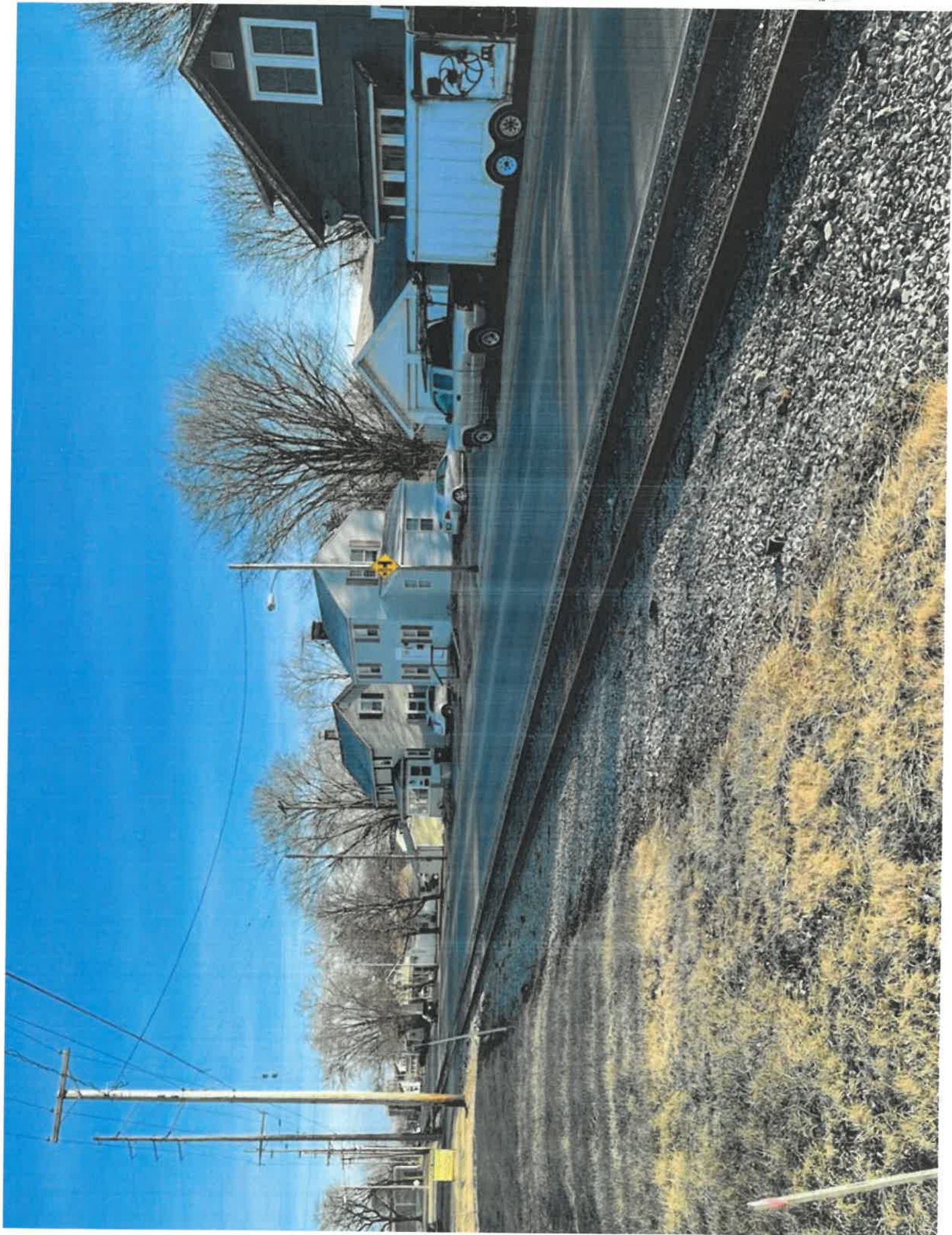
- SP-04-2022
- Findlay City Boundary

Zoning

C1	C2	I1	I2	O1	R3
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5. APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.

General Information

This request is located on the south side of E. Sandusky Street between Williams Street and W. Sawmill Road. The site is zoned O-1 Office/Institution. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The site was part of a PUD called Anderson Estates, which was created in 2001. The dentist office at 1401 E. Sandusky Street was split from this parcel in 2003. It is a vacant field.

Staff Analysis

The proposal calls for a 4811 square foot dental office to be constructed on the site. The parking lot would accommodate a total of 39 parking spots, well above the amount required. The photometric plan has been submitted and meets requirements. Elevations for the site show that the peak of the building is below the height standard.

The landscaping plan shows that there will be a mound at the southern end of the site. This will include six (6) shrubs and five (5) spruce trees to provide screening from the residential to the south. There will also be five (5) deciduous trees around the corners of the parking lot. Eight (8) shrubs will go around the dumpster enclosure.

The original plat for the area showed only one access point from the site to E. Sandusky Street, utilizing the stub from 1401 E. Sandusky Street. The proposed site plan shows one point of access onto E. Sandusky, and a connection onto the stub on 1401 E. Sandusky Street. Due to the number of curb cuts onto E. Sandusky Street, staff would prefer the site utilize the existing driveway and intersection at the intersection with W. Sawmill Road.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.**

ENGINEERING

Access –

The site will be installing a new drive off Sandusky Street as well as utilizing a parking lot connection with the property to the east.

Water Service –

New ¾" domestic waterline is proposed to be installed on the west side of the building. Contractor will need to coordinate with the City of Findlay on the waterline tap, the service line may need drilled under the driveway.

Sanitary Service –

A new sanitary sewer lateral is shown to tie into the existing 12" sanitary sewer that is located on the south side of Sandusky Street.

Stormwater Management –

This site will be utilizing the regional detention pond that was constructed during the 10th Addition of Hunters Creek. The regional pond is located at the SW corner of Lincoln and Remington.

MS4 Requirements –

A SWPPP plan has been included in the site drawings and it complies 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:

- Water Permit
- Sanitary Permit
- Storm Permit
- Curb Cut/ Drive Permit
- Sidewalk Permit

FIRE PREVENTION

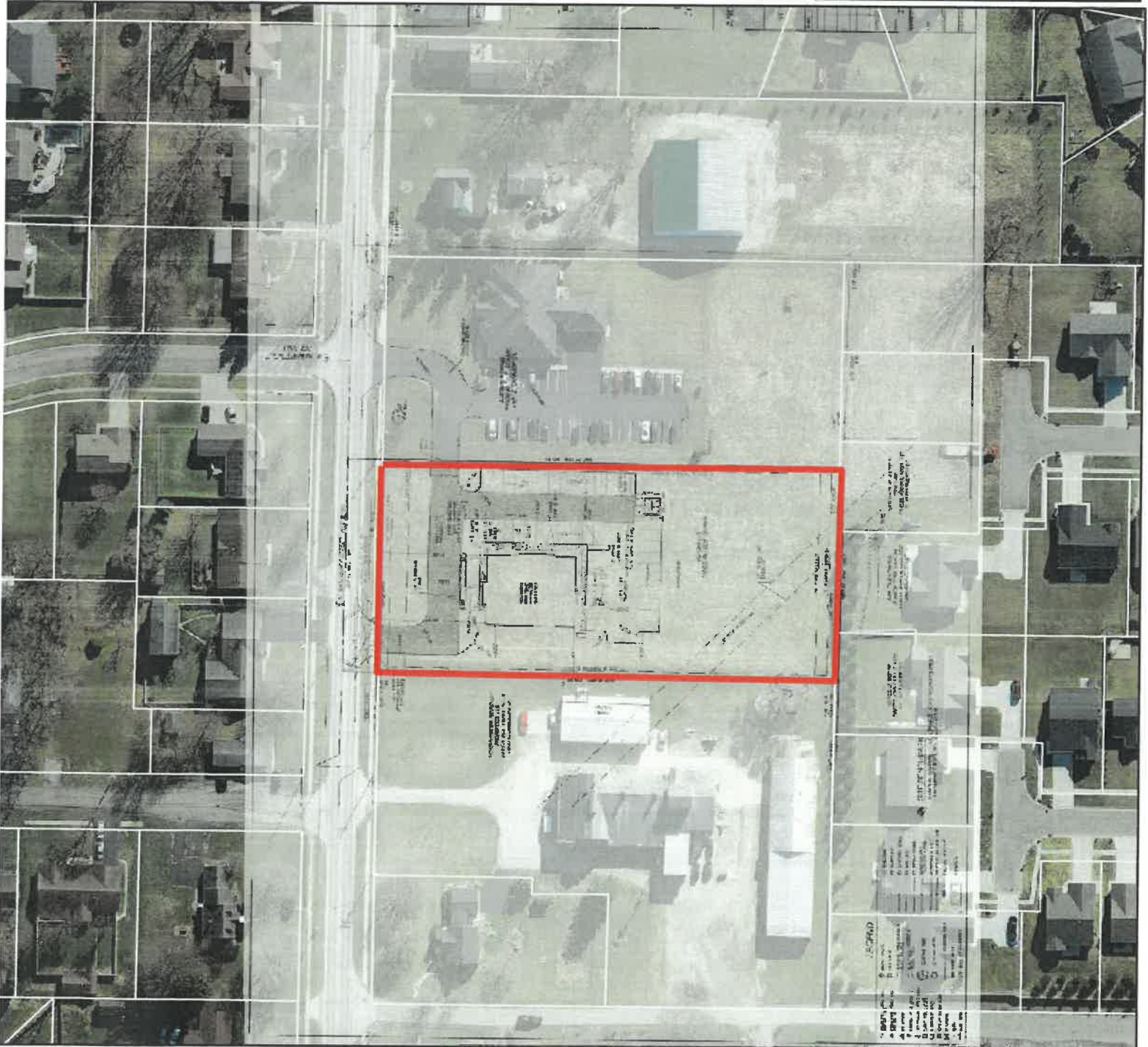
No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.

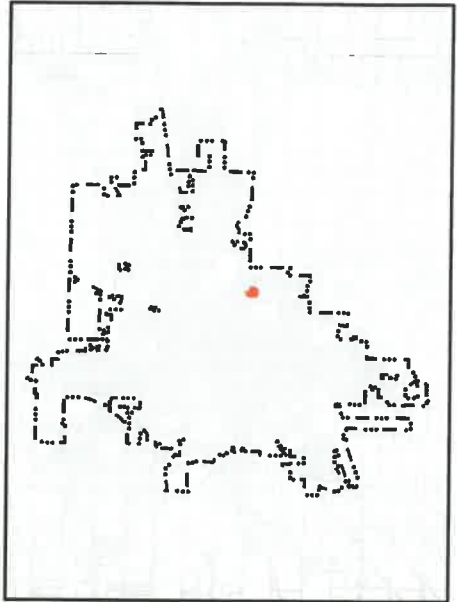
SP-05-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Anderson Dental,
for a dentist office at
1301 E. Sandusky Street



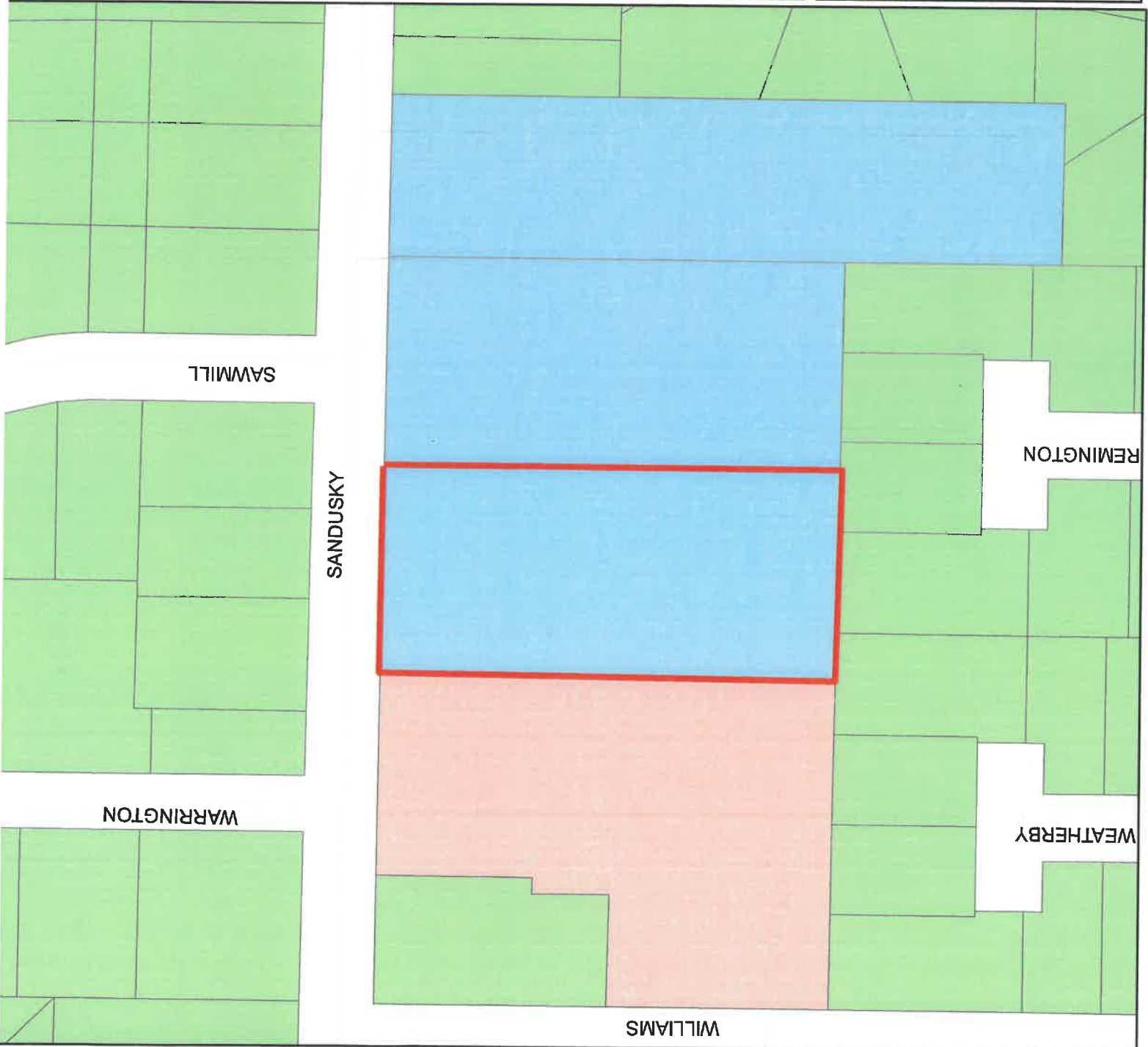
Legend

- SP-05-2022
- Findlay City Boundary



SP-05-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Anderson Dental,
for a dentist office at
1301 E. Sandusky Street



Legend

- SP-05-2022
- Findlay City Boundary
- Zoning**
 - C1
 - O1
 - R1

