

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT April 14, 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, April 14, 2022 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-03-2022 filed by Ramar Land Corporation, 600 Gillam Rd, Wilmington, OH 45177, to vacate a portion of the right-of-way at the southern end of McLane Drive.**
- 2. APPLICATION FOR PRELIMINARY PLAT #PP-02-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park.**
- 3. APPLICATION FOR SITE PLAN REVIEW #SP-06-2022 filed by Findlay Warehousing Inc. for a commercial building at 8556 County Road 140.**
- 4. APPLICATION FOR SITE PLAN REVIEW (Request for Site Plan Revision) #SP-13-2019 filed by OPM of Findlay, 1901 Tiffin Avenue, Findlay for an approximately 1580 square foot addition to The Beverage Barn, 1901 Tiffin Avenue.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, April 14, 2022 – 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-03-2022 filed by Ramar Land Corporation, 600 Gillam Rd, Wilmington, OH 45177, to vacate a portion of the right-of-way at the southern end of McLane Drive.**

General Information

This request is located at the south end of the intersection of McLane Drive and Campbell Drive.

Staff Analysis

The applicant would like to vacate a portion of the street at the intersection. At the intersection there is a cul-de-sac area that has been barricaded from public uses. The intent of the vacation is to square off the road Right-of-Way and the land will be attached to the adjoining land to the east and south. Access will remain to the current Campbell's facility and will not create any negative traffic impacts. There is only one abutting property owner for this request.

Staff Recommendation

Staff recommends **approval of ALLEY/STREET VACATION PETITION #AV-03-2022 filed by Ramar Land Corporation, 600 Gillam Rd, Wilmington, OH 45177, to vacate a portion of the right-of-way at the southern end of McLane Drive.**

ENGINEERING

No Comment

FIRE PREVENTION

- The fire hydrant needs to stay visible from the street after the vacation

RECOMMENDATION

CPC Staff recommends **approval of ALLEY/STREET VACATION PETITION #AV-03-2022 filed by Ramar Land Corporation, 600 Gillam Rd, Wilmington, OH 45177, to vacate a portion of the right-of-way at the southern end of McLane Drive.**

AV-03-2022

ALLEY/STREET

VACATION PETITION

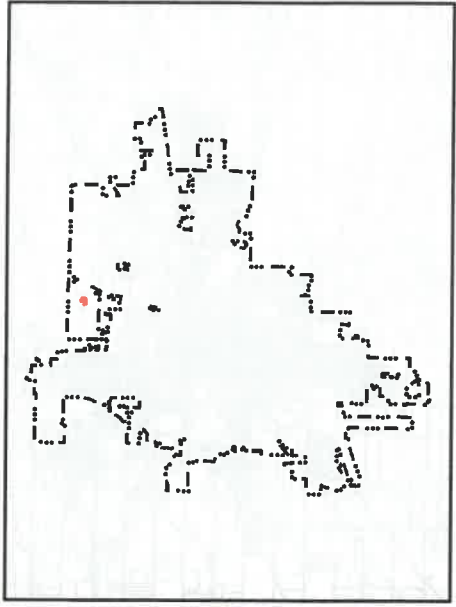
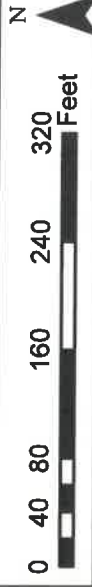
filed by Ramar Land Corporation, 600 Gillam Rd, Wilmington, OH 45177, to vacate a portion of the right-of-way at the southern end of McLane Drive



Legend

— AV-03-2022

--- Findlay City Boundary



2. APPLICATION FOR PRELIMINARY PLAT #PP-02-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park.

CPC STAFF

General Information

This request to the east of Technology Drive, south of County Road 99. It is zoned C-2 General Commercial. To the west, it is zoned M-2 Multi-Family High Density. To the south is a mix of Office and Condo. 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

The site is currently vacant land.

Staff Analysis

The proposed plat would subdivide this area into two parcels. At the north end of the site, there is an extension of the existing stub street, Midwest Court. Abutting the street would be a 45.106 acre parcel that would stretch from Technology Drive, along Midwest Court, and towards the southeast corner of the site. Parcel 2 would be 16.937 acres and is located on the southwest corner of the site. The plans show a thirty-foot (30') easement from Midwest Court as access to Parcel 2.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park.**

PP-02-2022

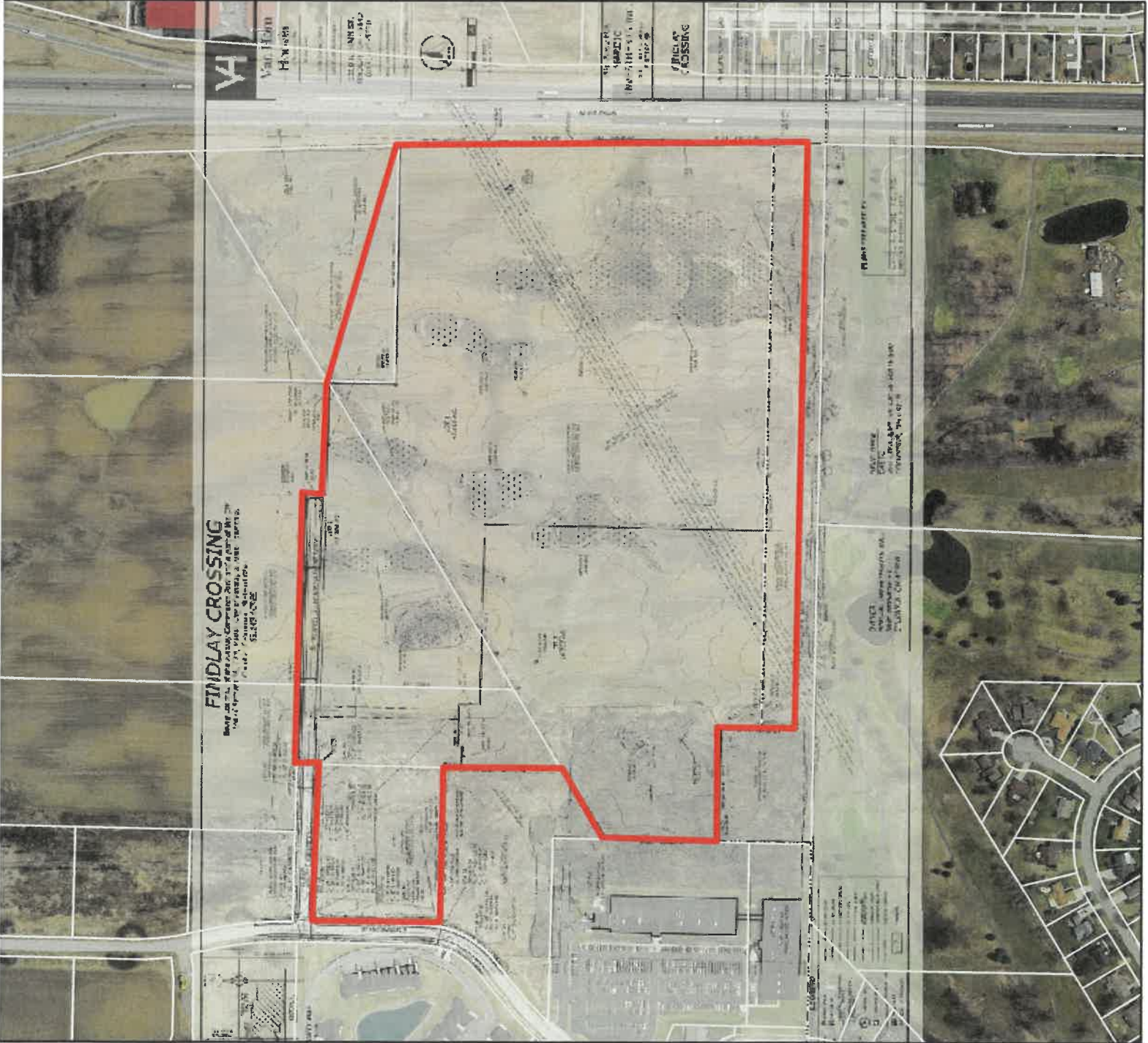
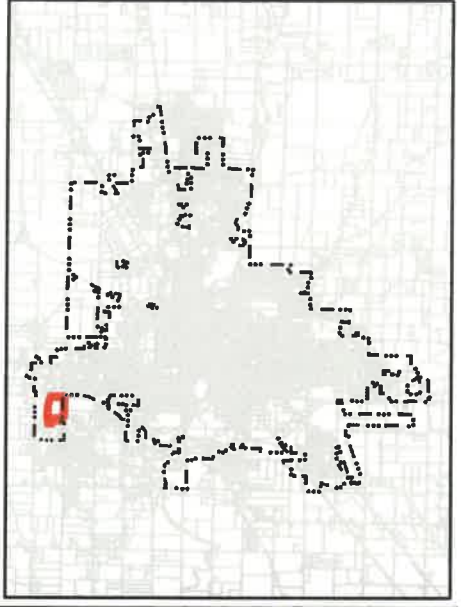
APPLICATION FOR PRELIMINARY PLAT

filed by Mardic Investments,
Inc, 5800 Monroe Street,
Sylvania, OH 43560, for
Findlay Crossing, located at
Lot 11 of the Findlay
Commerce Park

Legend

PP-02-2022

Findlay City Boundary



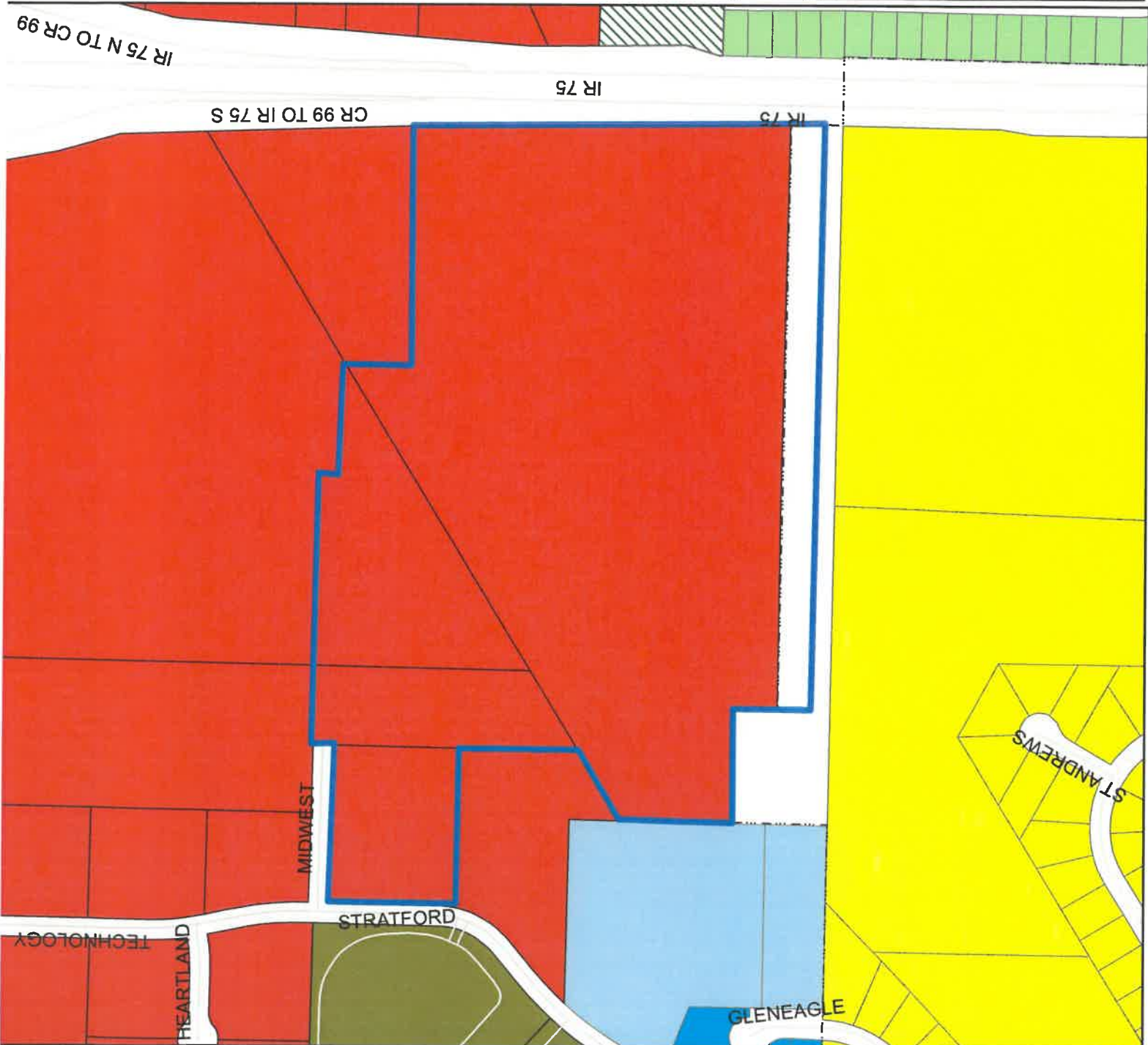
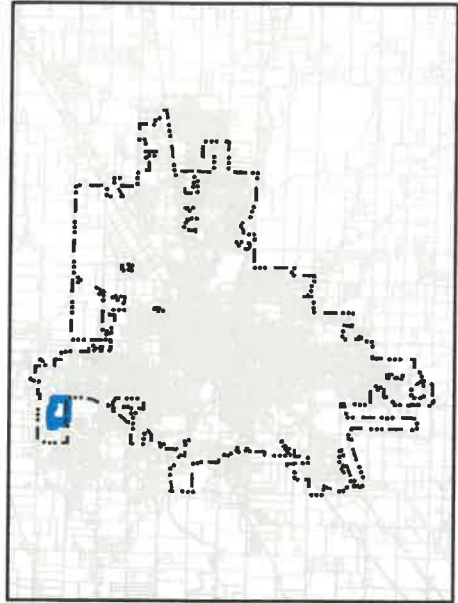
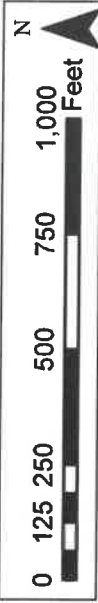
PP-02-2022

APPLICATION FOR
PRELIMINARY PLAT
filed by Mardic Investments,
Inc, 5800 Monroe Street,
Sylvania, OH 43560, for
Findlay Crossing, located at
Lot 11 of the Findlay
Commerce Park

Legend

- PP-02-2022
- Findlay City Boundary Zoning
- Liberty Township
- Zoning
- R-1

City of Findlay	Zoning
C1	
C2	
CD	
M2	
O1	
PO	
R1	



3. APPLICATION FOR SITE PLAN REVIEW #SP-06-2022 filed by Findlay Warehousing Inc. for a commercial building at 8556 County Road 140.

General Information

This request is located on the northwest corner of State Route 12 and County Road 140 in Liberty Township. Liberty Township has this parcel zoned I-1 Light Industrial. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The site has been the site of Findlay Warehousing Inc. The original warehouse on the site was built in 2006.

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.

Currently the site is used as storage space for the topsoil for sale. This will be removed as part of the project, including the shed at the south end of the site and the cinder-block walled structure at the north end of the site.

The site plan shows a new warehouse on the property measuring over 105,000 square feet in size. Elevations show that the height of the building would be the same as the existing building, which is thirty-six feet. The maximum height for a building in Liberty Township I-1 Industrial District is forty feet (40'). The proposed building would have the twelve (12) trucking bays on the west side of the building. They have included an additional parking lot at the northwest corner of the site, which has thirty-three (33) parking spots, with two (2) handicap spots.

A photometric plan was not submitted, but has been requested by staff. There is no landscaping included in the site plan. Staff would like to prescribe mounding and level 2 screening option 1: four canopy trees and four evergreen trees per one hundred lineal feet (100') of contiguous boundary with conflicting zoning district or use. While the site across the street is currently vacant, there is a mix of residential and business in the area.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2022 filed by Findlay Warehousing Inc. for a commercial building at 8556 County Road 140 subject to the following condition:**

- **Mounding and Level 2 screening option 1 along County Road 140**

ENGINEERING

Access –

Will be from the existing drive off of CR140

Water Service –

A 2-inch service line is to proposed come off of the 20-inch waterline that is located on the east side of the site. The plans also show a 8-inch fire line to come off of the private 12-inch waterline that is located on the north side of the building.

Sanitary Service –

The proposed sanitary will be coming off of a private sanitary sewer that is located on the west side of the building.

Stormwater Management –

Since the property is outside City Limits and is not adjacent to City Limits, detention calculations were not reviewed.

MS4 Requirements –

Since the site is outside City Limits Sediment and Erosion control is not required by the City of Findlay.

Recommendations:

Approval of the Site Plan

The following permits may be required prior to construction:

- Water Tap Permit x1

FIRE PREVENTION

- Increase fire lanes to 25' wide
- Fire lanes must be maintained at all times

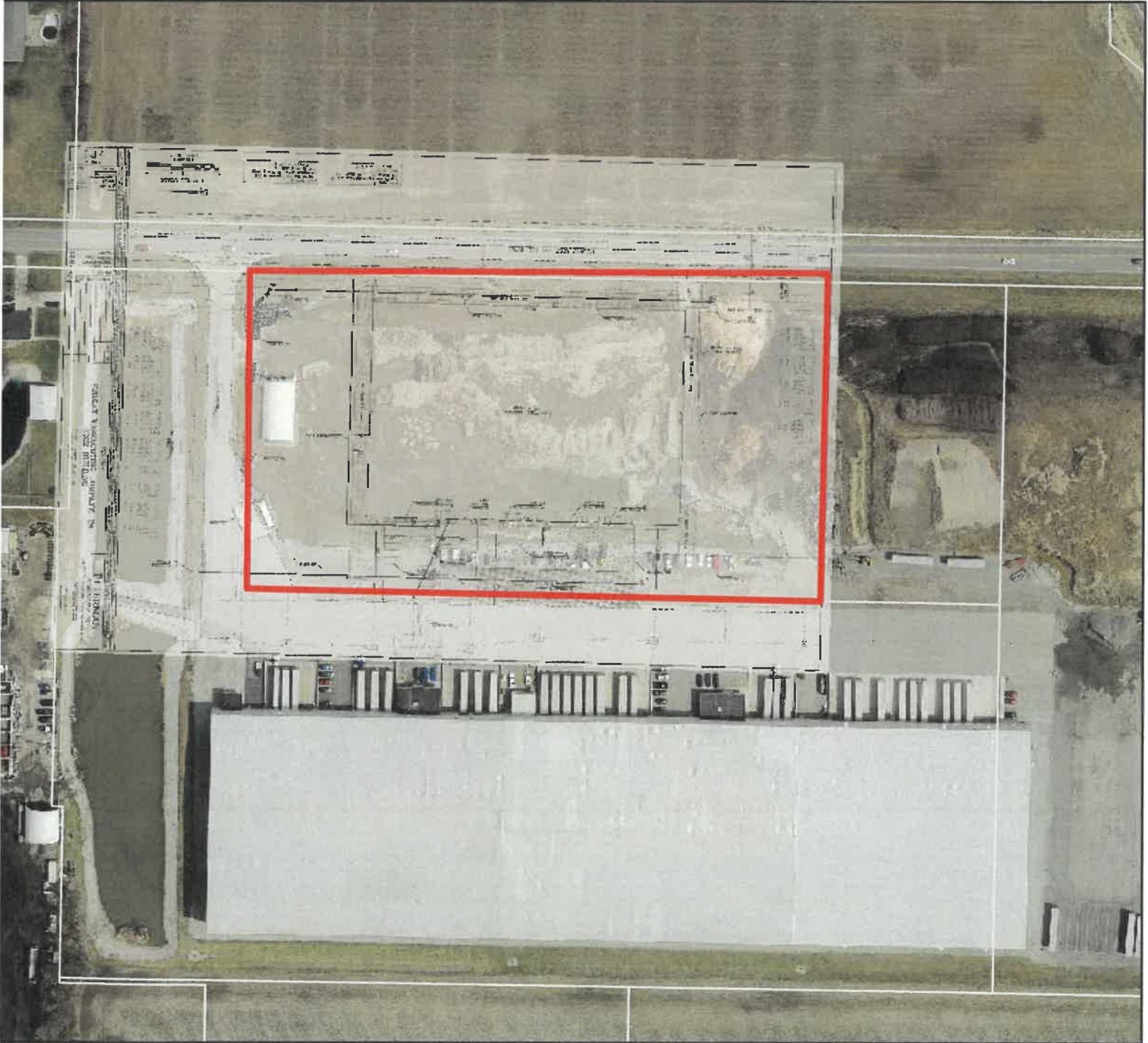
RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2022 filed by Findlay Warehousing Inc. for a commercial building at 8556 County Road 140 to the following condition:**

- **Level 2 screening option 1 along County Road 140**

SP-02-2022

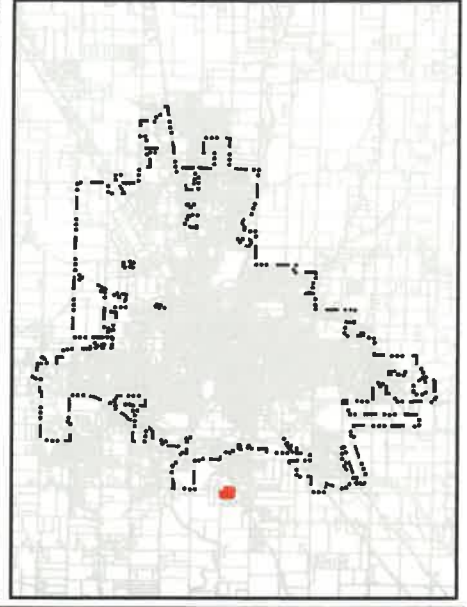
APPLICATION FOR
SITE PLAN REVIEW
filed by Findlay Warehousing
Inc. for a commercial building
at 8556 County Road 140.



Legend

— SP-06-2022

--- Findlay City Boundary



4. APPLICATION FOR SITE PLAN REVIEW (Request for Site Plan Revision) #SP-13-2019 filed by OPM of Findlay, 1901 Tiffin Avenue, Findlay for an approximately 1580 square foot addition to The Beverage Barn, 1901 Tiffin Avenue.

CPC STAFF

General Information

This site is located on the south side of Tiffin Avenue across from Findlay Village Mall. It is zoned C-2 General Commercial. All surrounding lots are also zoned C-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Regional Commercial.

Parcel History

This is currently the site of the Beverage Barn State Liquor Store.

Staff Analysis

The applicant had originally submitted a site plan for an expansion in June 2019. They had proposed to construct a 1,589 square foot addition on the south side of the building. The access drive is a shared entry used by multiple tenants in this shopping area.

Staff originally commented that we do not see any need for the second access to the east. Since the drive thru carry out went out of business, staff viewed the second access as unnecessary. Staff and the Engineer's Office agreed to this change. We continue to try to eliminate unnecessary access points on Tiffin Avenue for safety reasons.

At the June 2019 CPC meeting, the motion to approve were **subject to the following conditions:**

- **Remove easternmost drive approach and replace with high curb**
- **Fix existing sidewalk at the drive that is removed**
- **Landscaping in front greenspace**
- **Apply for all necessary permits with Wood County Building Inspection.**

In 2022, Erik Atkins from the Zoning Department contacted that the owner, Eric Hager, saying they needed to follow through with the conditions for approval. HRPC also sent the owner a letter, which outlined that if the conditions were not met, that they would be subject to losing their certificate of occupancy. Mr. Hager requested that CPC reconsider the closing of the second access. In his request, he has argued that the parking in the front only has access from the second access. There is an easement on record between this property and the owner of the driveway to the west of the site though.

ENGINEERING

No Additional Comment

FIRE PREVENTION

No Comment

SP-13-2019

APPLICATION FOR SITE PLAN REVIEW

filed by OPM of Findlay for an approximately 1580 square foot addition to The Beverage Barn at 1901 Tiffin Ave.

Legend



1901 Tiffin Ave.

Parcels

Road Centerline

Findlay Locator Map

