

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT May 11, 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
Wednesday, May 11, 2022 - 2:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-04-2022** filed by the Protech Rental Properties, 330 W. Main Cross Street, Findlay, Ohio, to convert 119 Madison Avenue into a duplex.
2. **APPLICATION FOR SITE PLAN REVIEW #SP-07-2022** filed by Midwest Appraisal, for a new 1728 square foot storage building/office to be constructed at their site at 1600 S. Blanchard Street.
3. **APPLICATION FOR FINAL PLAT #FP-01-2022** filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for replatting lots 6144-6149, 6177-6181, and part of lots 6143 and 6182; of the Howard Addition located at 508 W. Trenton Avenue.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-08-2022** filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for a new drive-thru restaurant to be located at 508 W. Trenton Avenue.
5. **APPLICATION FOR SITE PLAN REVIEW #SP-09-2022** filed by Ed's 24 Hour Service Inc, for a 3200 square foot storage building at 3800 Ventura Drive.
6. **APPLICATION FOR ZONING AMENDMENT #ZA-02-2022** filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for rezoning Findlay Crossing, located at Lot 11 of the Findlay Commerce Park and part of the NW Corner of Section 6 Allen Township, from C-2 General Commercial to M-2 Multi-Family High Density.

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Wednesday, May 11, 2022 – 2:00 p.m.

COMMENTS

NEW ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-04-2022 filed by the Protech Rental Properties, 330 W. Main Cross Street, Findlay, Ohio, to convert 119 Madison Avenue into a duplex.**

General Information

This site is located on the south side of Madison Avenue to the west of N. Main Street. It is zoned R-3 Small Lot Residential. To the north and west, it is also zoned R-3 Small Lot Residential. To the east it is zoned C-1 Local Commercial. It is not located within the 100-year flood plain.

Staff Analysis

The applicant recently purchased the property and is requesting to operate as a duplex. This area is just north of the University District, and has a mix of mobile home, single family, and duplexes in the area. There was no permit in the file for the site, but has previously operated as a duplex. 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 a north/south alley. Parking for the site is located at the rear of the property, off the alley. It has been unpaved in the past, but staff is requiring they have a parking pad that can accommodate four (4) off-street parking spots.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2022 filed by the Protech Rental Properties, 330 W. Main Cross Street, Findlay, Ohio, to convert 119 Madison Avenue into a duplex with the following condition:**

- **The required four (4) off-street parking spots must be paved per Findlay Code 1161.11.1A**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2022 filed by the Protech Rental Properties, 330 W. Main Cross Street, Findlay, Ohio, to convert 119 Madison Avenue into a duplex with the following condition:**

- **The required four (4) off-street parking spots must be paved per Findlay Code 1161.11.1A**

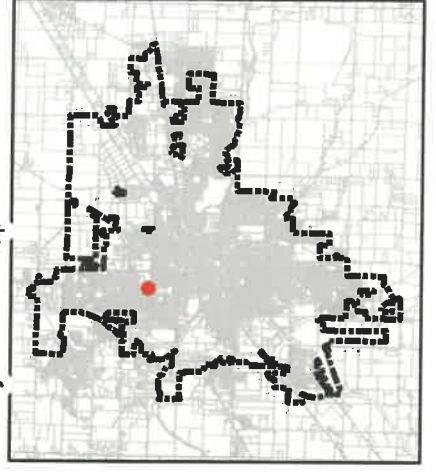
CU-04-2022

APPLICATION FOR
CONDITIONAL USE
Properties to convert
119 Madison Avenue into
a duplex.

Legend

- 119 Madison Avenue
- Parcels
- Road Centerline

Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-07-2022 filed by Midwest Appraisal, for a new 1,728 square foot storage building/office to be constructed at their site at 1600 S. Blanchard Street.

CPC STAFF

General Information

This request to the west side of Blanchard Street, just south of the intersection with 6th Street. It is zoned C-1 Local Commercial. To the west, it is zoned R-3 Small Lot Residential. To the east, it is zoned Parks and Open Space for Emory Adams Park. 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.

Parcel History

The site of the proposed building is currently vacant. It was combined with the restaurant and parking lot in 2012. The Parkside Grill had operated as a restaurant on the site, but recently closed.

Staff Analysis

The proposed site plan would see a new 1,728 square foot contractor's office building built on the site. The building feature two large garage door bays facing the south. On the east side of the building, there would be an 18' x 36' office space for the business. The rest of the building would operate as a cold storage building, storing equipment for Midwest Appraisal. The exterior appears to be aluminum siding. Staff would like to see a two-toned color scheme implemented for the building. Aluminum siding is listed as an appropriate accent material for small offices, so it would be beneficial if the applicant consider some additional architectural details to improve the aesthetic. Lighting was not shown on the plan or building, but staff would reiterate that lighting only shine on the building.

This site was originally its own parcel before being combined with the restaurant and parking to the south. Staff would recommend that the lots be split again so that each building be located on its own parcel. The owner then would need to file a shared access agreement to ensure access to the parking lot.

There appears to be no new additional landscaping shown on the site plan. For lots 15,000 to 30,000 square feet in size, 1 canopy tree is required. Two foundation plants should be planted per twelve (12) lineal feet of building; so, this new building would require fourteen (14) foundation plants. The tree must be 1½ inch caliper at time of planting and the foundation plants must be a minimum two (2) gallon container. The location of the foundation plants can be grouped if desired. A landscape plan can be approved administratively by HRPC.

There is an existing dumpster parking pad shown on the site plan. The code requires dumpsters to be located in an enclosure. All sides of the dumpster enclosure must have a six-foot high fence. There is an existing six-foot tall perimeter wooden fence around the site. It is not in the best shape, and staff would like to see it updated to a vinyl fence.

Staff Recommendation

CPC Staff recommends **APPLICATION FOR SITE PLAN REVIEW #SP-07-2022** filed by **Midwest Appraisal**, for a new 1728 square foot storage building/office to be constructed at their site at 1600 S. Blanchard Street with the following conditions:

- Replace the fencing with a new vinyl fence
- Add 1 canopy tree, and 14 foundation plants measuring 18 inches in height or two gallons.
- The architecture of the building be two-toned
- Split the lot so that one building is on each lot and file a shared access agreement

ENGINEERING

Access –

Will be from the existing parking lot that comes off of Blanchard Street.

Water Service –

A service line is to proposed come off of the 10-inch waterline that is located on the west side of Blanchard Street.

Sanitary Service –

The proposed sanitary lateral will be coming off of the 10-inch sanitary sewer that is located on the west side of the site.

Stormwater Management –

The stormwater calculations that were submitted as part of the application, complies with the City of Findlay Standards. The stormwater will be directed to a new detention pond located on the northeast corner 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:

- Water Tap Permit x1
- Sanitary Sewer Tap Permit x1
- Storm Sewer Tap Permit x1

FIRE PREVENTION

No Comment

RECOMMENDATION




Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2022** filed by **Midwest Appraisal**, for a new 1728 square foot storage building/office to be constructed at their site at 1600 S. Blanchard Street with the following conditions:

- **Replace the fencing with a new vinyl fence**
- **Add 1 canopy tree, and 14 foundation plants measuring 18 inches in height or two gallons.**
- **The architecture of the building be two-toned**
- **Split the lot so that one building is on each lot and file a shared access agreement**

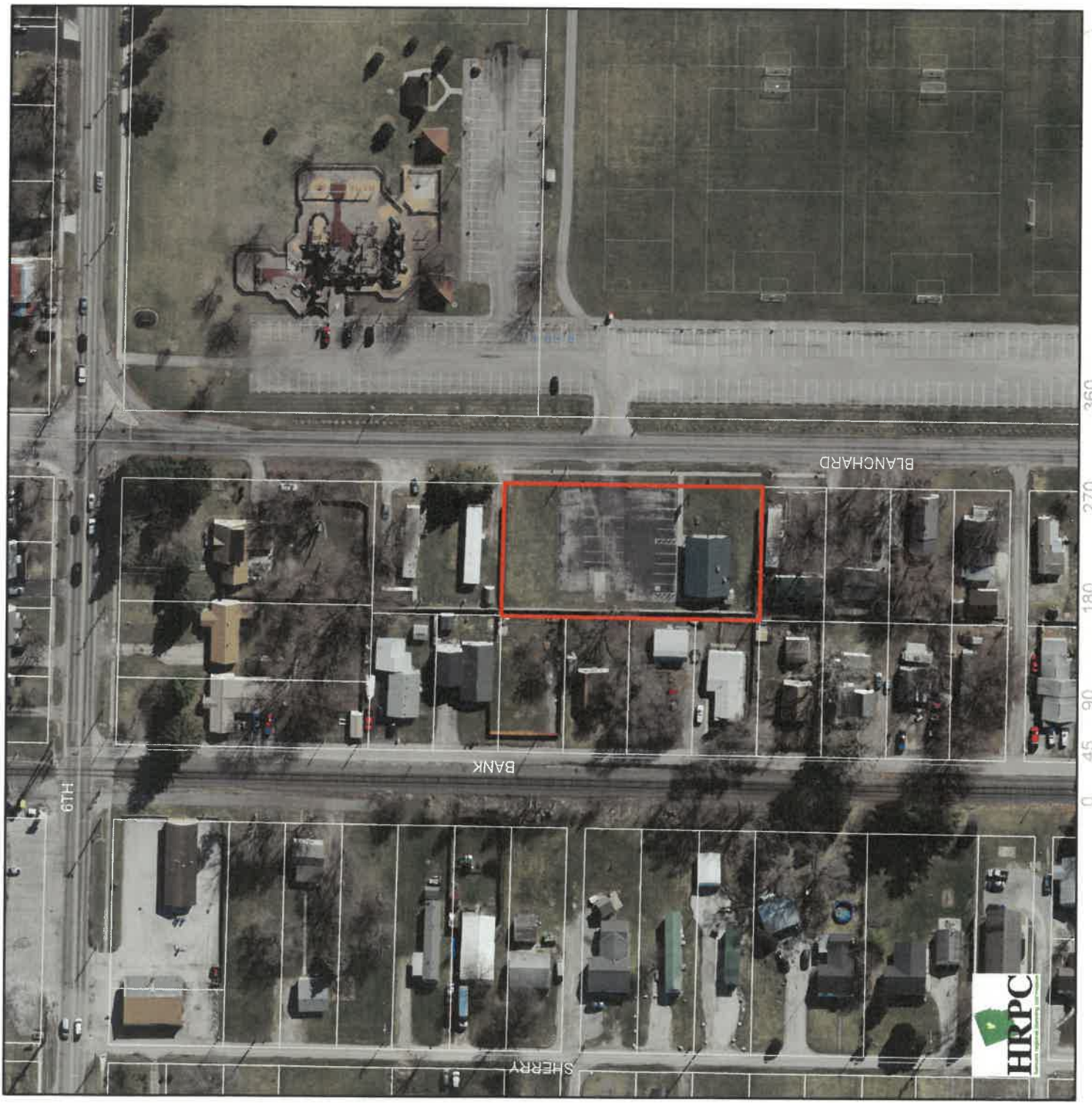
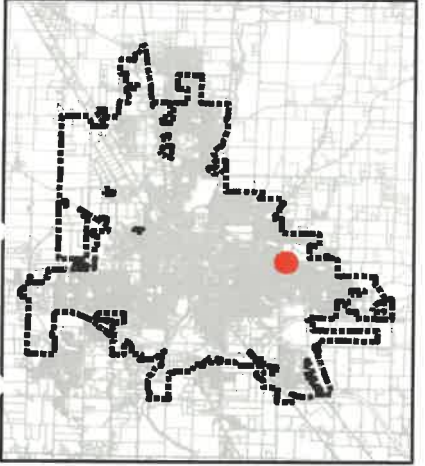
SP-07-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Midwest Appraisal,
for a new 1728 square foot
storage building/office to be
constructed at their site at
1600 S. Blanchard Street.

Legend

-  1600 S Blanchard Street
-  Parcels
-  Road Centerline




Findlay Locator Map



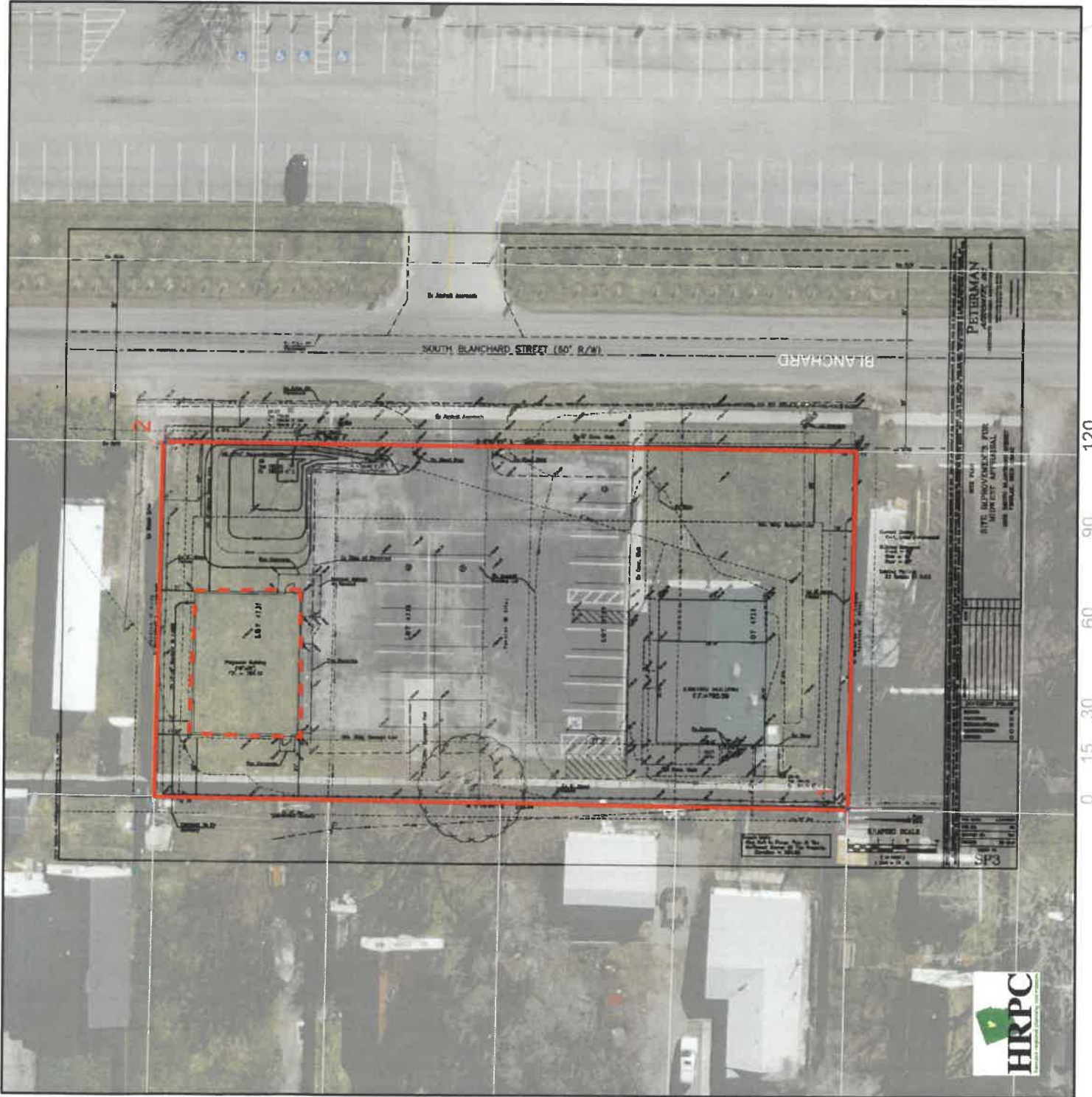
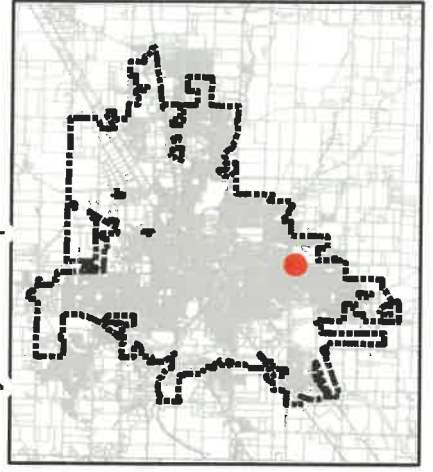
SP-07-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Midwest Appraisal,
for a new 1728 square foot
storage building/office to be
constructed at their site at
1600 S. Blanchard Street.

Legend

-  1600 S Blanchard Street
-  Parcels
-  Road Centerline

Findlay Locator Map



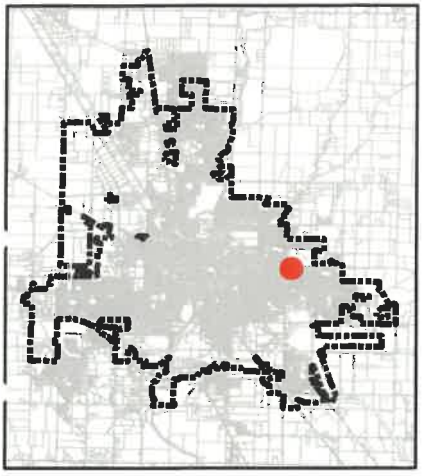
SP-07-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Midwest Appraisal,
for a new 1728 square foot
storage building/office to be
constructed at their site at
1600 S. Blanchard Street.

Legend

- 1600 S Blanchard Street
- Findlay City
- Parcels
- 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

Findlay Locator Map





- 3. APPLICATION FOR FINAL PLAT #FP-01-2022 filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for replatting lots 6144-6149, 6177-6181, and part of lots 6143 and 6182; of the Howard Addition located at 508 W. Trenton Avenue.**

CPC STAFF

General Information

This request is on the north side of Trenton Avenue to the east of the intersection with Bolton Street. It is zoned C-2 General Commercial. Along Trenton Avenue, it is zoned C-2 General Commercial. To the north it is zoned a mix of R-3 Small Lot Residential and Mobile Home. 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 has previously been a mobile home park.

Staff Analysis

The proposed plat would subdivide this area into two parcels. Lot 1 on the west side and would measure 0.975 acres. Lot 2 on the east side would be 0.989 acres. The applicant indicated that they would remove the access onto Trenton from Lot 6149 but would leave an access onto Trenton Avenue from both lots. Staff would like to see a single access point onto Trenton Avenue from the two lots, with a shared access agreement filed to ensure access. This would mimic the same layout that is seen on the site to Fergus Subdivision just to the east. The Fergus Subdivision is Advanced Auto Parts and Dunkin Donuts. The final version of the plat will need new lot numbers, subdivision name, and legal description before the County Auditor can record the plat.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2022 filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for replatting lots 6144-6149, 6177-6181, and part of lots 6143 and 6182; of the Howard Addition located at 508 W. Trenton Avenue with the following condition:**

- **Allow for a single access through the site for both lots 1 and 2.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

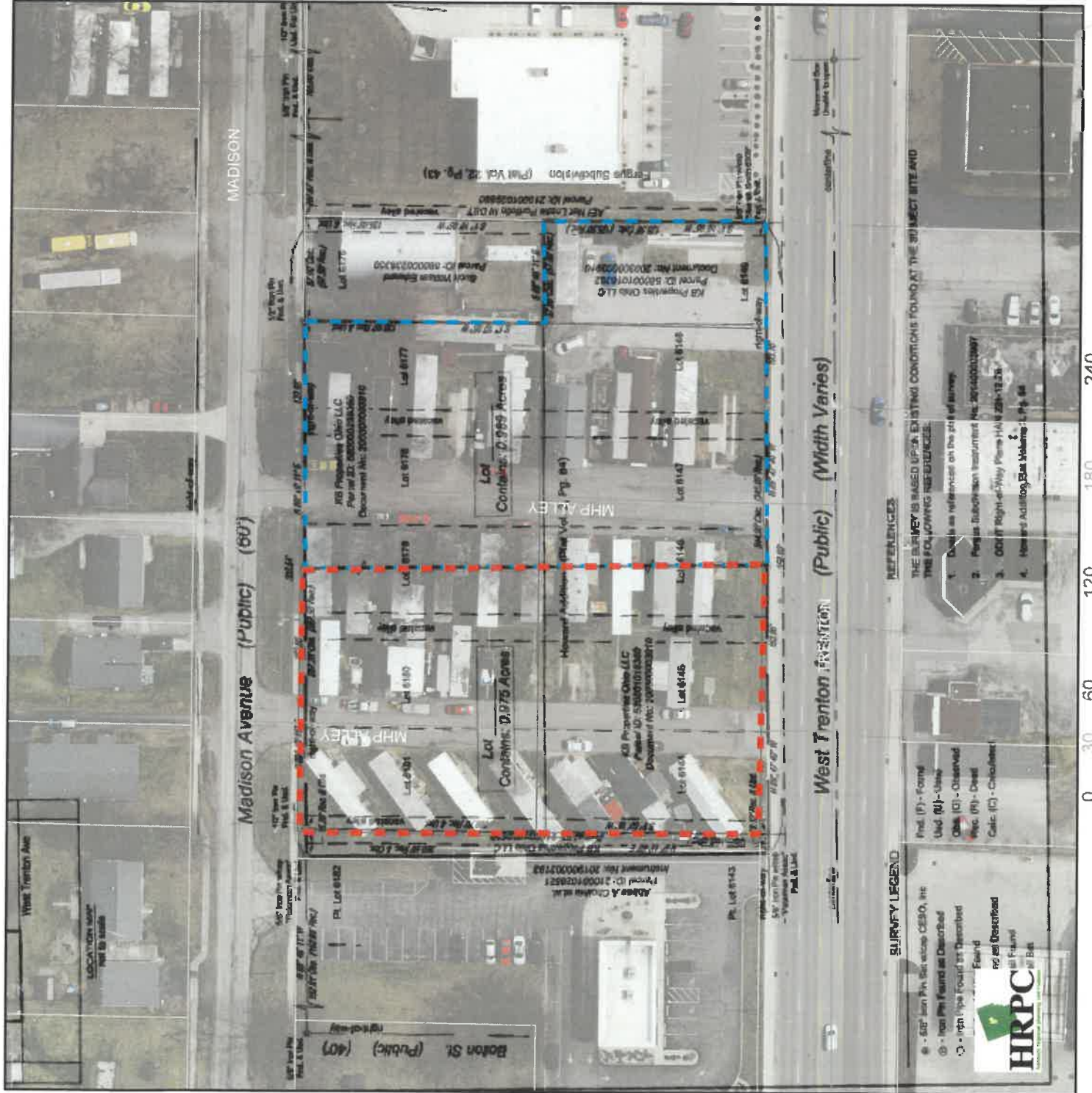
Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2022 filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for replatting lots 6144-6149, 6177-6181, and part of lots 6143 and 6182; of the Howard Addition located at 508 W. Trenton Avenue with the following condition:**

- **Allow for a single access through the site for both lots 1 and 2.**

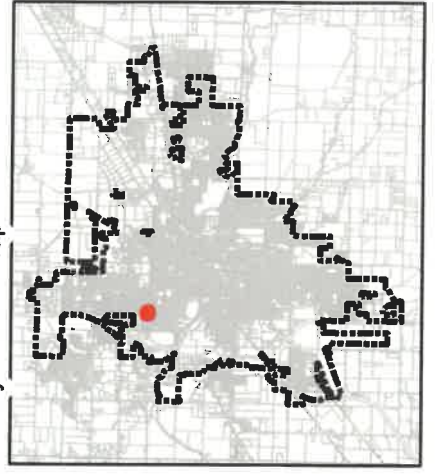
FP-01-2022

APPLICATION FOR FINAL PLAT

filed by InSite Development Services, LLC., for replating lots 6144-6149, 6177-6181, and part of lots 6143 and 6182; of the Howard Addition located at 508 W. Trenton Avenue.



Findlay Locator Map



FP-01-2022

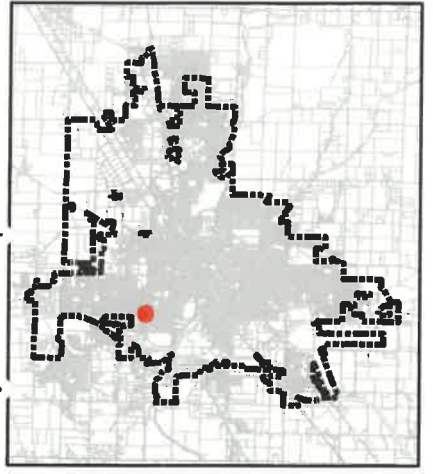
APPLICATION FOR FINAL PLAT

filed by InSite Development
Services, LLC., for replating lots
6144-6149, 6177-6181, and
part of lots 6143 and 6182; of
the Howard Addition located at
508 W. Trenton Avenue.

Legend

- InSite Project
- FP-01-2022
- Parcels
- Road Centerlines
- 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

Findlay Locator Map



4. APPLICATION FOR SITE PLAN REVIEW #SP-08-2022 filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for a new drive-thru restaurant to be located at 508 W. Trenton Avenue.

General Information

This request same as the previous case FP-01-2022.

Staff Analysis

This project proposes to construct a 2,225 square foot drive thru restaurant on the western lot. They are proposing that the site have an access point onto both Trenton Avenue and Madison Avenue. As previously discussed, staff would like to see the access onto Trenton split between the two lots.

The drive-thru has enough space for eight (8) vehicles with the two menu boards. Along the west side of the site, there is an escape lane.

On the landscaping plan, the shrubs were noted to be one-gallon container sized. This needs to be increased to two-gallon sized shrubs.

A pylon sign is indicated in the southeast corner of the site. Staff would like to see this changed to a low profile sign instead. Landscaping is to be provided within the area around the low profile sign with 50% of this is to be evergreen. Sign permits will need approval from the Zoning Department.

Staff Recommendation

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2022 filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for a new drive-thru restaurant to be located at 508 W. Trenton Avenue with the following conditions:

- Change the pylon sign to a Low Profile Sign with landscaping as required in the Code.
- Redesign entry to come off single access for the two lots
- Increase the size of the foundation plants from 1 gallon to 2 gallon sized

ENGINEERING

Access –

The site currently utilizes five drives to access the site, and the proposed plans are showing a total of 3 drives. The current site plan for Starbucks shows a drive coming off of Trenton Avenue and a drive off Madison Avenue. Along with the Starbucks drive on Trenton Avenue, there is another proposed drive located to the east of the Starbucks drive to access the second parcel.

If possible, it would be beneficial to have one drive to come off of Trenton Avenue that would serve both sites.

Water Service –

A 1.5-inch service line is to proposed come off of the north side of the building and be connected to an existing water meter at Trenton Avenue. The current service line that is coming off of

Trenton Avenue is only 5/8-inch in size, so if a 1.5-inch line is needed a new service line will need to come off Madison Avenue.

The plans mentioned an irrigation system for the site, if an irrigation system is installed a separate meter will need to be set. If the 1.5-inch service line is needed a new meter can be installed from the Madison Ave. waterline and the existing meter on Trenton Avenue can be utilized for irrigation.

Sanitary Service –

The proposed sanitary will be coming off of the existing sanitary sewer that is located on the south side of Madison Avenue.

Stormwater Management –

The stormwater calculations that were submitted as part of the application, complies with the City of Findlay Standards. The stormwater will be detained by the onsite detention ponds located on the east and west side of the building.

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 x2
- Sanitary Sewer Tap Permit x1
- Storm Sewer Tap Permit x2
- Curb Cut/ Drive Permit x 2
 - 45LF & 160LF
- Sidewalk Permit x2
 - 60LF & 175LF

FIRE PREVENTION

- Obtain proper construction permits from WCBD

RECOMMENDATION





CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2022 filed by InSite Development Services, LLC., 1400 16th Street, Oak Brook, Illinois; for a new drive-thru restaurant to be located at 508 W. Trenton Avenue with the following conditions:

- Change the pylon sign to a Low Profile Sign with landscaping as required in the Code.
- Redesign entry to come off single access for the two lots
- Increase the size of the foundation plants from 1 gallon to 2 gallon sized

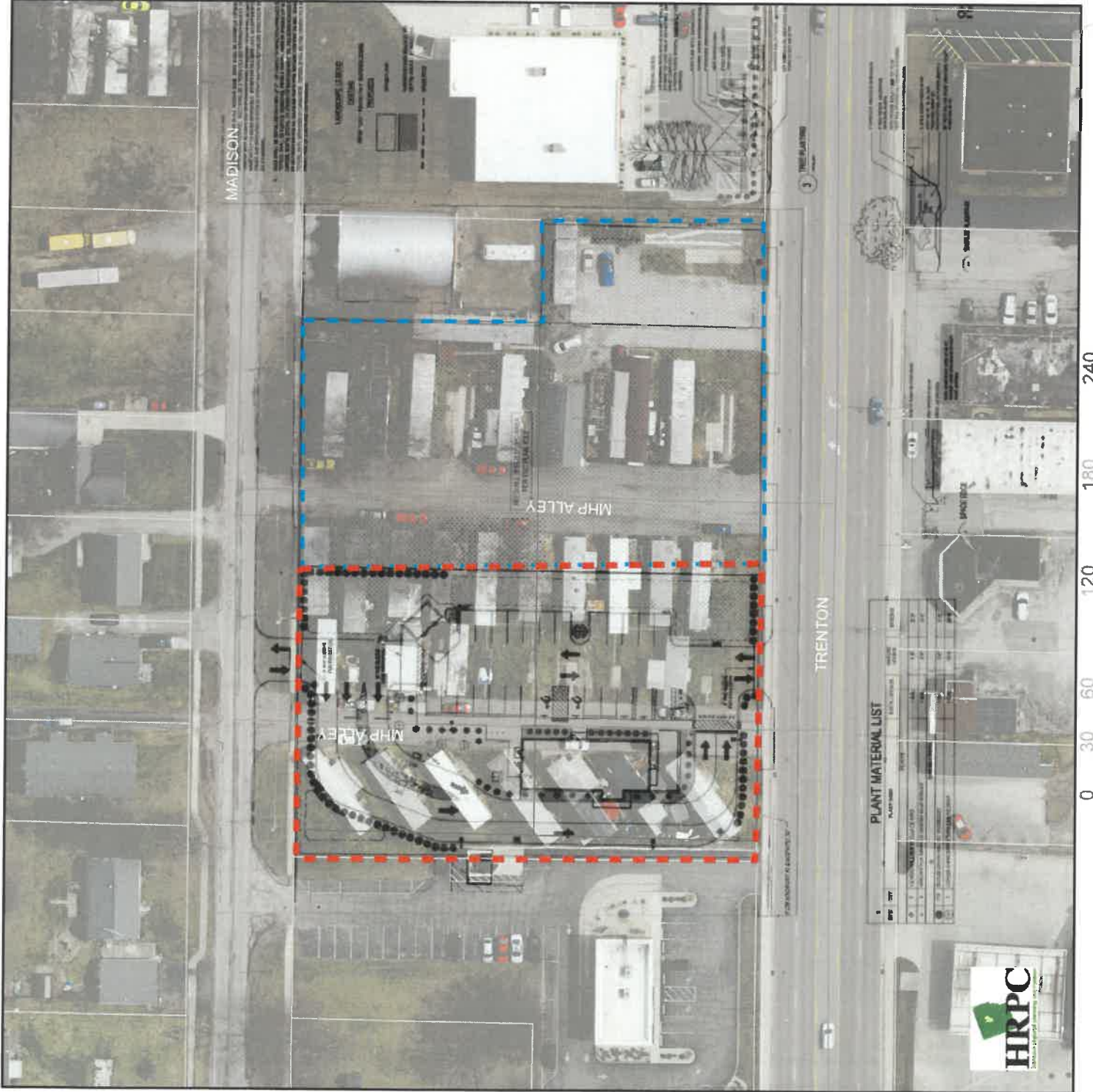
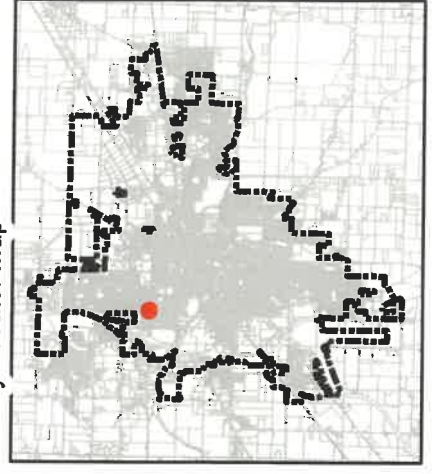
SP-08-2022

APPLICATION FOR
SITE PLAN
filed by InSite Development
Services, LLC., for a new
drive-thru restaurant to be
located at 508 W. Trenton Avenue

Legend

-  Proposed Lot 1
-  Proposed Lot 2
-  Parcels
-  Road Centerline

Findlay Locator Map



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5. APPLICATION FOR SITE PLAN REVIEW #SP-09-2022 filed by Ed's 24-Hour Service Inc, for a 3200 square foot storage building at 3800 Ventura Drive.

CPC STAFF

General Information

This site is located on the west side of Ventura Drive, south of County Road 99. It is zoned I-1 Light Industrial. The lots to the north and west are zoned C-2 General Commercial. The lots to the south and east are zoned I-1 Light Industrial. 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 Ed's 24-Hour Service Inc and the existing building was constructed in 1995.

Staff Analysis

The applicant has requested to build a new 3200 square foot cold storage building on the site. It would be located to the south of the existing building. The building would be constructed on compacted stone. Outdoor storage is allowed on permeable surfaces, if they are screened and enclosed. There is an existing fence on the property which screens the east side of the lot from the road. It is not in the best condition. Staff would like to see this replaced with a vinyl fence and extended around the southern end of the property to enclose the site.

In I-1, accessory buildings may encroach on the rear and side yard setbacks. This building is twenty feet (20') off the rear yard setback. While it does encroach on the thirty-foot (30') setback, accessory buildings may encroach, as long as they are above the ten-foot (10') minimum standard.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2022 filed by Ed's 24-Hour Service Inc, for a 3200 square foot storage building at 3800 Ventura Drive subject to the following conditions:**

- **Replace and extend the fence around the south boundary of the site**

ENGINEERING

No Comment

FIRE PREVENTION

- Obtain proper construction permits from WCBD

RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2022 filed by Ed's 24-Hour Service Inc, for a 3200 square foot storage building at 3800 Ventura Drive subject to the following conditions:**

- **Replace and extend the fence around the south boundary of the site**

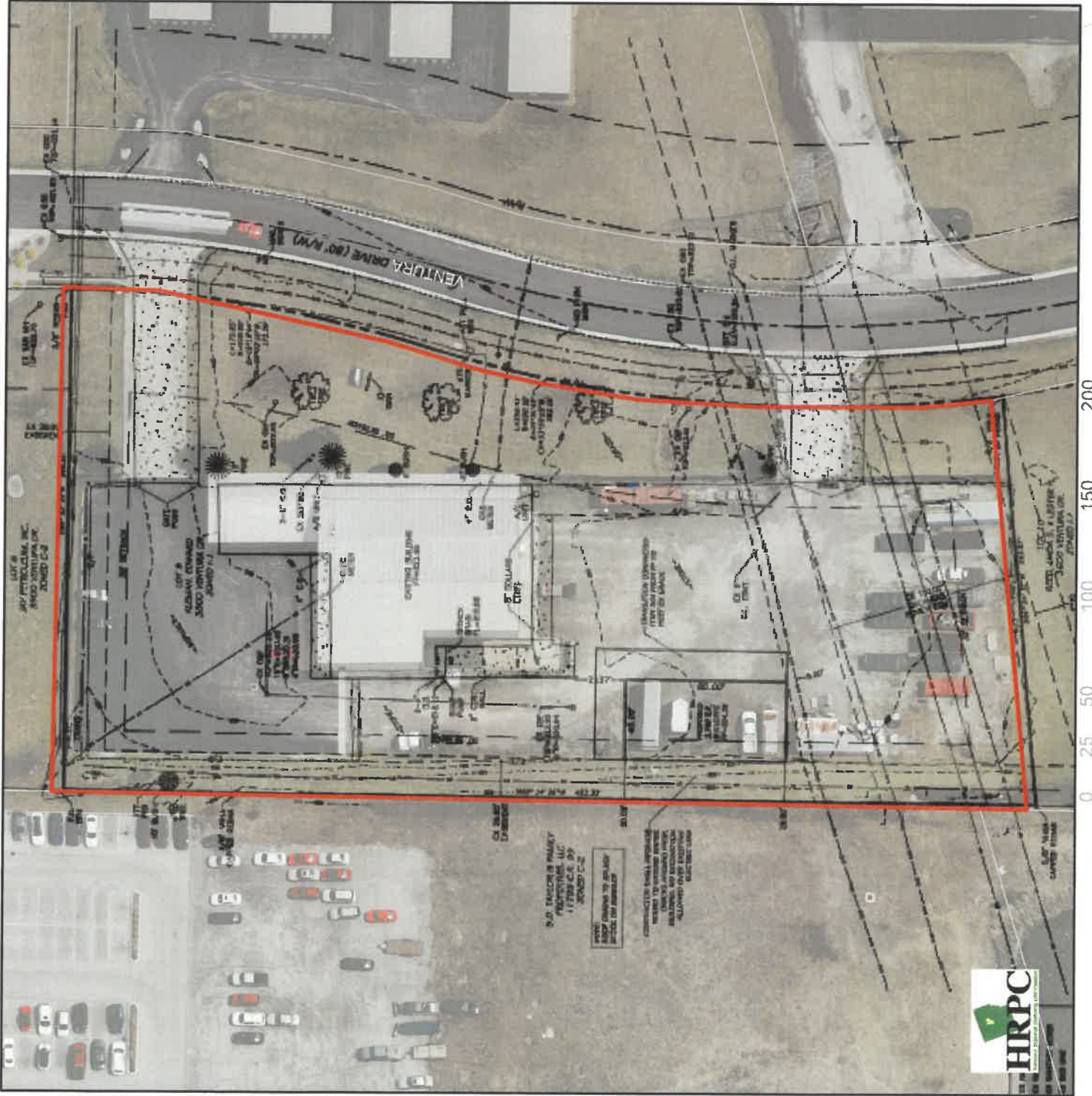
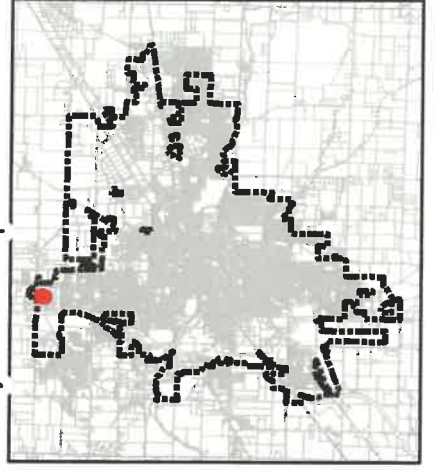
SP-09-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Ed's 24-Hour Service Inc,
for a 3200 square foot storage
building at 3800 Ventura Drive.

Legend

-  3800 Ventura Drive
-  Parcels
-  Road Centerline

Findlay Locator Map







6. APPLICATION FOR ZONING AMENDMENT #ZA-02-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for rezoning Findlay Crossing, located at Lot 11 of the Findlay Commerce Park and part of the NW Corner of Section 6 Allen Township, from C-2 General Commercial to M-2 Multi-Family High Density.

General Information

This request is to the east of Technology Drive, south of Midwest Court. It is zoned C-2 General Commercial. To the west, it is zoned M-2 Multi-Family High Density. To the south, it is zoned Office and Condo. It is not located within a 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Staff Analysis

This request was paired with the preliminary plat from last month, PP-01-2022. This would see the site changed from C-2 General Commercial to M-2 Multi-Family High Density. Given the multi-family, condo, and residential in the area, staff views the rezoning request as appropriate.

Staff Recommendation

Staff recommends approval of APPLICATION FOR ZONING AMENDMENT #ZA-02-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for rezoning Findlay Crossing, located at Lot 11 of the Findlay Commerce Park and part of the NW Corner of Section 6 Allen Township, from C-2 General Commercial to M-2 Multi-Family High Density.

ENGINEERING

No comment

FIRE PREVENTION

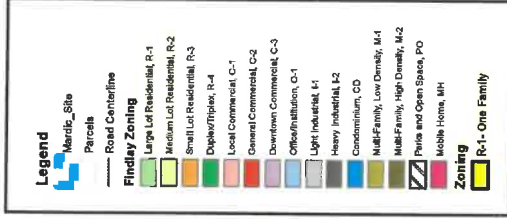
No comment

RECOMMENDATION

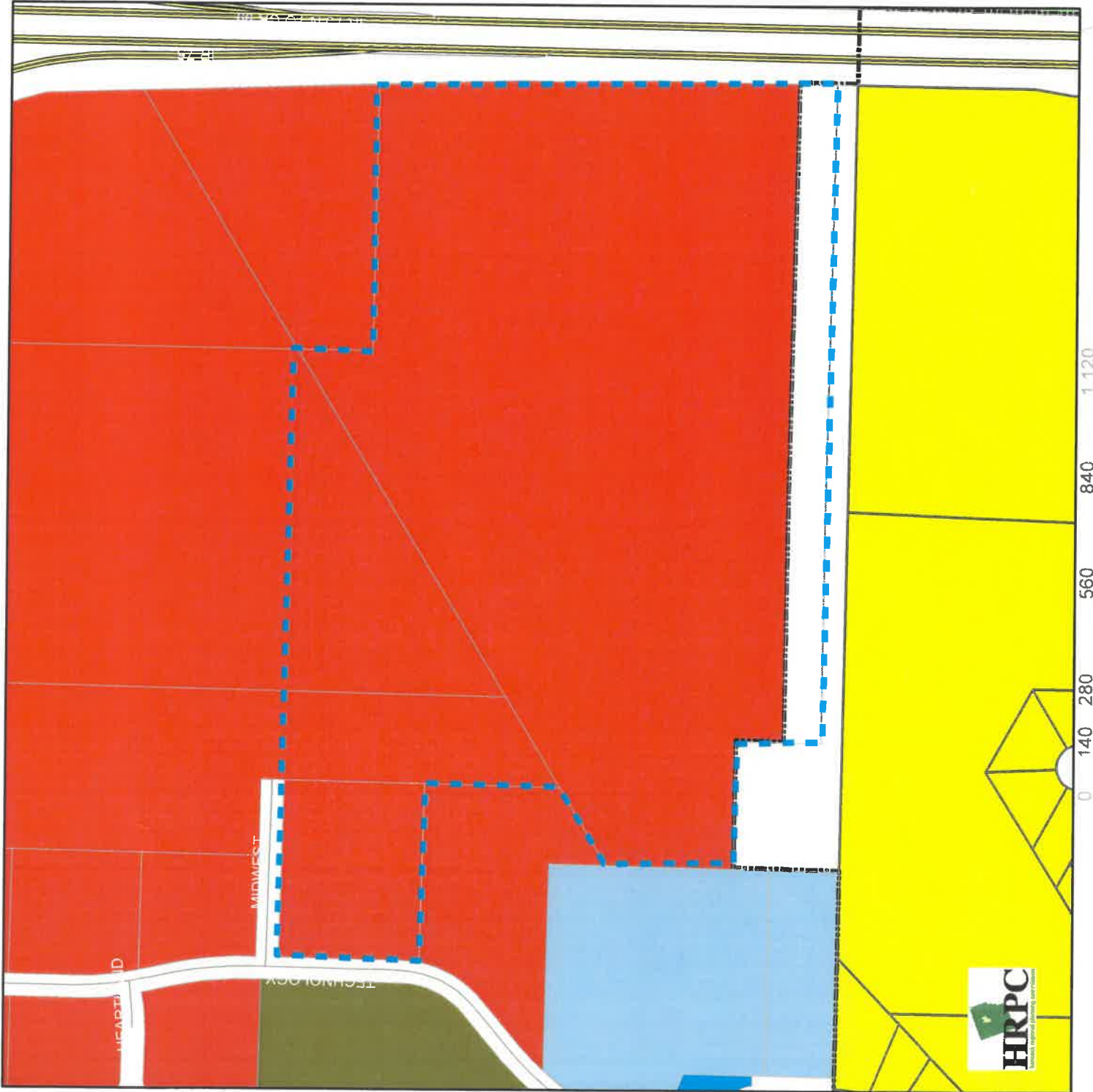
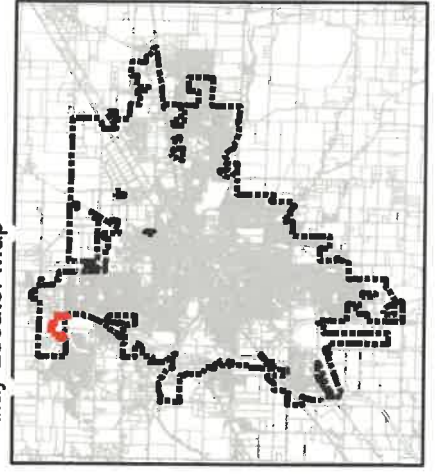
Staff recommends APPLICATION FOR ZONING AMENDMENT #ZA-02-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for rezoning Findlay Crossing, located at Lot 11 of the Findlay Commerce Park and part of the NW Corner of Section 6 Allen Township, from C-2 General Commercial to M-2 Multi-Family High Density.

ZA-02-2022

APPLICATION FOR ZONING AMENDMENT
filed by Mardic Investments, Inc,
for rezoning Findlay Crossing,
located at Lot 11 of the Findlay
Commerce Park and part of the
NW Corner of Section 6
Allen Township, from
C-2 General Commercial to
M-2 Multi-Family High Density.



Findlay Locator Map



7. APPLICATION FOR SITE PLAN REVIEW #SP-10-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park and part of the NW Corner of Section 6 Allen Township.

General Information

This request same as the previous case ZA-02-2022.

Staff Analysis

This project is a large multi-family housing development which will include 80 apartments, 60 townhomes, and 76 single family townhouses. Each type of housing will be in its own area of the site. The single-family townhomes are found on the southwest lot, Lot 2. As you enter the site from Midwest Court, the townhome area is first, leading to the clubhouse in the middle of the development. As you head east, you reach the apartment complex. All buildings meet setback, height, and separation requirements for M-2. It has 26.3% lot coverage, which is under the max of 40%.

During the last CPC meeting, there was discussion about connectivity on site. While there are sections of sidewalk in the site, they are mainly to cater to the pedestrian access from the parking lots. Staff would like to see further connectivity between the different areas of the site.

A landscape plan was requested, but the applicant was still in discussion on it. The final site plan will need to be approved by HRPC. The site will be required to have 200 trees, one third of which are to be deciduous. Additionally, foundation planting is required every fifteen feet (15') of building perimeter. These can be grouped together, if desired. Lastly, some parking lot landscaping will be required.

Staff Recommendation

Staff recommends **approval of SITE PLAN REVIEW #SP-10-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park and part of the NW Corner of Section 6 Allen Township with the following conditions**

- **Submit the landscaping plan for HRPC review and approval.**
- **Add connections between the sidewalks to allow better walkability on site.**

ENGINEERING

Access –

As part of the development Midwest Court will be extended to the east, providing two access points along Midwest Court. Along with the access points off of Midwest Court, there will be an additional drive located south of Midwest Court giving access to and from Technology Drive. Within the site itself there are multiple roadways that lead to the various buildings.

Water Service –

The proposed plans are showing the waterlines to be a public system, with a 1-inch service line for each of the structures. If this system is going to be a public line there are a couple of items

that will need to be address prior to accepting the waterline.

- The waterline needs to be shown in an easement
- Waterline will need to be moved away from the buildings.
 - Sheet 4.1, 4.2, and 4.3 the waterline is shown only a couple of feet away from the buildings.
 - Relocate the waterline on the opposite side of the sidewalk
- The water service lines will most likely need to be 2-inch lines to serve the whole building
- If one service line is desired to come into each building, Engineering would like to see a mechanical room of some sort that will have a meter for each living quarter within the main structure.
- Verify that there are a proper number of fire hydrants for each run.
- On sheet 4.3 extend a waterline stub to the north to tie onto future waterline systems.

Sanitary Service –

The proposed sanitary system will be a private system within the development. There will be two mainline taps for the system that will come off of separate manholes located on the south side of Midwest Court.

Stormwater Management –

Calculations were submitted as part of the application and the proposed detention report complies with the City of Findlay Standards. The stormwater will be detained by two onsite detention ponds that are located towards the northwest corner of the site.

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:

Conditional Approval of the Site Plan

- Consultant to work with Engineering Department on relocating the waterline and adding additional valves.
- Clarification of the water/sewer billing; is a meter needed for each building or each living quarters.

The following permits may be required prior to construction:

- Water Main Line Tap Permit x2
- Water Service Tap Permit x40
- Sanitary Sewer Tap Permit x2
- Storm Sewer Tap Permit x2
- Curb Cut/ Drive Permit x 3
 - 75LF, 70LF, 70LF
- Sidewalk Permit x1
 - 1530LF

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-10-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park and part of the NW Corner of Section 6 Allen Township with the following conditions:

- Submit the landscaping plan for HRPC review and approval (HRPC).
- Add connections between the sidewalks to allow better walkability on site (HRPC).
- Consultant to work with Engineering Department on relocating the waterline and adding additional valves (ENGINEERING).
- Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (ENGINEERING).

SP-10-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Mardic Investments, Inc
for Findlay Crossing, located
at Lot 11 of the
Findlay Commerce Park and
part of the NW Corner of
Section 6 Allen Township.

Legend

- Lot1Mardic
- Lot2Mardic
- Parcels
- Road Centerline

Findlay Locator Map

