

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1st floor of Municipal Building  
Wednesday May 11, 2022 – 9:00 a.m.

**Minutes**

**MEMBERS PRESENT:**

Mayor Muryn  
Rob Martin  
Dan DeArment  
Jackie Schroeder  
Dan Clinger

**STAFF ATTENDING:**

Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff  
Jeremy Kalb, PE, City Engineer  
Kevin Shenise, Fire Prevention  
Erik Atkins, Zoning Administrator & Flood Administrator

**GUESTS:**

Dan Stone, Eric Trout, Kim Schwartzmiller, Dustin Priebe,  
Matt Yonda, Colby Turrock, John Aubrey

**CALL TO ORDER**

**ROLL CALL**

The following members were present:

Mayor Muryn  
Rob Martin  
Dan DeArment  
Jackie Schroeder  
Dan Clinger

**SWEARING IN**

All those planning to give testimony were sworn in by Jacob Mercer.

**APPROVAL OF MINUTES**

Dan Clinger motioned to approve the minutes for the April 14, 2022 meeting. Rob Martin seconded. Motion approved 5-0-0.

## **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.**

### **Staff Comments**

#### **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

## **DISCUSSION**

Kim Schwartzmiller was present on behalf of the applicant. Mayor Muryn asked if they would be willing to comply with the condition on the parking lot, which Ms. Schwartzmiller confirmed they would.

Dan Clinger asked what the zoning was to the south of the site. Erik Atkins confirmed it was also R-3 Small Lot Residential.

### **MOTION**

Mayor Muryn motioned to **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**

**2<sup>nd</sup>: Dan Clinger**

**VOTE: Yay (5) Nay (0) Abstain (0)**

- 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**

### **CPC STAFF**

#### **General Information**

This request to the west side of Blanchard Street, just south of the intersection with 6<sup>th</sup> 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**

**DISCUSSION**

Eric Trout from Peterman Associates and Midwest Appraisal owner Larry McCormack were present on behalf of the request. Mayor Muryn asked if there were any concerns with conditions recommended by staff. Mr. Trout asked if they could be repair the fence rather than replace it. Nobody objected to the request.

Mayor Muryn asked staff why they wanted the lot split. Matt Cordonnier said that in the future, the sale of one building, would be easier. It would allow for the site to be designed as a standalone building if ownership changes. If they do not wish to split, staff would understand. Staff made the recommendation because this could solve issues in the future. The size of the building makes it act as a primary structure, hence why staff wanted one building on each lot.

Dan Clinger asked if Midwest Appraisal is moving from their current location. Mr. McCormack confirmed they would be leaving their downtown location for this site. Mr. Clinger asked what would be the storage in the building. Mr. McCormack said it would be personal storage, not business related. Mr. Cordonnier said that because they had an office, it falls under the definition for contractor's office. Mr. Clinger wanted to clarify that contractor's office is not a permitted use in C-1 and it is conditional use. Mr. Cordonnier said that was correct, and that often a site plan and conditional use are reviewed together. Mr. Clinger said he still had concerns the size of the lot and location was not a good fit for the type of building proposed. Erik Atkins offered that they recently saw a similar building come to CPC, called Fort Blasting. Dan Clinger said he remembered the case, but it was in a large parking lot rather than a residential area. Mr. Clinger

asked if clients would be coming to the building. Mr. McCormack said they had little foot traffic into the office.

Mr. Martin asked what the proposed height of the building. The site plan showed it would be 15 feet to the eave, but it is shorter than the existing building on the site.

Mr. Clinger asked where it made sense to subdivide the lot. Mr. Trout said they intended to split down the vacated alley on the site and doing the access agreement for both. Nothing would change with parking layout.

Mr. DeArment said that when he would agree with Dan Clinger he had concerns about the building given the neighborhood. Before, the building was a restaurant that serviced people visiting the park and this business does not appear to fit in with the neighborhood. Mr. Trout offered that they would apply the conditions to help make the building fit in with the neighborhood.

Mr. Clinger asked if Mr. McCormack owned the building. Mr. McCormack said that he has for about two months now. Mr. Clinger said that if the application were denied, would he still move the office to the building. Mr. McCormack was not sure.

Mr. Martin offered that even though the park is there, the restaurants have failed to thrive in that spot. He thought this would allow the site to be improved, which could help with the aesthetic of the area. Jackie Schroeder agreed.

Mr. Clinger said he was still concerned that the conditional use of the building was not addressed. Matt Cordonnier confirmed that when site plans have conditional uses attached to them, we review them in tandem. We do not have a separate vote for the conditional use. If there are issues with the building, the City does have the ability to pull their conditional use permit.

### **MOTION**

Mayor Murnyn motioned to **approve 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:**

- **Repair or replace the perimeter fencing**
- **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**
- **Dumpster enclosure added if a dumpster is added**

**2<sup>nd</sup>: Jackie Schroeder**

**VOTE: Yay (4) Nay (1) Abstain (0)**

**3. APPLICATION FOR FINAL PLAT #FP-01-2022 filed by InSite Development**

**Services, LLC., 1400 16<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> 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.**

## **DISCUSSION**

Dustin Priebe and Matt Yonda were present for InSite Real Estate. Mayor Muryn asked if they had any concerns with the conditions. Mr. Priebe said that the concern was that if the driveway were moved, then it would impact the site drainage plan. He was also concerned that only having one access could lead to issues. For example, if lot 1 has high traffic, that it could affect the development on lot 2. Each site has their own stormwater detention and traffic layout.

Mr. Martin said that Trenton Avenue is a high volume road, and the concern is for safety. The reduction in access onto Trenton would fall in line with improving safety. Mr. Priebe noted that they did reduce the number of access points from three to two.

Mr. Clinger asked if the neighbor to the northeast was contacted to be included with the site development. Mr. Priebe said that they had discussed it with the owner but that no deal was in place to include it. Mr. Clinger added with the additional lot, it could improve the detention on site. Mr. Priebe said that the site currently has the capacity to accommodate the development.

Mayor Muryn said she understood the desire to be able to sell the two lots as separate entities. She wondered if they could install a right-in, turn only would be a good solution. Mr. Priebe said that they did have access to Madison Avenue, and could redirect traffic to that entrance as well. Mr. Clinger said that he was concerned that the right-in option is not a good solution. People often ignore the right-in.

Mr. Clinger asked if they consider doing a shared stormwater plan for the site as a whole. Mr. Yonda said they looked at it, but that they could not accommodate.

Mr. Clinger and Mr. DeArment both thought they should table the item until they examined the one access point for the two lots. Mr. Yonda said that the site down the street has two users, Dunkin Donuts and Advanced Auto Parts, that have different traffic volumes. With this site, they do not have a confirmed user for the second site. The understanding is that if they have two high traffic users, the one access point cause more traffic issues for the site.

Jackie Schroeder asked for clarification on where they planned the stacking on the site. Mr. Priebe noted that the stacking is all kept internally on Lot 1. They have a double lane drive thru that could accommodate eight cars from the point of order.

Jeremy Kalb said he was unsure which solution was better. On the access management, he was hopeful to see something similar to the Dunkin Donuts site, with only one access. He does have concern that if both have high traffic volume, it could lead to a stacking issue onto the singular access. The big concern is people turning left into the site. He said that he was okay with either option.

Mr. Martin asked if Lot 2 would have access onto Madison Avenue and if CPC could choose where the access point would be located in the future. Mr. Priebe said that was the plan and Mr. Yonda said that with the configuration of Lot 1, the access would be located as far east as possible.

Mr. Cordonnier said that given the discussion, he was supportive of each lot having their own access.



## **MOTION**

Mayor Murnyn motioned to **APPLICATION FOR FINAL PLAT #FP-01-2022 filed by InSite Development Services, LLC., 1400 16<sup>th</sup> 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.**

**2<sup>nd</sup>: Rob Martin**

**VOTE:** Yay (5) Nay (0) Abstain (0)

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

## **CPC STAFF**

### **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 16<sup>th</sup> 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.**
- **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 16<sup>th</sup> 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.
- Increase the size of the foundation plants from 1 gallon to 2 gallon sized

### **DISCUSSION**

Dustin Priebe and Matt Yonda continued for InSite Real Estate. They said they had no issues with the foundation plant requirements. Mr. Priebe said that the client would like to continue with the pylon sign as requested.

Mr. Cordonnier noted that they have not approved a pylon sign in many years, and would be removing them from the code in the future. Mr. Priebe said they would work with the client to make that work.

### **MOTION**

Dan DeArment motioned to **approve of APPLICATION FOR SITE PLAN REVIEW #SP-08-2022 filed by InSite Development Services, LLC., 1400 16<sup>th</sup> 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.
- Increase the size of the foundation plants from 1 gallon to 2 gallon sized

2<sup>nd</sup>: Jackie Schroeder

**VOTE:** Yay (5) Nay (0) Abstain (0)

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**

### **DISCUSSION**

Dan Stone of Van Horn, Hoover and Associates was present for the application.

Mr. Stone asked if they could repair the existing fence rather than replace. Mr. DeArment asked for clarification on the condition listed regarding the fence. Mr. Cordonnier said that the fence on the east side would need repaired or replaced. Then on the south side, they would need to extend the fence to enclose the site. Mr. Clinger asked if they needed any screening between the site and the neighbor to the west. Mr. Cordonnier said he did not see any issues with the screening on that side. Dan Stone said there are a few gas lines and easements along that side of the site. They are working on cleaning up the site.

Mr. Clinger asked what Ed's 24 Hour Service is. Mr. Stone said that they are the owner, but it is leased to an environmental cleanup service. They were running out of space in the existing

building, so this would help with their storage needs. Mr. Stone confirmed none of the trucking service would be located on the site.

**MOTION**

Mayor Muryn motioned to **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/repair fence on the east side and extend it around the south boundary of the site**

**2<sup>nd</sup>: Dan Clinger**

**VOTE:** Yay (5) Nay (0) Abstain (0)

- 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.**

**CPC STAFF**

**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.**

**DISCUSSION**

Dan Stone was present for the applicant. He said was follow up on the preliminary plat from last month.

**MOTION**

Dan Clinger motioned to **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.**

**2<sup>nd</sup>: Dan DeArment**

**VOTE:** Yay (5) Nay (0) Abstain (0)

- 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.**

**CPC STAFF**

**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).**
- **Fire hydrant added to the NW corner of building 9 (FIRE)**
- **Driving surfaces and hydrant access be established prior to construction of the buildings (FIRE)**

**DISCUSSION**

Dan Stone said that they were willing to work with HRPC for the landscaping plan.

Jeremy Kalb asked if these buildings would all be rentals or for sale. Dan Stone said that they would all be rental units. They agreed to work together for the water meters on the site as they relocate their water lines on site.



Dan Stone said that they were in the process of working with the architect and owner for connectivity between the buildings on the site. The architect is checking whether state standards require sidewalks connecting the whole site, or if driveways can count for connectivity purposes. He mentioned that this whole area is going to be developed and they will want to have connectivity between this site as a whole and the future development to the north. Dan Clinger noted that there were no sidewalks near the clubhouse. Dan Stone said the intent was to have connectivity, without adding significant sidewalks on both sides of the drive.

Dan Clinger asked if they were removing any wetlands as part of the development. Dan Stone said they have made applications with the Army Corp of Engineers. There is a small one and one towards the middle of the site that will be removed. The introduction of the pond should offset that. They cannot disturb them until they get clearance from the Army Corp. They can phase it to do the development around those wetlands.

Colby Turrock from Casto confirmed it would be phased with the northwest corner being first with the garden style apartments. The ranch product would be the final phase. Rob Martin asked if they would have multiple access points into the area. Mr. Stone noted that they have a second access point onto Technology Drive.

Mr. Clinger asked if they would need to put highway sound barriers along the east side of the site. Dan Stone said but they did not have plans to do those at this point.

Matt Cordonnier asked why they provided almost double the parking required for the garden apartments. Mr. Stone noted they miscalculated and there are 160 units rather than just 80, so they did not overprovide.

Dan DeArment examined Building 1 of the site. He wanted clarification on the parking. Mr. Stone said these buildings have garage to count as the one spot. There is also parking clustered outside the garage area to provide the one spot per five units. Mr. DeArment asked how people would get to the front door. Mr. Stone said these are rear-entry units. Matt Cordonnier said they should add sidewalks from the garages to the front door. Mr. Stone said that would be worked out for the final designs.

John Aubrey, owner of the apartments across the street, spoke on the site plan. He thought the site plan looked nice, but was concerned about the access onto Technology Drive. With his units and additional buildings being constructed, this will create a traffic congestion in the area. His units will have bedrooms facing Technology Drive and the number of lights will be disturbing to his tenants.

Mayor Muryn offered that the City wants to have a second access point because it is a safety concern. We do not want to have a situation where they cannot get into the site if one and only entrance is blocked. She also thought the second access point was better for Mr. Aubrey's development to help with traffic congestion leaving the area.

Mr. Aubrey asked if there was a traffic study done for the site. Dan Stone said that there was not a traffic study done, and that the city does not have access management standards that address distance requirements. Matt Cordonnier added that if this were the final layout, they would not approve it. Mr. Aubrey countered that if they would not be in favor of the layout without the northern connection, why are they approving it now. Mayor Muryn said not having the northern access to County Road 99 just further reinforced that she wanted a second access point on the site. Jeremy Kalb said it would be nice to have one access, but with the safety personnel, they need a second access point to provide quicker service to the site. If they use the access off Technology Drive, the vehicles only have to make one turn movement and can get straight back from the west side to the east side of the site.

Dan Clinger asked if Dan Stone could review the access point with the Fire Department. Dan Stone said they would like to move forward with the proposal, but they would work with HRPC, Engineers Office and Fire Department to get the site conditions approved. Dan DeArment asked if they should put in an access point on the north side of Midwest Court for future connections. Dan Stone said without knowing what the final site plan is for that, they did not want to put in an access point that might not be located in an appropriate spot.

### **MOTION**

Mayor Muryn motioned to **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:**

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**2<sup>nd</sup>: Rob Martin**

**VOTE:** Yay (5) Nay (0) Abstain (0)

After the vote, Mayor Muryn adjourned the meeting.