

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT September 8, 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
September 8, 2022 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **APPLICATION FOR SITE PLAN REVIEW #SP-20-2022** filed by the Humble Robinson for a new 100,000 square foot industrial building on parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and Crystal Avenue.

2. **APPLICATION FOR SPECIAL REVIEW #SR-01-2022** filed by the City of Findlay for a new fireman development center and burn building to be located at 7047 CR 236.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday September 8, 2022 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. **APPLICATION FOR SITE PLAN REVIEW #SP-20-2022** filed by the Humble Robinson for a new 100,000 square foot industrial building on parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and Crystal Avenue.

CPC STAFF

General Information

This request is located at the southeast corner at the intersection of E. Bigelow Avenue and Crystal Avenue. To the north, south and east it is zoned I-1 Light Industrial. To the west, it is zoned R-2 Residential in Marion Township. It is not located within the 100-year floodplain.

Parcel History

This is currently vacant. There was a house located on Crystal Avenue that was removed from the site in 2021.

Staff Analysis

The applicant has requested to build a new 100,000 square foot warehouse on the site. The building be located on the eastern side of the parcel. The parking lot currently shows 10 parking spots and 65 feet by 125 feet reinforced concrete pad for truck delivery.

The building height was not indicated on the site plan. Staff would remind the applicant that the I-1 district standards allow buildings up to sixty feet. Otherwise, they meet the setbacks for the I-1 district.

Lighting was not indicated on the site plan. Staff would recommend the applicant that they should utilize pack lighting on the building to minimize any potential effects from the lighting.

Given that this is phase 1 of a multi-phase project, staff would like to see additional screening along Crystal Avenue. Level 2, Option 3 screening would be appropriate between industrial and residential uses. This would include:

- Five (5) canopy trees and five (5) evergreen trees and twenty (20) evergreen shrubs per one hundred lineal feet (100') of contiguous boundary with the conflicting zoning district or use.
- In addition, a six-foot (6') in-height fence, masonry wall, or landscape mound shall be installed.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-20-2022**

filed by the Humble Robinson for a new 100,000 square foot industrial building on parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and Crystal Avenue subject to the following conditions:

- Add Level 2, Option 3 screening along Crystal Avenue

ENGINEERING

Access –

Site will be accessed from a new curb cut that will be extended south into the site from Bigelow Avenue. The proposed plans also show an Emergency Access drive to come off Bigelow Avenue from the east side of the new building.

Water Service –

A new waterline will be extended onto the site from the existing 16-inch waterline that located on the north side of Bigelow Avenue.

Sanitary Service –

The site is proposing to run a new mainline off of an 18-inch main that is located on the west side of Crystal Avenue. The new sanitary will run along the north side of the property and tie into the west side of the building.

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 northwest corner of the property.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will 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
- Water Service Tap x1
- Sanitary Sewer Tap Permit x1
- Storm Sewer Tap Permit x1
- Curb Cut x 2

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2022 filed by the Humble Robinson for a new 100,000 square foot industrial building on parcel 210000077400 located at the SE corner of the intersection of E. Bigelow Avenue and

Crystal Avenue subject to the following conditions:

- **Add Level 2, Option 3 screening along Crystal Avenue**

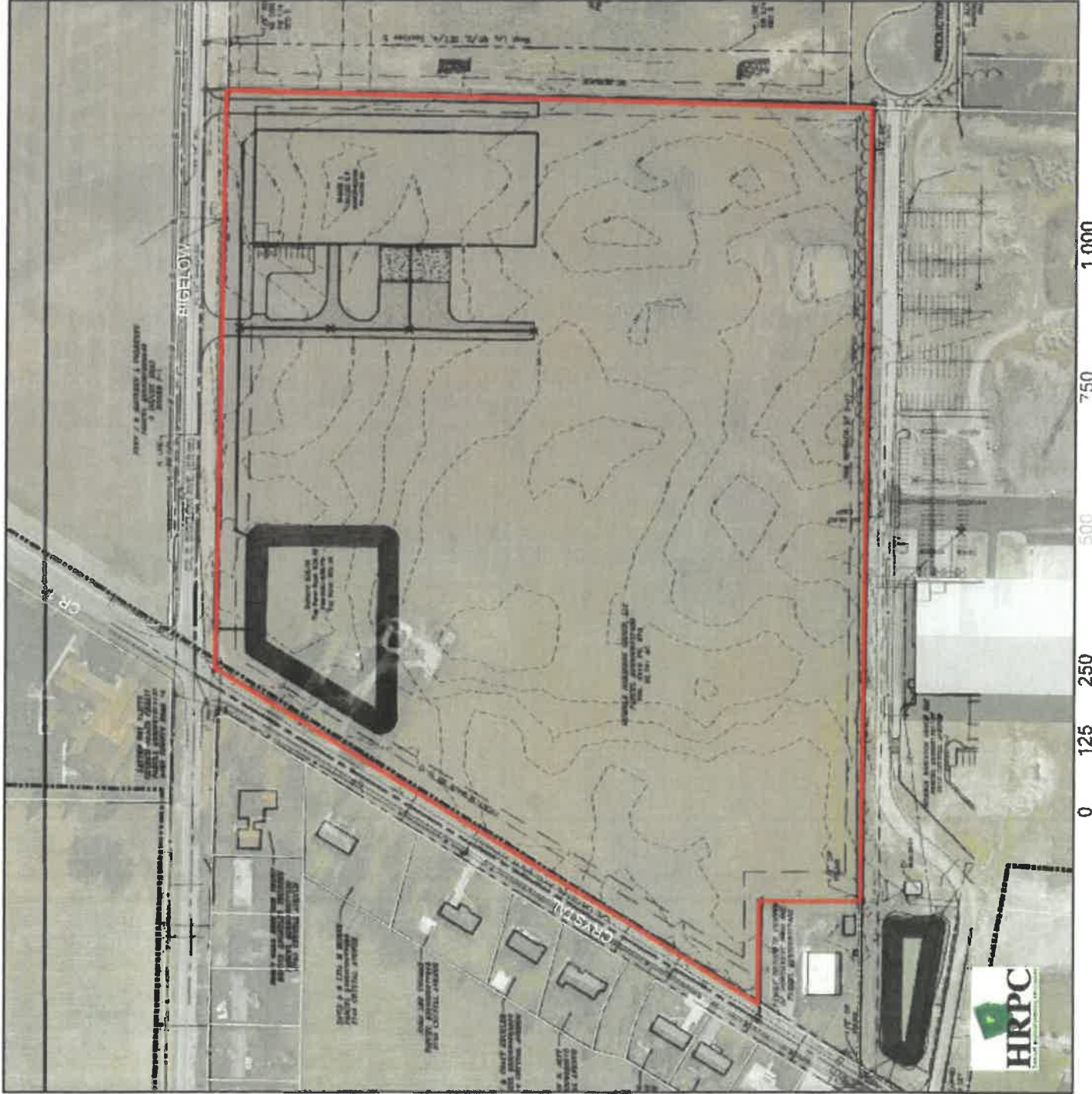
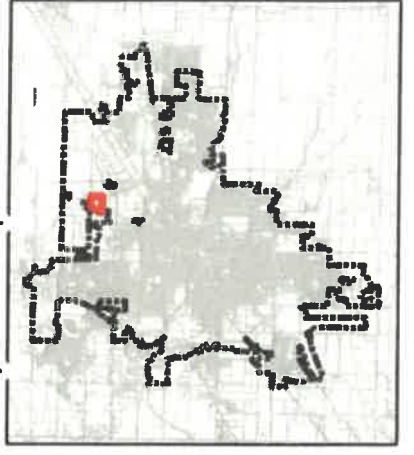
SP-20-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by the Humble Robinson
for a new 100,000 square foot
industrial building on parcel
210000077400 located at the
SE corner of the intersection of
E. Bigelow Avenue and Crystal Avenue

Legend

-  SP-20-2022
-  Parcels
-  Road Centerline

Findlay Locator Map



2. APPLICATION FOR SPECIAL REVIEW #SR-01-2022 filed by the City of Findlay for a new firefighter development center and burn building to be located at 7047 CR 236.

CPC STAFF

General Information

This request is located on the east side of CR 236 between Tiffin Avenue and SR 12. To the south and east it is zoned C-2 General Commercial. To the west, it is zoned R-1 Large Lot Residential and Condominium. To the north it is zoned R-1 Residential in Marion Township. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Commercial.

Parcel History

This site is Findlay Firehouse 4.

Staff Analysis

The applicant has requested to build a new 7,200 square foot firefighter training center on the site. The building would be located in the southeast corner of the site behind the existing firehouse. To the north of the building, they are going to construct a new burn building as well. This would be used for training exercises. The heights of these buildings would be well under the maximum height in C-2 of 60 feet.

There would be slight reduction in parking provided for the site. The parking requirements for fire stations is one (1) space per employee. Given the number of existing spots, the site has enough for the additional facility. The parking was reduced to provide better pedestrian access to the development center.

In terms of setback, the site plan had indicated the side yard setback was 30 feet and the rear yard at 15 feet. This should have the side yard setback at 15 feet and the rear yard as 30 feet. Regardless, the new structures are not located within any potential setback.

In terms of landscaping, the site should look to add additional trees to the southeast corner of the site by the development center. While there is no development currently around the site, it would alleviate potential future issues.

Staff Recommendation

Staff recommends:

- **Add some landscaping around the southeast corner of the site**

ENGINEERING

- No comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends:

- **Add some landscaping around the southeast corner of the site**

SR-01-2022

APPLICATION FOR
SPECIAL REVIEW
filed by the City of Findlay for
a new firefighter development
center and burn building to
be located at 7047 CR 236.

Legend



7047 CR 236



Road Centerline



Findlay City

Findlay Locator Map

