

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT November 10, 2022

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Kevin Shenise, Fire Inspector
Jeremy Kalb, P.E., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
November 10, 2022 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-06-2022** filed by filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Light Industrial upon its annexation to the City of Findlay.
2. **APPLICATION FOR SITE PLAN REVIEW #SP-26-2022** filed by Racetrac Inc, to construct a 8,100 sf convenient store and truck stop at 11600 CR 99.
3. **ALLEY/STREET VACATION PETITION #AV-08-2022** filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, November 11th, 2022 – 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. PETITION FOR ZONING AMENDMENT #ZA-06-2022 filed by filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Light Industrial upon its annexation to the City of Findlay.**

General Information

This request is located southeast of the intersection of Technology Drive and Midwest Court. This site is currently a vacant parcel. It is in the process of being annexed into the City of Findlay. It is not located within the 100-year flood plain.

Staff Analysis

In May 2022, the applicant, Mardic Investments, Inc, submitted a site plan and rezoning of the area north of this site. The rezoning was from C-2 General Commercial to M-2 Multi-Family High Density. Given this site will be a part of that development; staff is supportive of this zoning request.

Staff Recommendation

Staff recommends that FCPC recommend approval of **PETITION FOR ZONING AMENDMENT #ZA-06-2022 filed by filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Light Industrial upon its annexation to the City of Findlay.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends that FCPC recommend approval of **PETITION FOR ZONING AMENDMENT #ZA-06-2022 filed by filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Light Industrial upon its annexation to the City of Findlay.**

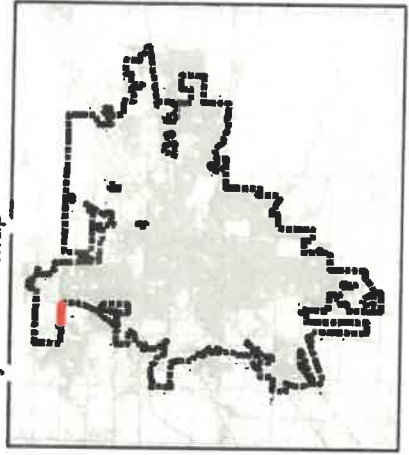
ZA-06-2022

PETITION FOR ZONING AMENDMENT
filed by Mardic Investments, Inc.
to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Light Industrial upon its annexation to the City of Findlay.

Legend

- Parcels
- ZA-06-2022
- Road Centerline
- Findlay City





Findlay Locator Map



ZA-06-2022

PETITION FOR ZONING AMENDMENT
 filed by filed by
 Marcic Investments, Inc,
 to zone 3.978 Acres located in the
 SW quarter of Section 36 of
 Allen Township to M-2 Light Industrial
 upon its annexation to the
 City of Findlay.
















Legend

-  Findlay City
-  ZA-06-2022
-  Allen Township
-  Road Centerline

Liberty Zoning

-  R-1- One Family

Findlay Zoning Districts

-  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



2. APPLICATION FOR SITE PLAN REVIEW #SP-26-2022 filed by Racetrac Inc, to construct a 8,100 sf convenient store and truck stop at 11600 CR 99.

CPC STAFF

General Information

This request is located on the north side of County Road 99, just east of I-75. It is located in Allen Township. To the south and east, it is zoned C-2 General Commercial. The City of Findlay Land Use Plan designates the property as Regional Commercial.

Parcel History

The site is currently vacant.

Staff Analysis

This applicant is proposing to construct a sixteen (16) pump fueling station, five (5) truck pump fueling lanes, a truck scale, and an 8,100 square foot convenience store. Although this is located in Allen Township, staff reviewed it based upon the City of Findlay I-1 Light Industrial standards. Truck Stops are a permitted in I-1. One condition will be that the applicant file for annexation into the City of Findlay.

There are two parking areas on the site, one in front of the convenience store and one for the truck parking. There are 34 parking spots for trucks at the north end of the site. For the convenience store, there are 29 parking spots, with two designated handicapped.

The convenience store has a height of 23 feet, which is under the maximum height in the I-1 district. The structures all meet the setback requirements.

The plan does not indicate either foundation plantings or perimeter landscaping for their parking lots. In the I-1 district, foundation plantings would require two (2) shrubs for every twelve (12) lineal feet of building circumference. This would calculate to 62 shrubs around the convenience store. Shrubs can be clustered around the building and shall be at least 18 inches in height when planted or be a minimum of a two-gallon container size.

Perimeter landscaping should include the following around their convenience store parking lot:

- Shrubs shall be planted at a minimum ratio of one (1) shrub per five (5) lineal feet around the perimeter. Minimum size at planting shall be twenty-four (24) inches in height. A minimum of fifty percent (50%) of the shrubs shall be evergreen.
- One (1) deciduous tree per forty (40) feet of parking lot perimeter shall be planted within ten (10) feet of the parking lot edge. Trees may be clustered.

The site plan shows an extension of Speedway Drive to the north. At this phase, the road would dead end, but provide access to the Racetrac site and the neighbors to the east. The street will need to be dedicated to the City of Findlay.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-26-

2022 filed by Racetrac Inc, to construct a 8,100 sf convenient store and truck stop at 11600 CR 99 with the following conditions:

- **File for annexation with the City of Findlay**
- **Dedicate the right-of-way for the extended Speedway Drive.**
- **Add foundation plantings and perimeter parking lot landscaping as prescribed by the code.**

ENGINEERING

Access –

As part of this site plan Speedway Drive will be extended north. It is anticipated that the roadway and site will be annexed into the City of Findlay prior to the start of construction. The roadway will need to be built per City of Findlay specifications. Once the roadway is approved by the City of Findlay Engineering Department, the roadway will then need to be bonded and inspected by the City of Findlay. Since this is a site that will be travelled to by pedestrians, the Engineering Department would like to see a sidewalk to be placed on both sides of the Speedway Drive Extension.

Water Service –

A new 6-inch waterline will be extended off the new main that will be constructed as part of the Speedway Drive extension. There are a couple of changes that the Engineering Department would like to see as part of the waterline. Place a gate valve on the 6-inch where it meets at the Tee, and for the ¾-inch yard hydrant will need a back flow preventer placed on the line. Prior to the start of construction of the waterline, the developer will need to sign the Agree to Annex form and have it filed with the City of Findlay.

Sanitary Service –

A new sanitary lateral will be coming off of the sanitary mainline that will be extended as part of the Speedway Drive extension. The grease interceptor will be inspected by the Health Department.

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 underground detention pond located on the north end 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 once it is annexed into the City of Findlay.

Recommendations:

Approval of the Site Plan

The following permits may be required prior to construction:

- Sidewalk Permit x1
- Water Permits

- Main Line Tap x1
- Domestic Tap x1
- Sanitary Sewer
 - Service Tap x1
- Curb Cut x 3
- SWPPP Permit x1

FIRE PREVENTION

- Be sure to obtain all required permits for construction

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-26-2022** filed by **Racetrac Inc**, to construct a **8,100 sf convenient store and truck stop** at **11600 CR 99** with the following conditions:

- **File for annexation with the City of Findlay**
- **Dedicate the right-of-way for the extended Speedway Drive.**
- **Add foundation plantings and perimeter parking lot landscaping as prescribed by the code.**

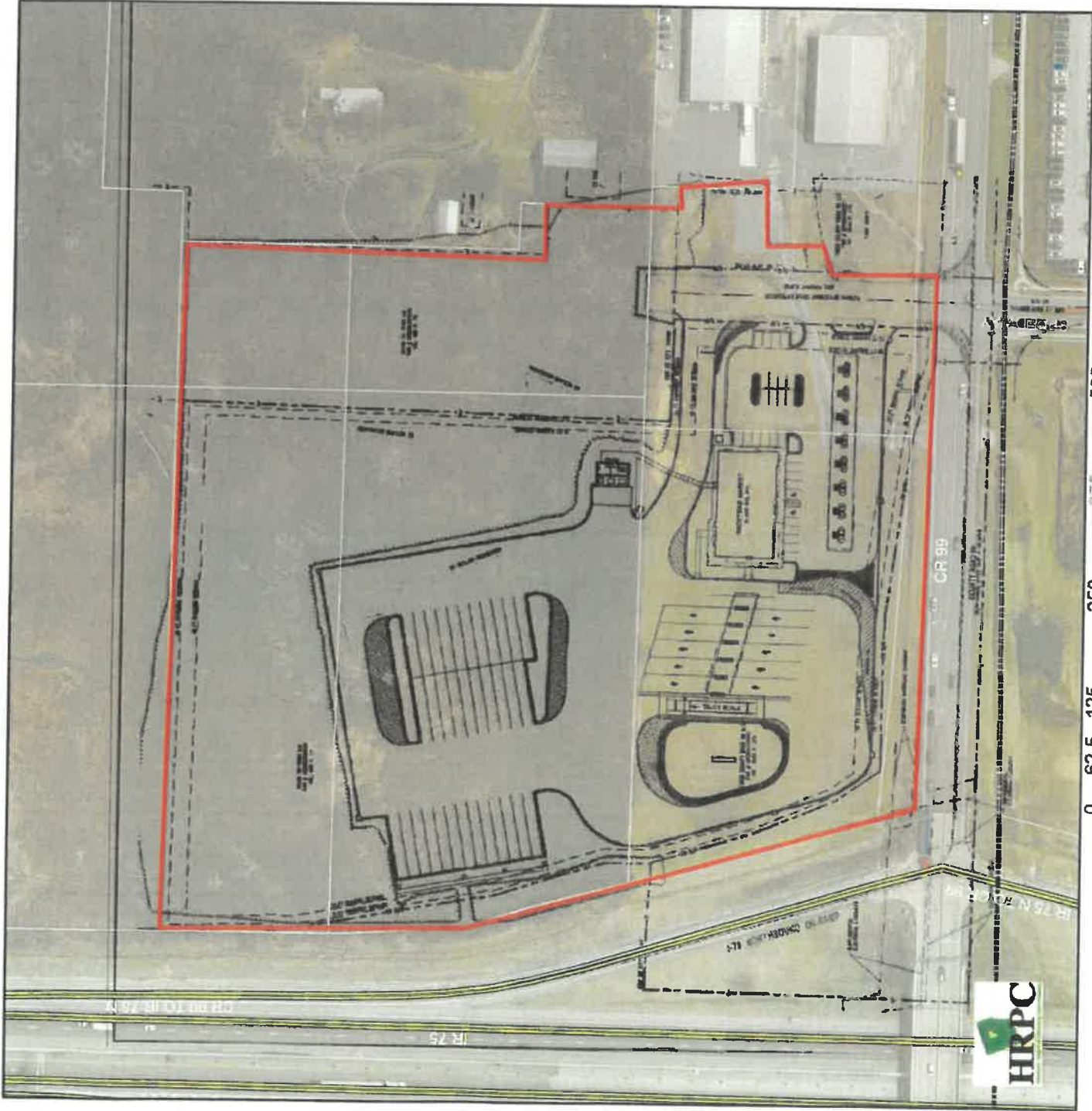
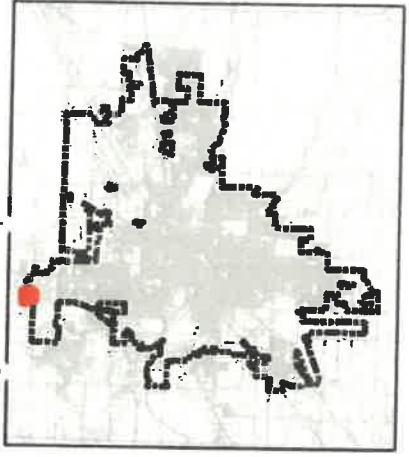
SP-26-2022

APPLICATION FOR
SITE PLAN REVIEW
filed by Racetrac Inc, to
construct a 8,100 sf
convenient store and
truck stop at 11600 CR 99

Legend

-  RacetracSP
-  Parcels
-  Road Centerline

Findlay Locator Map



3. ALLEY/STREET VACATION PETITION #AV-08-2022 filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.

General Information

This request is to vacate Bolton Street from the intersection of Barnett Street south to the bike path at the end of the street. R&D Performance LLC, which is owned by James Bowser, owns all but one parcel abutting the vacation. The City of Findlay own Swale Park, which abuts the end of the street.

Staff Analysis

The applicant is requesting Bolton Street be vacated due to their safety and security reasons. Mr. Bowser owns the properties that directly abut the street on either side of the road. He stated to staff that the increase of pedestrian traffic around the site has led to security issues for his business.

The City of Findlay is also an abutting property owner at the south end of Bolton Street. The City did not sign the petition to vacate the street.

After discussions with the City Engineer, it was noted that a major waterline runs underneath Bolton Street in that section. If the street were vacated, the City would be losing access as well to Swale Park. Staff does not recommend the City vacate this section of Bolton Street.

Staff Recommendation

Staff recommends that FCPC recommend **denial of ALLEY/STREET VACATION PETITION #AV-08-2022 filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.**

ENGINEERING

- Within that area of Bolton Street there is a 16-inch waterline that runs in the middle of the roadway and we have a sanitary sewer that is to the road right of way as well. The easement needed for both of those lines would be roughly 40' in width.
- Along with the utility lines that are in the area this is an access point for City personnel into Swale Park.

FIRE PREVENTION

No Comment



RECOMMENDATION

CPC Staff recommends FCPC recommend **denial of ALLEY/STREET VACATION PETITION #AV-08-2022 filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.**

AV-08-2022

ALLEY/STREET
VACATION PETITION
filed by James Bowser
to vacate Bolton Street from the
intersection of Barnett Street
south to the bike path.

Legend

-  BoltonStVacation
-  Parcels
-  Road Centerline

Findlay Locator Map

