

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT January 12, 2023

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
January 12, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

NEW ITEMS

1. **APPLICATION FOR SITE PLAN REVIEW #SP-01-2023** filed by BW of Findlay LLC for a 2853 square foot Commercial Building for Battery Wholesale to be located at 15199 SR 224.

2. **APPLICATION FOR SITE PLAN REVIEW #SP-02-2023** filed by Nickolas Asset Management LLC to revise the site plan for a self-storage unit facility located at 3640 Marathon Way.

3. **APPLICATION FOR CONDITIONAL USE #CU-01-2023** filed by Jenny Miracle-Turner to use 2410 N Main Street as the site for T & H Lift LLC a taxi service in Findlay.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, January 12th, 2023– 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-01-2023 filed by BW of Findlay LLC for a 2853 square foot Commercial Building for Battery Wholesale to be located at 15199 SR 224.**

General Information

This request is along US Route 224 on the eastern edge of Findlay. This outlot was created via lot split in from Caliber Collision in 2022. To the west and north of the site, it is zoned C-2 General Commercial. To the east in Marion Township, it abuts B-3 General Business and R-1 Single Family residential. It is not located within the 100-year flood plain.

Staff Analysis

The proposed site plan for the site would be the home of Battery Wholesale. This building would allow a 3-car work bay in the facility. There is stacking for 4 additional cars to be waiting to enter the facility. The parking lot has 8 spots which meets the C-2 standard.

The applicant is adding additional landscaping to the site. The site plan shows that an additional 22 shrubs will be planted around the perimeter of the parking lot, as well as 11 trees. This exceeds the landscaping standards for the foundation plantings and trees.

There is a dumpster area noted in the southeast corner of the parking lot with a 6-foot high privacy enclosure. They submitted a photometric plan with their submission and will have a 0.0 foot-candle on the southeast corner of the property, which abuts residential.

Staff Recommendation

Staff recommends that FCPC recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-01-2023 filed by BW of Findlay LLC for a 2853 square foot Commercial Building for Battery Wholesale to be located at 15199 SR 224.**

ENGINEERING

Access –

The proposed building will have access from the shared access drive that is coming off of US224. From the shared drive a new approach will be installed with landscaping on both sides of the drive.

Water Service –

The site is proposing a 1-inch service line to come off the waterline on US224. If irrigation is

needed as part of the site, a separate water tap will be installed with the proper backflow prevention.

Sanitary Service –

The proposed sanitary service will connect to the existing sanitary sewer located at the rear of the property.

Storm Water Management –

The storm water calculations submitted complies with the City of Findlay Standards. The site will be incorporating permeable areas within the site and will also be directing the storm water from the site to a new detention pond that is located on the east side of the site.

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. As part of the plans the developer has submitted a BMP and Erosion Control Plan.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

Sanitary Sewer Tap Permit x1

Waterline Tap Permit x 1

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends that FCPC recommend **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2023 filed by BW of Findlay LLC for a 2853 square foot Commercial Building for Battery Wholesale to be located at 15199 SR 224.**

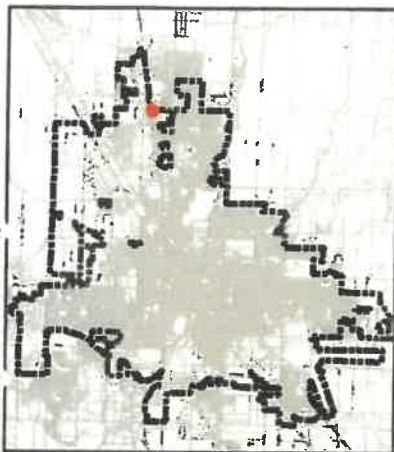
SP-01-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by BW of Findlay LLC
for a 2853 square foot
Commercial Warehouse for
Battery Warehouse to be
located at 15199 SR 224.

Legend

-  15199 SR 224 Outlot
-  Parcels
-  Road Centerline

Findlay Locator Map



21

Feet

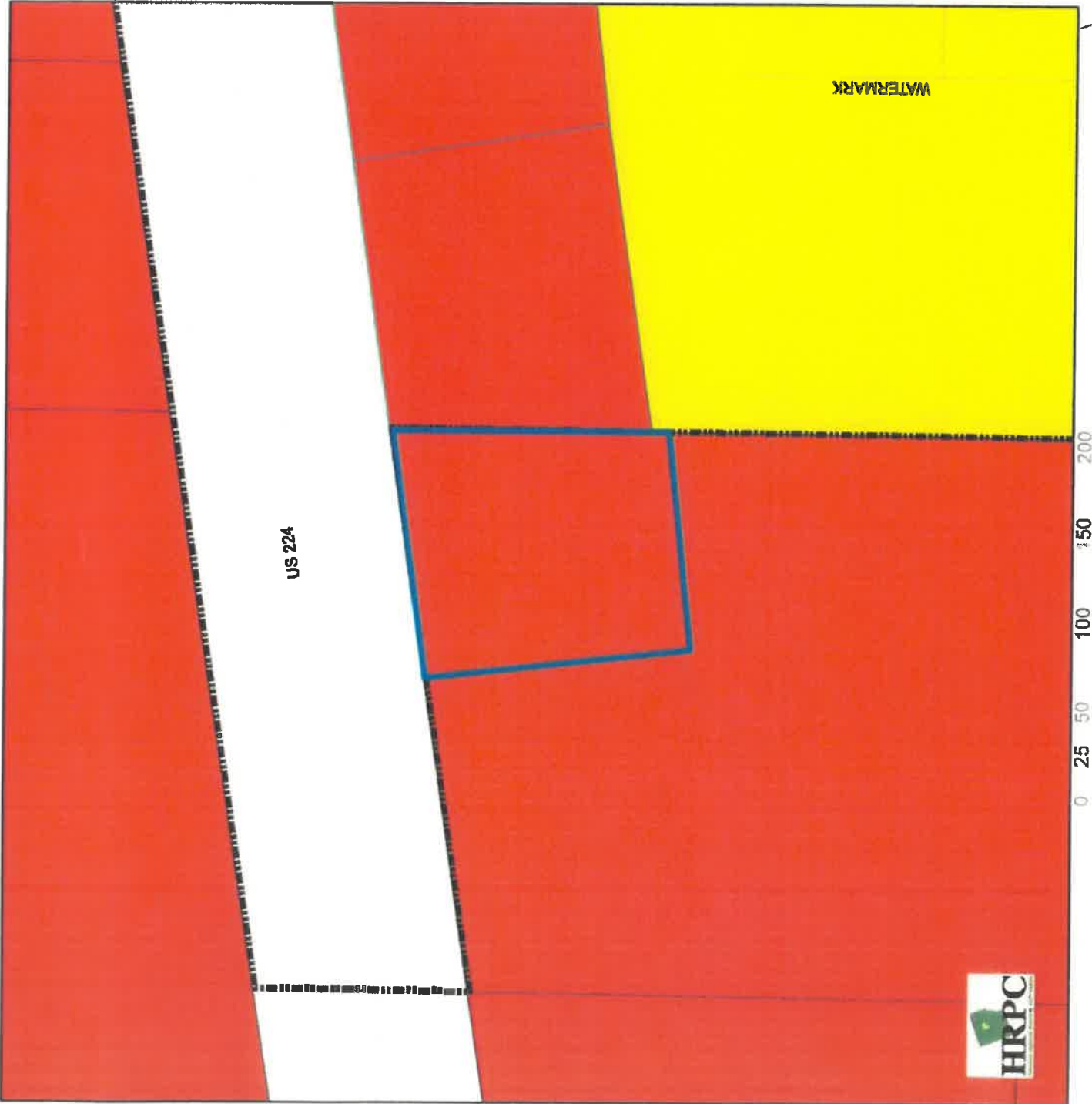
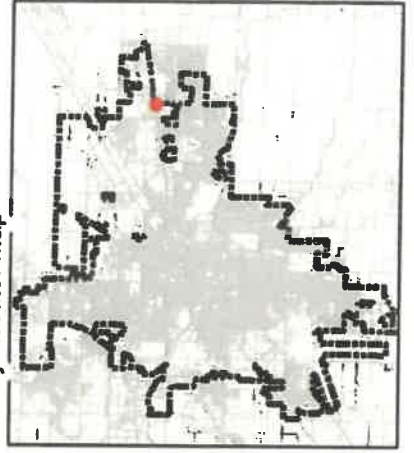


SP-01-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by BW of Findlay LLC
for a 2853 square foot
Commercial Warehouse to be
located at 15199 SR 224.

- Legend**
- 15199 SR 224 Corridor
 - DNF - TEXT
 - Findlay City
 - Parcels
 - Maplex B-3 General Business
 - Maplex R-1 Single Family Residential
 - R1 - Single Family, Low Density
 - R2 - Single Family, Medium Density
 - R3 - Single Family, High Density
 - R4 - Two Family, High Density
 - C1 - Local Commercial District
 - C2 - General Commercial District
 - C3 - Downtown Commercial District
 - O1 - Institutions and Offices
 - M1 - Multiple-Family District, Medium Density
 - M2 - Multiple-Family District, High Density
 - MH - Middle Home District
 - CD - Condominium District
 - I1 - Light Industrial
 - I2 - General Industrial
 - PO - Parks and Open Spaces
 - PMUD - Planned Mixed Use Development
 - Medical Overlay
 - University Overlay

Findlay Locator Map



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2. APPLICATION FOR SITE PLAN REVIEW #SP-02-2023 filed by Nickolas Asset Management LLC to revise the site plan for a self-storage unit facility located at 3640 Marathon Way.

CPC STAFF

General Information

This request is located inside the circle created by Speedway Drive and Marathon Way. It is zoned I-1 Light Industrial. To the south and east is also zoned I-1. To the north and west is zoned C-2 General Commercial. 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

This site has been developing storage units in phases since 2013.

Staff Analysis

In July 2020, the site plan for phases 7-9 went through City Planning Commission. Phase 7 included 5 buildings in the center area of the parcel plus a stone lot in the northeast corner of the parcel. A new access point from the west side on Speedway Drive is proposed in this phase also. Phase 8 contains 6 units at the south end of the parcel and a new access from the south onto Speedway Drive. Phase 9 is in the northwest corner of the parcel and has 2 new buildings. Setbacks and spacing between buildings meet all requirements.

Outdoor Storage in I-1 was granted as a Conditional Use during that meeting with the condition for the site plan that screening be extended along the east side of the property.

Today's request is that they modify the sidewalks on the site. Originally the site plan showed that sidewalks extended the length of the west side of the parcel, and the applicant would like to see this removed as part of the site plan. They will extend the sidewalk on the east, around to the north side of the lot, with a crossing to connect with the sidewalk on the west side of Speedway Drive.

The other changes to the site plan involve the fencing and landscaping. The fencing has been removed from the site plan. The applicant indicated that they are unable to add fencing inside their easement area going diagonally along the north side of the site. To help improve the visual barrier, the applicant would increase the landscaping on the north and east side. The west side would still have landscaping, but it would be less dense.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-02-2023 filed by Nickolas Asset Management LLC to revise the site plan for a self-storage unit facility located at 3640 Marathon Way.**

ENGINEERING

- No Additional Comments
- Engineering Department agrees with the sidewalk layout that was proposed. The Engineering Department will work with the consultant and developer to finalize the curb ramp locations.

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2023 filed by Nickolas Asset Management LLC to revise the site plan for a self-storage unit facility located at 3640 Marathon Way.**

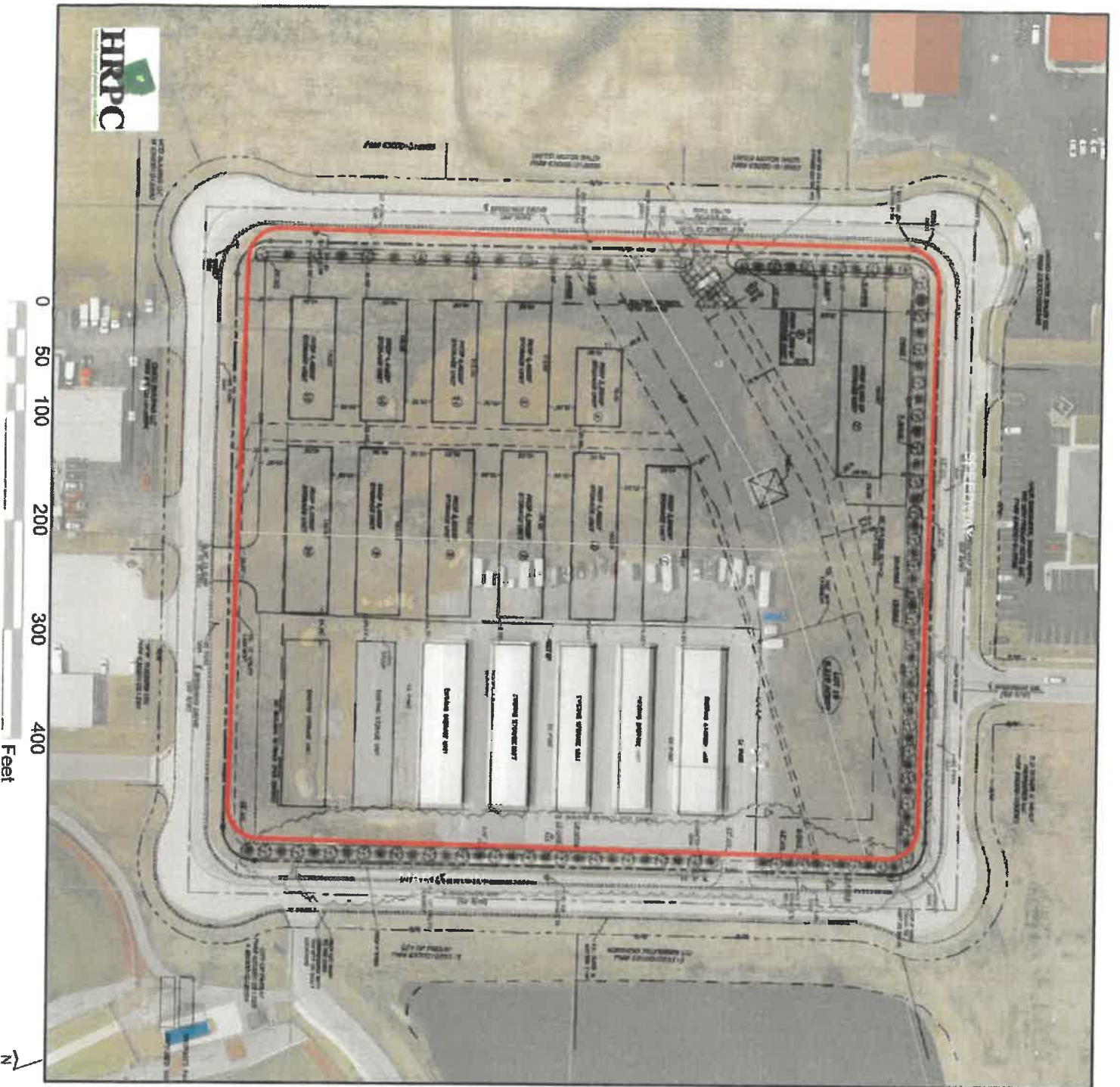
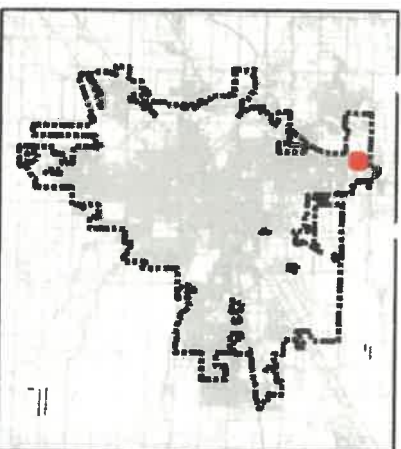
SP-02-2023

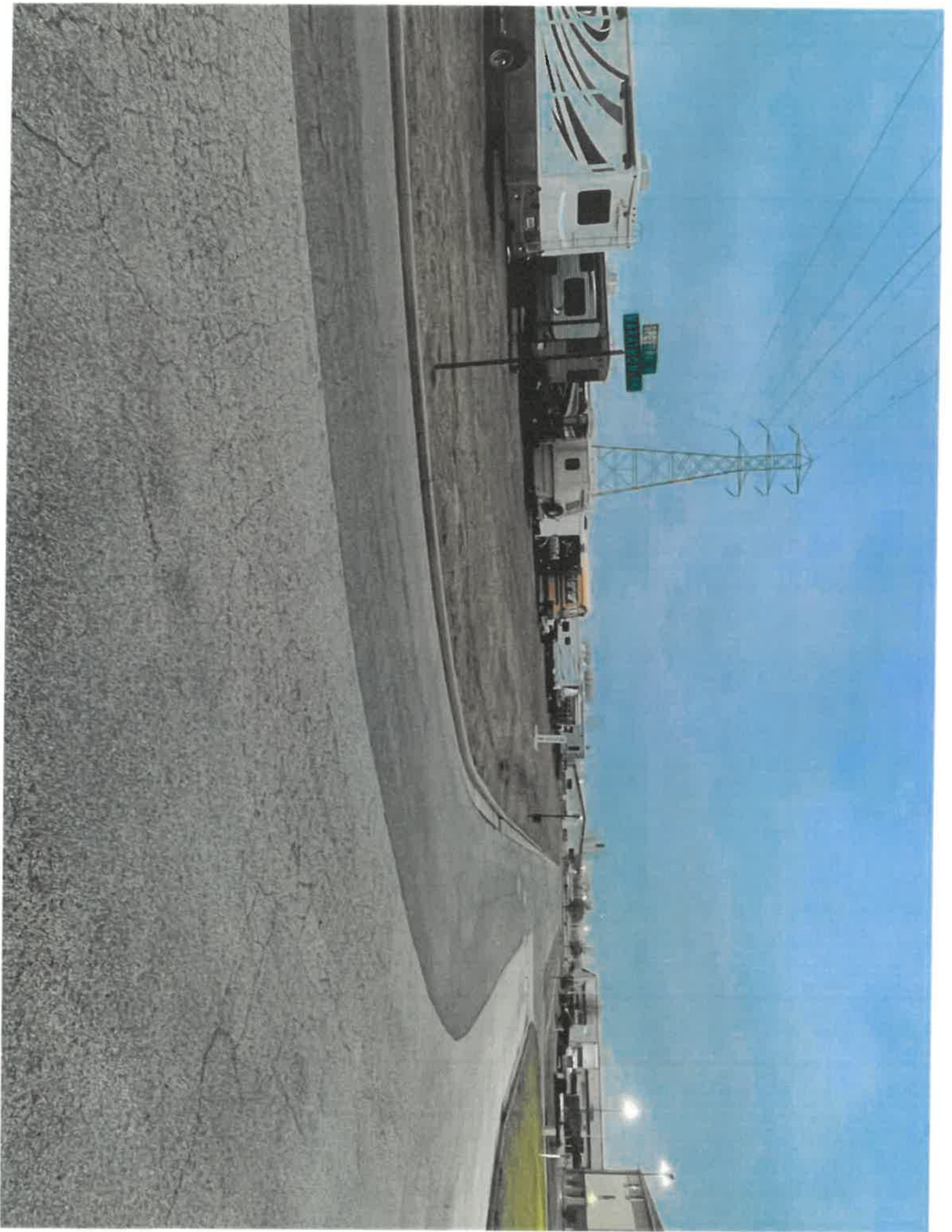
APPLICATION FOR
SITE PLAN REVIEW
filed by Nickolas Asset
Management LLC to revise
the site plan for a self-storage
unit facility located at
3640 Marathon Way.

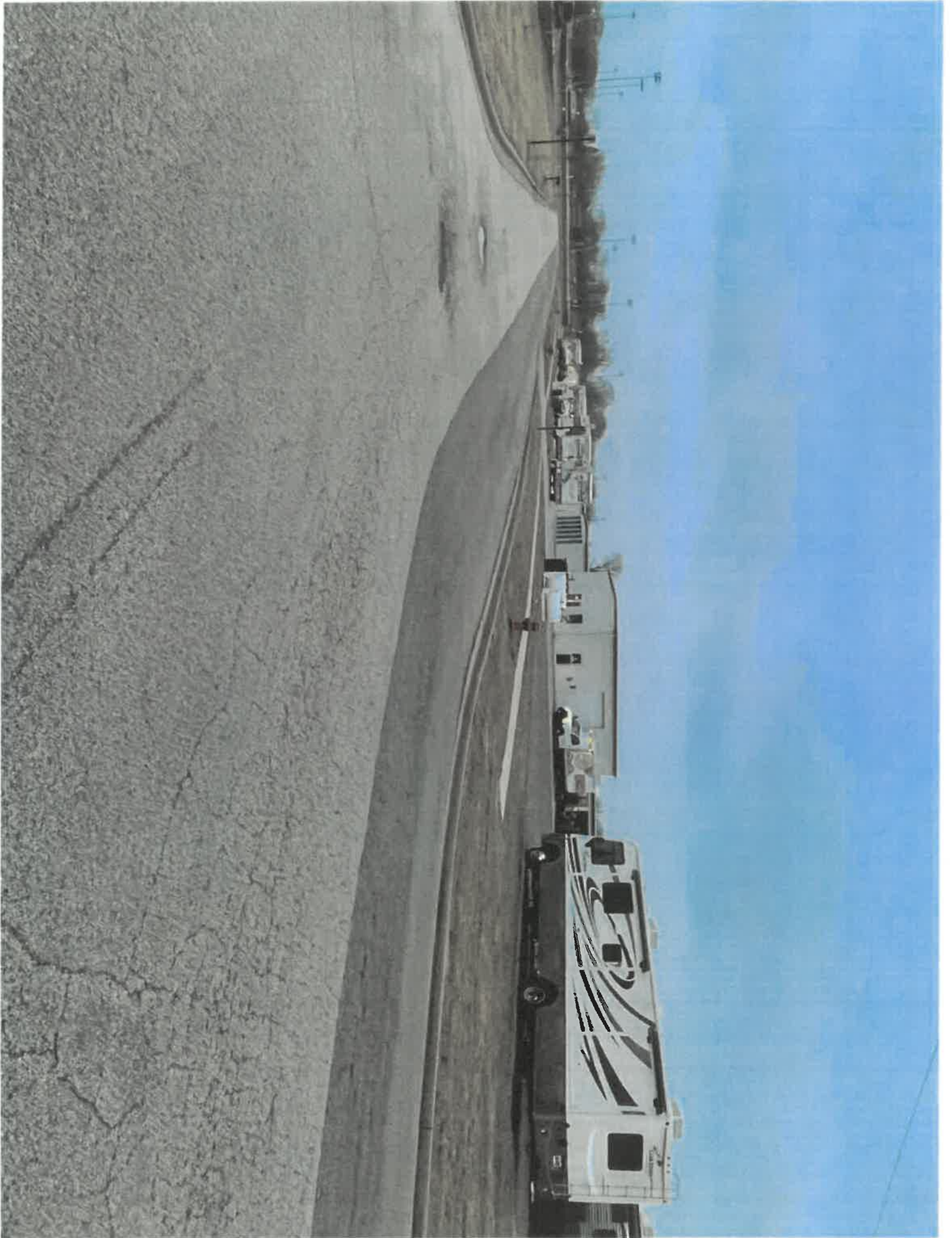
Legend

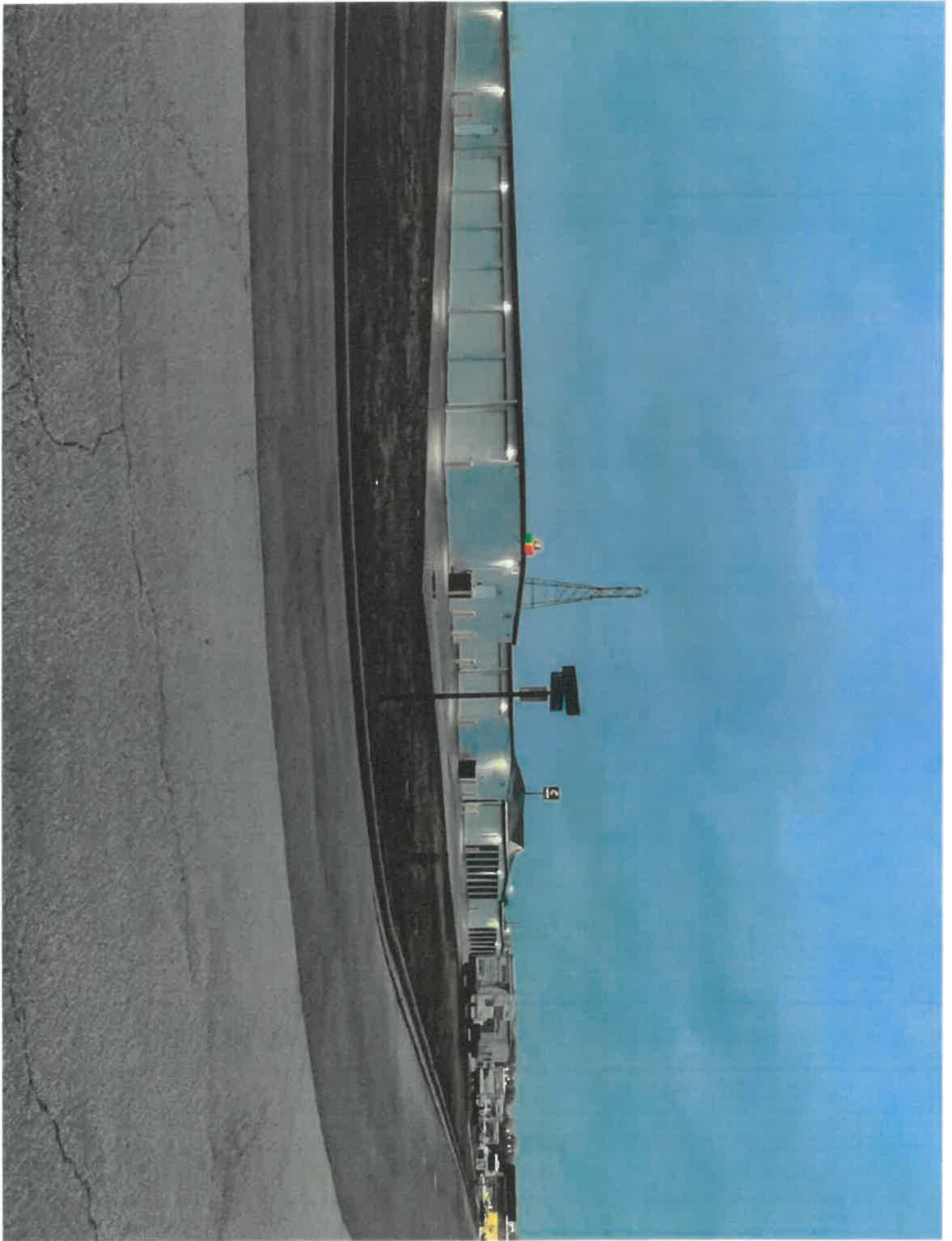
-  3640 Marathon Way
-  Parcels
-  Road Centerline

Findlay Locator Map













3. APPLICATION FOR CONDITIONAL USE #CU-01-2023 filed by Jenny Miracle-Turner to use 2410 N Main Street as the site for T & H Lift LLC a taxi service in Findlay.

CPC STAFF

General Information

This request is located on the west side of N. Main Street, just north of Lexington Street. The site is zoned C-1 Local Commercial. The site is surrounded on the north and west by Rick Runion's Used Car Lot, which is zoned C-1 Local Commercial. Outside these two parcels, on the west side of N. Main Street, it is zoned R-2 Single Family, Medium Density. On the east side of N. Main Street, it is zoned a mix of R-4 Two Family, High Density, R-3 Single Family, High Density, and C-1 Local Commercial. The City of Findlay Land Use Plan designates the property as Small Lot Residential. It is not located within the 100-year flood plain.

Parcel History

T& H Lift LLC has been operating from the site for the past year. Previously the site was most recently a Maralube Express.

Staff Analysis

T& H Lift LLC is proposing to continue using the site as a taxi service. Zoning and HRPC staff had notified the applicant last year that they needed a conditional use to operate from the site.

The site has a small commercial building with parking for ten vehicles. There are two bays from the original building that can also accommodate vehicle parking inside. This space would allow them to perform maintenance on their vehicles. Staff would remind the applicant that all work should be done with the doors closed to avoid noise issues with the surrounding neighborhood.

When staff visited the site, most of the parking lot was full. Staff would recommend that there be a condition placed on the number of vehicles allowed on-site in consideration of future growth of the business.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-01-2023 filed by Jenny Miracle-Turner to use 2410 N Main Street as the site for T & H Lift LLC a taxi service in Findlay.**

ENGINEERING

No comment

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01-2023 filed by Jenny Miracle-Turner to use 2410 N Main Street as the site for T & H Lift LLC a taxi service in Findlay.**

CU-01-2023

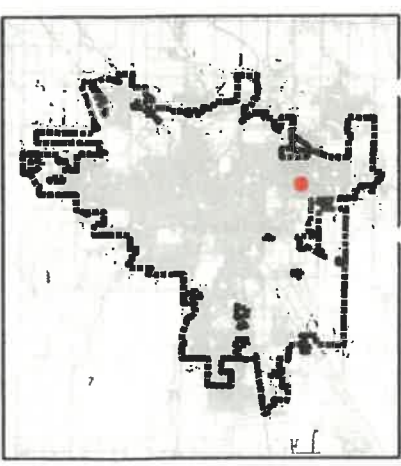
APPLICATION FOR
CONDITIONAL USE
filed by Jenny Miracle-Turner
to use 2410 N Main Street
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taxi service in Findlay.

Legend

- 2410 N Main St
- Parcels
- Road Centerline

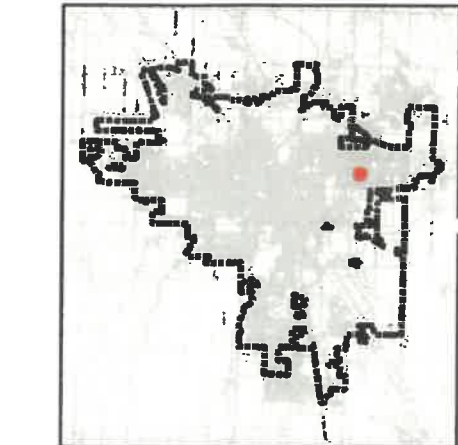


Findlay Locator Map



CU-01-2023

APPLICATION FOR
CONDITIONAL USE
filed by Jenny Miracle-Turner
to use 2410 N Main Street
as the site for T & H Lift LLC a
taxi service in Findlay.



Findlay Locator Map

Legend	
	2410 N Main St
Parcels	
	R1 - Single Family, Low Density
	R2 - Single Family, Medium Density
	R3 - Single Family, High Density
	R4 - Two Family, High Density
	C1 - Local Commercial District
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	PO - Parks and Open Space
	PAULD - Planned Mixed Use Development
	Medical Overlay
	University Overlay
	Findlay City



