

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

Minutes

MEMBERS PRESENT:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder

STAFF ATTENDING:

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

GUESTS:

Mike Recker, John Sperry, Jenny Miracle-Turner, Dan Stone, Lou Wilin

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder

SWEARING IN

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

APPROVAL OF MINUTES

Dan DeArment motioned to approve the minutes for the December 8, 2022 meeting. Jackie Schroeder seconded. Motion approved 4-0-0.

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 Warehouse. This building would allow a 3-car work bay to be worked on in the facility. There is stacking for 4 additional cars to be waiting for 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 and 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 fence. 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 approve **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 US 224. 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 US 2245. 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 comply 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 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.

Recommendation:

Approval of the site

The following permits may be required prior to construction:

Sanitary Sewer Tap Permit x 1

Waterline Tap Permit x 1

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends 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.

DISCUSSION

John Sperry, design engineer with Thomas DuBose & Associates, came forward to speak. He stated that they are a battery wholesale company. There is one in Bowling Green Ohio that he provided a photo of for the design and coloring. They service battery products as well.

Mike Recker, owner of business directly east of this project, came to the podium. He is concerned that the trees they plan to plant will be on his property as he believes there is no room on their side of the line. He asked if they could continue the privacy fence that Caliper installed instead. He stated that the trees would collect trash and the fence would keep it on their side.

Mr. Cordonnier replied that there are no trees on that side shown. Mr. Recker stated that he would request that the fence continue to the end of the blacktop.

Mr. Cordonnier asked Jeremy Kalb if the detention pond is necessary since the lot is already almost 100% impervious. Mr. Kalb stated that they are putting in some pervious areas so they would not need that large of detention. However, he is hesitant to turn away detention if someone is willing to install it.

Mayor Muryn stated that she is not a fan of extending the fence. The previous fence was required to shield the residential properties. Since his property is commercial it might actually

block visibility to his business. Mr. Recker would still like that fence to block trash up to the edge of the paved area.

Erik Adkins stated that setback requirements would not permit the fence to go that far.

Mr. Sperry came forward again to explain that the existing pond is actually retention. It will hold water at all times. There will be detention, only holding water for a certain amount of time. It will be grass and mowed nicely. He noted that debris will be picked up by the lawn crew or end up mulched in tiny pieces. He stated that he provided the detention in order to give a quality discharge. He took the half acre and the difference in an agricultural rate and hard surface rate and detained the difference. That was his thought to protect the City's MS4.

Mayor Muryn asked what the measurement of the side lot line was. Mr. Sperry commented that the pavement did go to the property line, but some is being removed and grass added for the detention area.

MOTION

Mayor Muryn made motion to **approve 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.**

2nd: Jackie Schroeder

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

- 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.
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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.**

DISCUSSION

Dan Stone commented that the initial reason for the sidewalks was to have connectivity from the Cube area up to the hotel and Speedway. The owners have learned that part of the land on the west side has been purchased by the motorcycle shop and is not going to be developed. They

have been using it as a test track. They don't feel that there is any development going on that west side. There is no attraction to walk there. They would like to only construct the walk to the point of the intersection with Speedway Drive heading north toward CR 99.

Dan DeArment asked what if something did develop on that west side at some time. Mr. Stone replied that there is some sidewalk started there and that could be continued to serve that area.

Mayor Muryn stated that she thinks this is an appropriate solution. She commented that this is a "gateway" from I-75 to our Miracle Field and Cube complex. She would like it look as nice as possible. She would like Nickolas and the City to work together to figure out how trees can be put in for aesthetics.

Mr. Stone stated that there is the overhead power line with a high-pressure gas line on the north side of that. It was intended originally to have fencing around the outside storage but the gas company has come back and said we cannot do anything within their easement. They are okay with landscaping as long as they keep the corridor over the pipe open. They would like to ramp up the intensity of the landscaping on the north and east sides around the outdoor storage area to help provide a better visual barrier. The owner also understands that this is a gateway and doesn't want to create a bad visual here. They don't want to create too solid a barrier as they have encountered some theft issues with catalytic converters. More solid landscaping gives the thief more cover to not be seen. Rob Martin asked for Mr. Stone to clarify the boundaries of the easements. Dan DeArment asked if the power company had issues with fencing too. Mr. Stone replied that they did not, but the gas company says no to anything there. So, if fencing goes in, there will be two gaps that are open.

Dan DeArment asked if we could eliminate the outdoor storage then because they can't have fencing. Our code does call for fencing for outdoor storage areas. Mayor Muryn presented some scenarios to fence in what they could using the electric easement.

Dan Stone requested to table the plan to have time to discuss options with the owner and both utility companies. Matt Cordonnier stated that in their discussions they should be sure to indicate what type of fence they are proposing – do they want chain link or some type of privacy fencing. Mayor Muryn said her preference would be some kind of privacy fencing or if it is chain link with maybe ivy or some type of greenery on it. Mr. Cordonnier replied that this is Light Industrial zoning and development which does permit the use of chain link fencing for outdoor storage. Rob Martin asked if they could specify something different as it is for a conditional use. Mr. Cordonnier concurred. Maybe there could even be privacy in some areas and chain link in others.

MOTION

Mayor Muryn made motion to **table 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.**

2nd: Rob Martin

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

There was some after discussion about the location of the sidewalk and putting it more on the City side of the right-of-way rather than close to the storage units.

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.

DISCUSSION

Jenny Miracle-Turner came to the podium and reported on her business. Open 6 a.m. to midnight daily. Most vehicles are on the road. Employee vehicles are there during business times and those are gone when the business is closed. The number of vehicles shown in the picture is probably very representative of how it will always be.

Mayor Muryn stated that she thinks it is a good use of the property. She assumes they may eventually rebrand the building for their business.

Ms. Turner said that the building is great for them since they have a couple of mechanics on staff and the garage area is just what they needed. One of the bays has a lift. They currently have four vehicles and are in process of acquiring two more.

Mayor Muryn reminded the owner that in the case of a conditional use, if there are any complaints regarding the property, it would be investigated and the City could pull their permit with due reasons.

Erik Adkins commented that prior to the sale of the property, the previous owner was made aware that the sign is in City right-of-way. Ms. Turner replied that she did not purchase, it is being leased. They have first option to purchase at end of their 2-year lease.

MOTION

- 4. Mayor Muryn made a motion to approve 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.**

2nd: Rob Martin

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

There being no further business, Mayor Muryn adjourned the meeting.