

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT February 9, 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
February 9th, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

1. **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.

NEW ITEMS

1. **APPLICATION FOR SITE PLAN REVIEW #SP-03-2023** filed by Erik Stearns for a 28000 square foot commercial building at parcel #020001006983 in Allen Township.
2. **APPLICATION FOR CONDITIONAL USE #CU-02-2023** filed by Justin Lobdell, 352 Midland Avenue, to re-establish an automotive sales business at 208 N. Main Street.
3. **APPLICATION FOR SITE PLAN REVIEW #SP-04-2023** filed by the Hancock County Commissioners for a new judicial center to be located at 209 W. Main Cross Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

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

COMMENTS

TABLED ITEMS

- 1. 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.

At the January 12, 2023 meeting, the request was to modify the sidewalks on the site. The proposal last month would have seen the sidewalks connect to the existing sidewalk on Speedway Drive, taking it down the east side of the site, and connecting to the sidewalks at The Cube. After discussions with the City Engineer, it was determined that the sidewalk could go across the street rather than having the sidewalks on this site. This would alleviate the need to have people crossing the street twice to get use the sidewalk.

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 on the east side in the City right-of-way. 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.

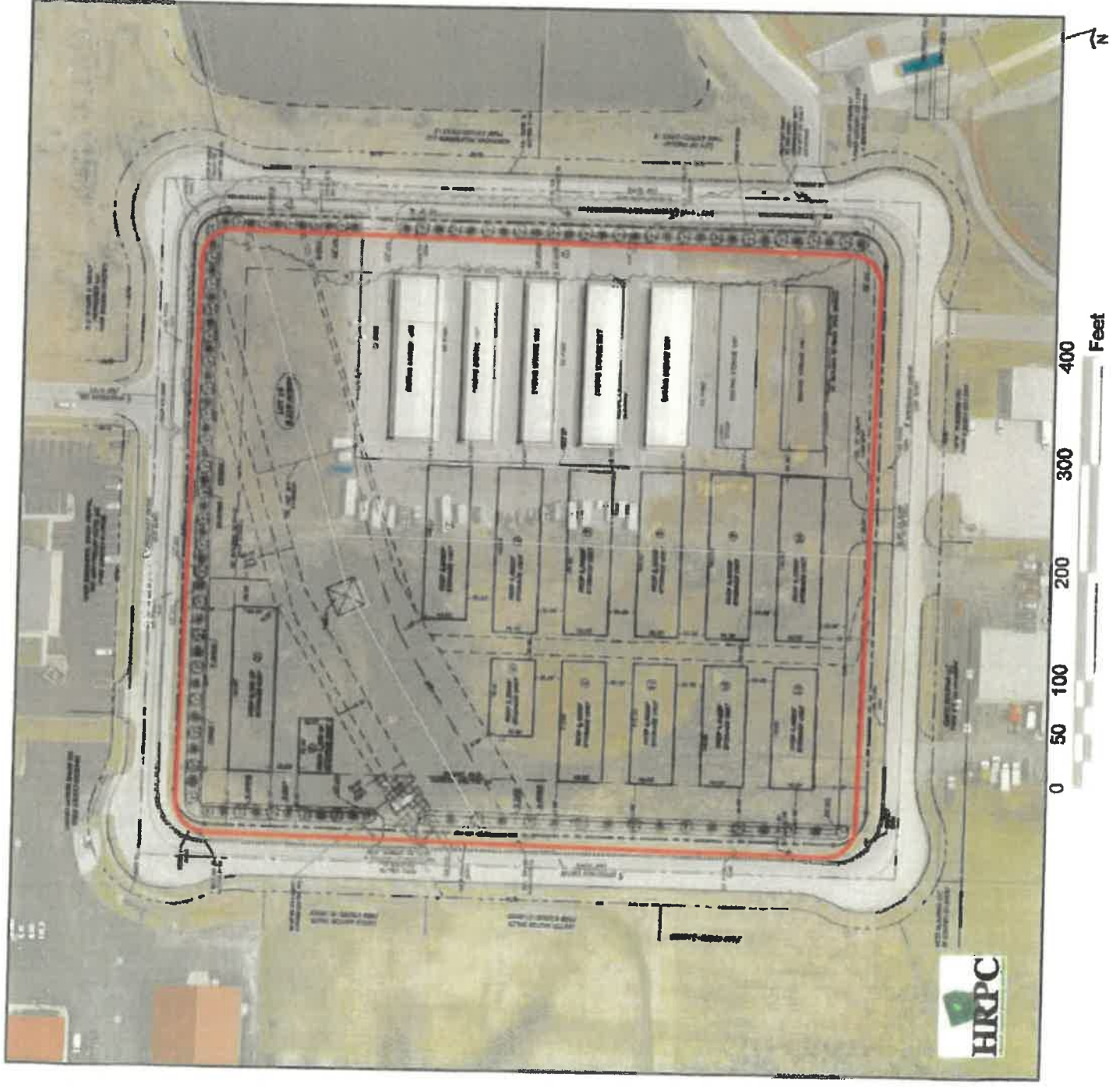
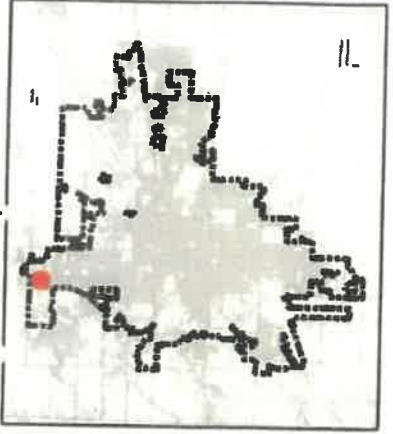
Legend

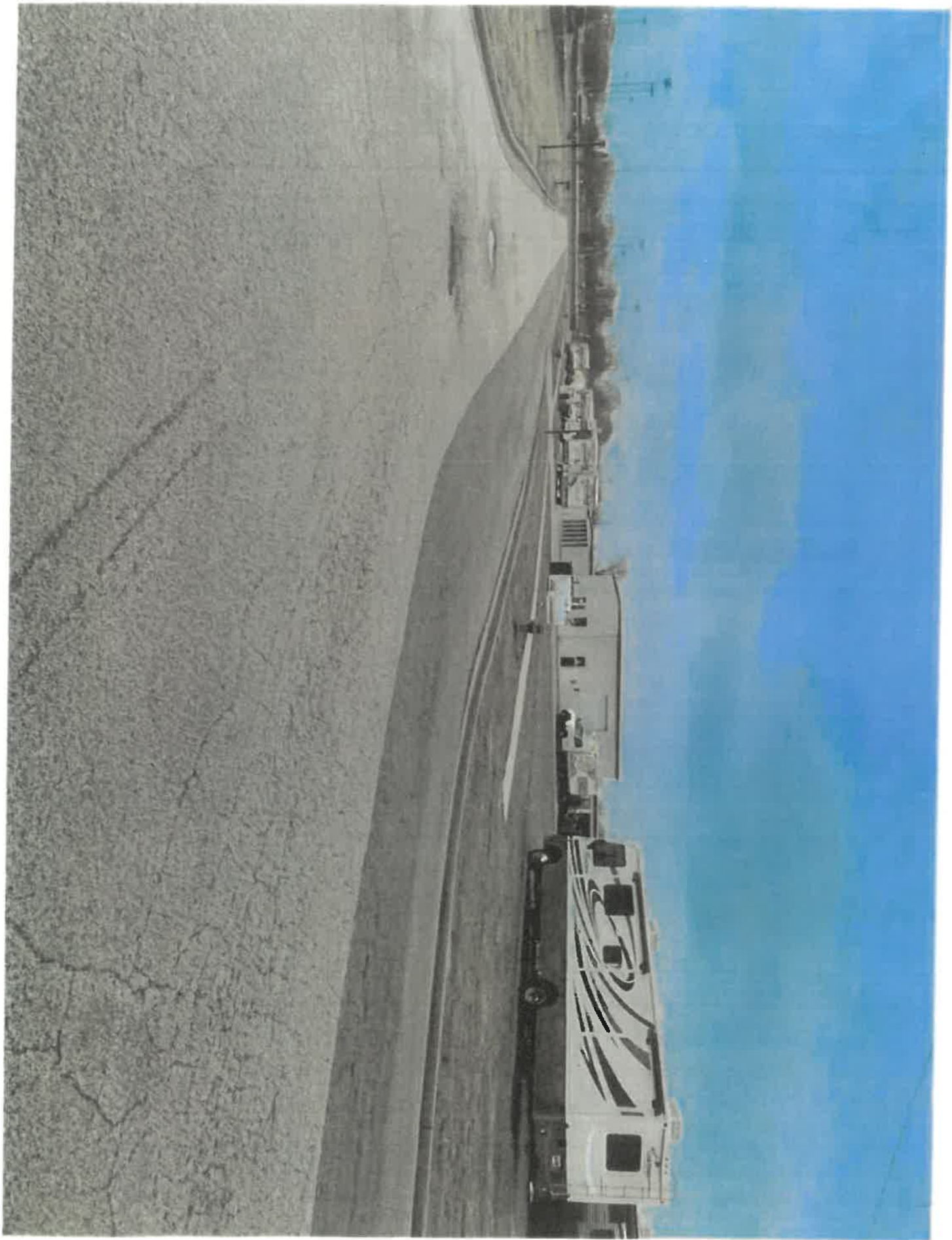
 3640 Marathon Way

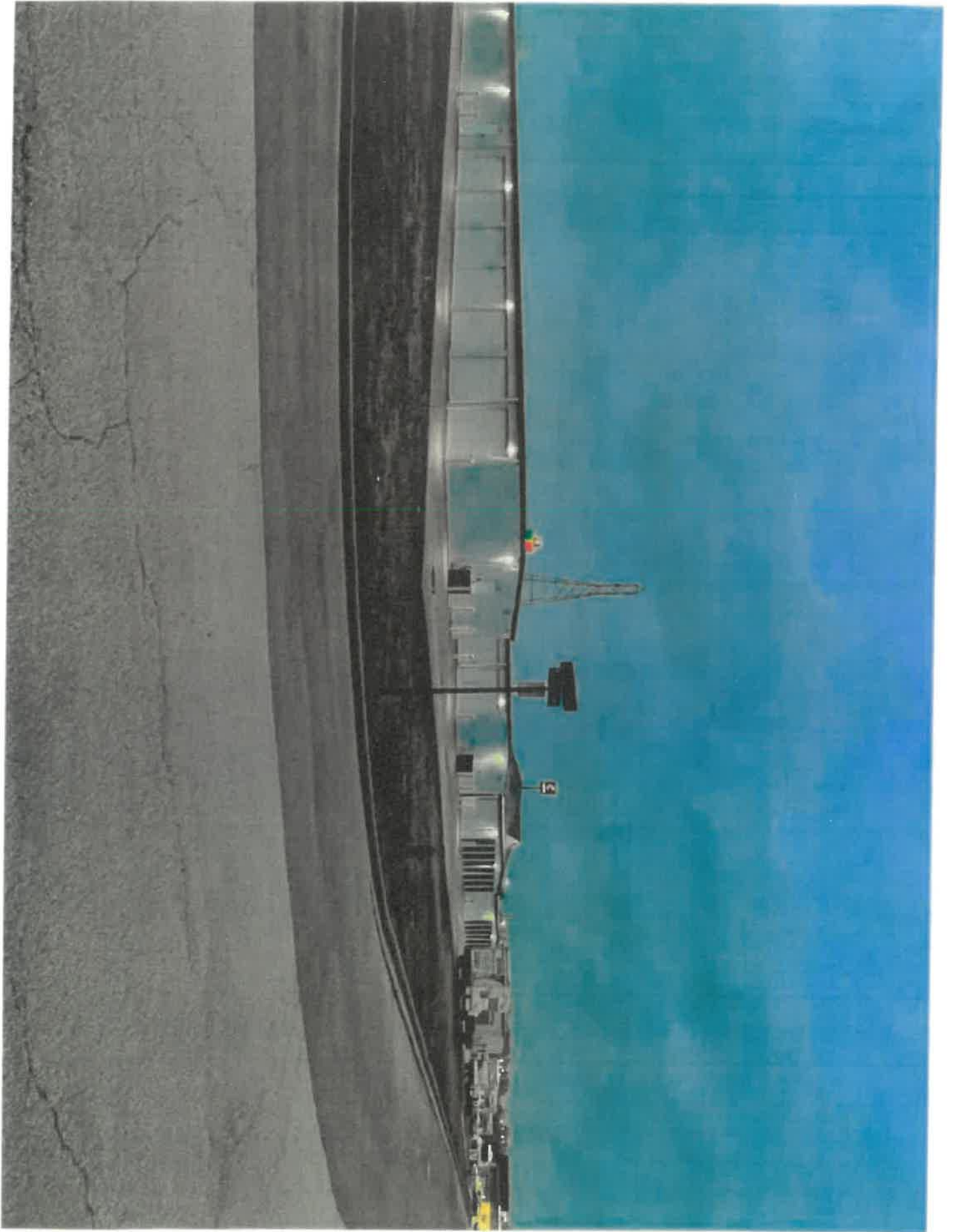
 Parcels

 Road Centerline

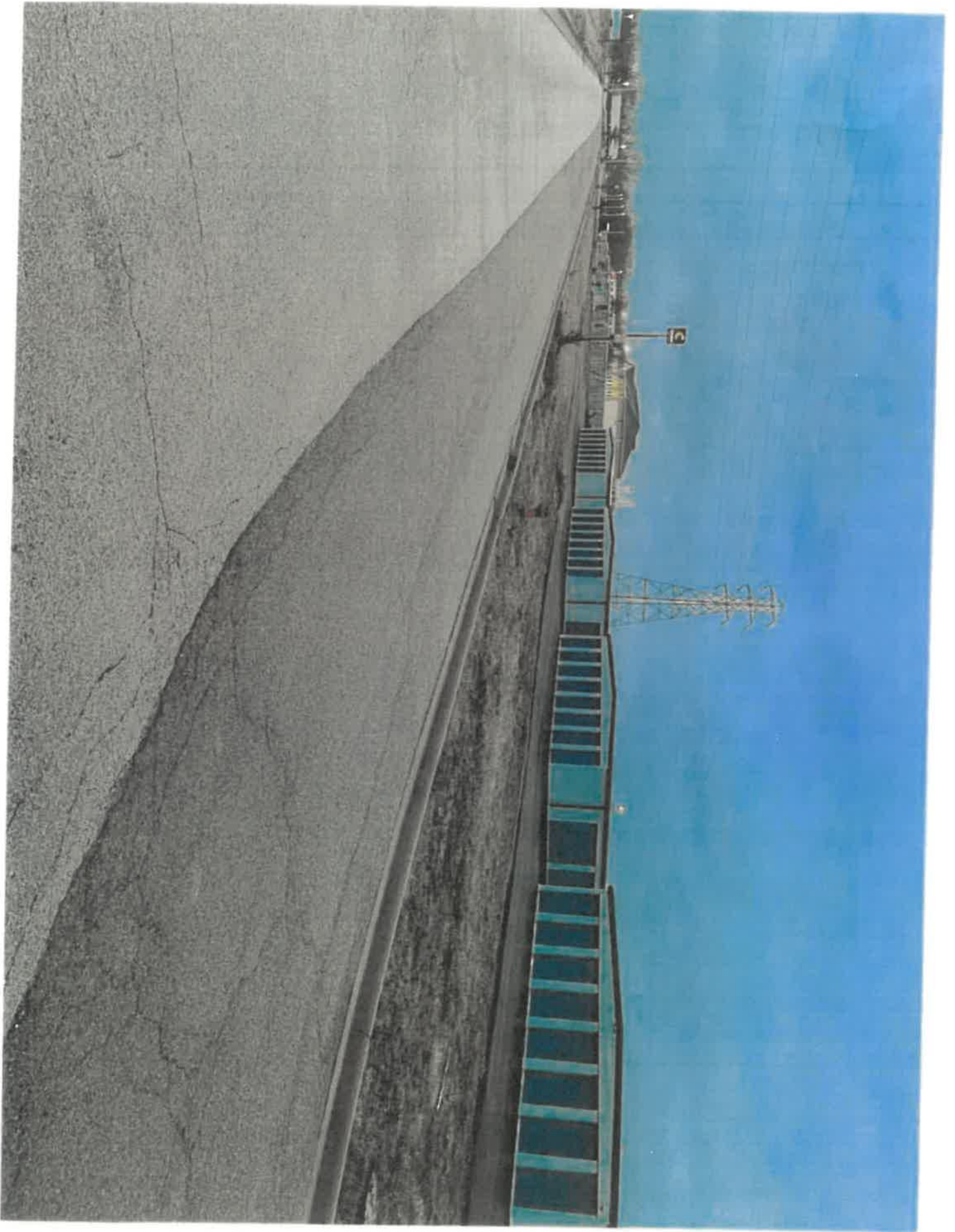
Findisly Locator Map











NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-03-2023 filed by Erik Stearns for a 28000 square foot commercial building at parcel #020001006983 in Allen Township.**

CPC STAFF

General Information

This request is located on the west side of Township 142 between CR 99 and TR 107 in Allen Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The site is currently agricultural.

Staff Analysis

Mr. Stearns plans to split 16 acres from the neighbor to the south to expand his business, Dicks Auto Salvage, at 4404 TR 142. On the site, he will be constructing a 28,000 sf commercial building. This will serve as additional office space and work space for the business. The site will also include a parking lot to accommodate 20 vehicles. There are 31 foundation plantings clustered on the east side of the building. Staff has no concerns with site plan as proposed.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-03-2023 filed by Erik Stearns for a 28000 square foot commercial building at parcel #020001006983 in Allen Township.**

ENGINEERING

Access –

The proposed building will have access from a new drive approach off of Township Road 142. A driveway permit will need to be obtained from the Hancock County Engineer.

Water Service –

The site is proposing two separate service taps for the site. The proposed building will be utilizing an 8-inch waterline for the fire line and a separate domestic line. Consultant will need to verify the size of the domestic line prior to approval of the tap permit.

Sanitary Service –

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

Stormwater Management –

Since the property is located outside of the City Limits, the applicant does not need to comply with the City of Findlay detention requirements. Would like a copy of the detention calculations for our records, in case they are needed for any future development.

MS4 Requirements –

Since the property is located outside of the City Limits, the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance, they will still need to comply with all OEPA requirements for a construction project.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Waterline Service Tap Permit x 2

FIRE PREVENTION

- No Comment




RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2023 filed by Erik Stearns for a 28000 square foot commercial building at parcel #020001006983 in Allen Township.**

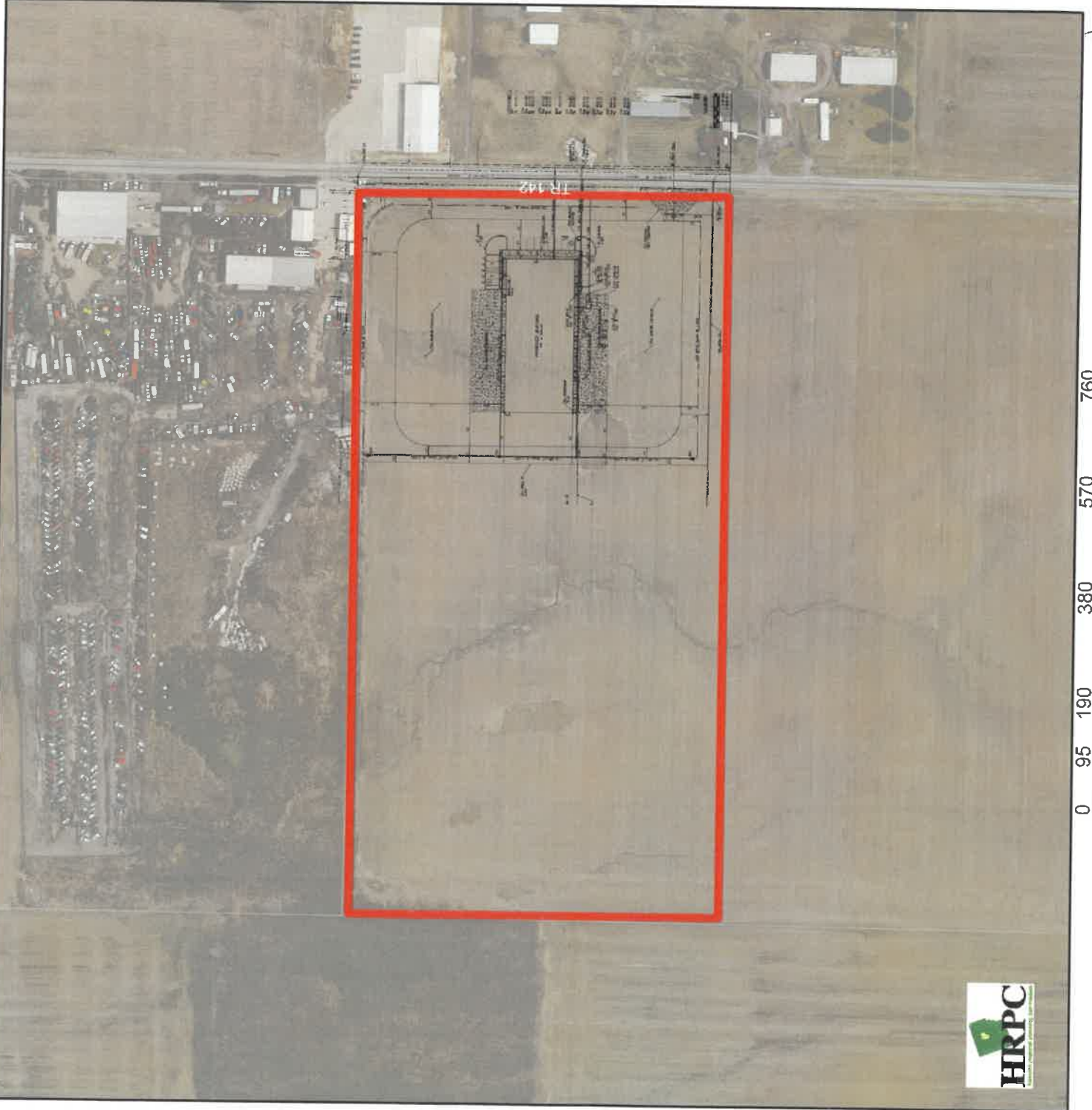
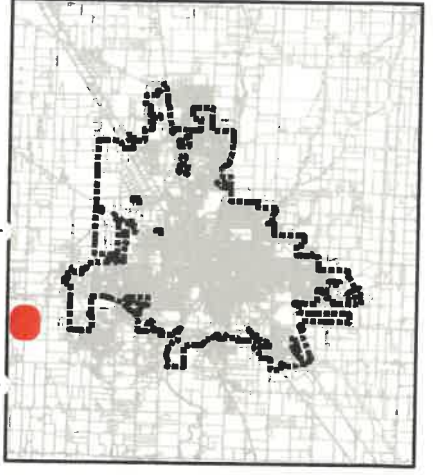
SP-03-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Erik Stearns for a
28000 square foot commercial
building at parcel
#020001006983 in Allen Township.

Legend

-  Parcel 020001006983
-  Parcels
-  Road Centerline

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by Justin Lobdell, 352 Midland Avenue, to re-establish an automotive sales business at 208 N. Main Street.

CPC STAFF

General Information

This request is located on the west side of N. Main Street at the southwest intersection with Meeks Avenue. It is zoned C-3 Downtown Commercial. To the north, south and east, it is also zoned C-3 Downtown Commercial. To the west, it is zoned C-2 General Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The site is vacant after Snyder's Auto Mart closed.

Staff Analysis

Mr. Lobdell plans to re-establish an auto sales business at 208 N. Main Street. The use has been discontinued for more than two years, which requires a conditional use to re-establish. The site has a 1,206 square foot commercial building from the previous business. It used to abut a neighboring building that was demolished as part of flood mitigation efforts.

In general, when reviewing conditional use requests, we consider the following:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objective of the Findlay Zoning Code of current adoption;
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, and school; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.

Staff has concerns about the operating of an automotive sales business on such as small parcel. The lot is only 54 feet wide by 200 feet deep. As shown on the 2019 aerial, the previous owner parked as many cars on site as he could, and then his overflow inventory went on the property directly west of the site. This often led to cars parked on unimproved lots. This overflow area is no longer an option, as they do not have ownership of those parcels any longer.

While staff recommends denial, the CPC could grant approval with conditions. Some appropriate conditions would include:

- Limit on the number of vehicles on site and a requirement for visitor parking spots being available
- Removal of the non-conforming signage with appropriate signage.

Staff Recommendation

CPC Staff recommends denial of **APPLICATION FOR CONDITIONAL USE #CU-02-2023** filed by **Justin Lobdell, 352 Midland Avenue**, to re-establish an automotive sales business at **208 N. Main Street**.

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-02-2023** filed by **Justin Lobdell, 352 Midland Avenue**, to re-establish an automotive sales business at **208 N. Main Street**.

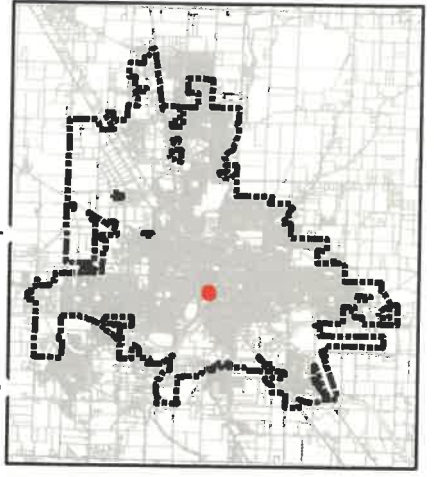
CU-02-2023

APPLICATION FOR
CONDITIONAL USE
filed by Justin Lobdell,
352 Midland Avenue, to
re-establish an automotive
sales business at 208 N. Main Street.

Legend

-  208 N. Main Street
-  Parcels
-  Road Centerline

Findlay Locator Map



CU-02-2023

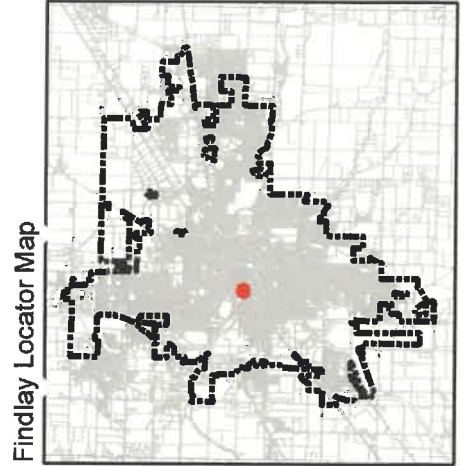
APPLICATION FOR
CONDITIONAL USE
filed by Justin Lobdell,
352 Midland Avenue, to
re-establish an automotive
sales business at 208 N. Main Street.

Legend

208 N. Main Street
Parcels
Findlay City

Zoning District

- 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 - Mobile Home District
- CD - Condominium District
- I1 - Light Industrial
- I2 - General Industrial
- PO - Parks and Open Space
- PMUD - Planned Mixed Use Development
- Medical Overlay
- University Overlay



3. APPLICATION FOR SITE PLAN REVIEW #SP-04-2023 filed by the Hancock County Commissioners for a new judicial center to be located at 209 W. Main Cross Street.

CPC STAFF

General Information

This site is located on the south side of W. Main Cross Street between S. Cory Street and the first north/south alley to the west. It is zoned C-3 Downtown Commercial. All surrounding parcels are also zoned C-3. The parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Downtown.

Parcel History

The site is currently a parking lot.

Staff Analysis

This is the updated site plan for the new three story judicial center. The plans for a new judicial center originally went to the Planning Commission in June 2020. At that time, the conditions for approval were to improve the circulation of the parking in the rear, add a fire hydrant, and work with engineering staff on water/sewer connections.

This updated site plan has addressed those issues. There is a new fire hydrant located near the southwest corner of the building. The parking has changed from 90-degree angle spots to angled parking. The drive aisle has been changed to one way, with the south side of the drive having parallel parking. There will be a six-foot high security fence to enclose the parking lot. The material has not been finalized, but the intent is to block the view of the parking lot. There will be a security gates for vehicles and pedestrians to enter this area. The parking off the “Sheriff Office” Alley will be for the use of the Sheriff’s Office. They park some of their vehicles on this site long-term, as well as provide parking spots for their employees.

The area in front of the building has changed a bit from the original proposal. The front entrance is now set back off W. Main Cross Street. This was a request to allow people waiting for the courts to gather briefly before entering. This setback means that they will need a variance from the BZA to allow them to be further than 5 feet from the right-of-way. While they do not meet the standard for C-3, they are trying to meet the intent of the standard, and staff is supportive of the variance request.

The design of the building meets the architectural standards of the zoning code. As requested from the previous design, the streetscape is set to match the existing fixtures along W. Main Cross Street. The aesthetics will need further approval from the Downtown Design Review Board, which will meet February 15th to discuss.

Recommendation:

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-04-2023 filed by the Hancock County Commissioners for a new judicial center to be located at 209 W. Main Cross Street** with the following conditions:

- Receive a variance from the BZA for the setback

- Receive approval from the Downtown Design Review Board

ENGINEERING

Access –

The site will be redeveloped to incorporate access to the site from the alley west of the site. This will be a one way drive that will extend to a second curb cut onto Cory Street.

Looking at the sidewalk design it appears that there is no curb ramp for the drive that goes out on Cory Street. From the grading plan it appears that the proposed curb will remain as a high curb through the sidewalk.

Water Service –

The current waterline design will create a dead end line at the south side of the property that will not be able to be extended in the future. To help with flow and water quality it is desired to place the waterline on the west side of Cory Street and have the taps come through the proposed drive approach. With this design the proposed fire hydrant at W. Main Cross Street can be eliminated, if desired, and the hydrant on the south side can be placed in the proposed island. The line can be capped at the end and this will give the City the opportunity to loop the waterline system.

A couple of notes on the proposed services:

- The 6-inch fire line will need to have a valve on the service side of the tee.
- The City does not perform 3-inch taps, so a 4-inch or a 2-inch will be made then the contractor will need to adjust to the tap size with appropriate fittings if a 3-inch line is desired.

Sanitary Service –

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

Maintenance of Traffic-

Due to the location of the proposed utility taps and curb work, the contractor will need to supply a MOT plan for the City's review. The contractor will be responsible for all MOT signage and implementation.

Storm Water Management –

Since the site will be removing impervious areas and incorporating pervious

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

Recommendations:

Conditional Approval of the Site:

- Consultant to work with Engineering on the waterline layout
- Verify that all sidewalks are within ADA specifications.

- Contractor to work with the City on the MOT for W. Main Cross and Cory St.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Storm Tap Permit x2
- Waterline Tap Permit x 1
- Waterline Service Tap Permit x2
- Curb Cut Permit x1
- Sidewalk Permit x1

FIRE PREVENTION

- To be confirmed

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-04-2023** filed by the **Hancock County Commissioners** for a new judicial center to be located at **209 W. Main Cross Street** with the following conditions:

- Receive a variance from the BZA for the setback (HRPC)
- Receive approval from the Downtown Design Review Board (HRPC)
- Consultant to work with Engineering on the waterline layout (ENGINEERING)
- Verify that all sidewalks are within ADA specifications (ENGINEERING)
- Contractor to work with the City on the MOT for W. Main Cross and Cory St (ENGINEERING)

SP-04-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by the Hancock County
Commissioners for a new judicial
center to be located at
209 W. Main Cross Street.

Legend

- 209 W. Main Cross St
- Parcels
- Road Centerline

