

# City of Findlay City Planning Commission

Thursday, January 10<sup>th</sup> - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. SITE PLAN APPLICATION #SP-01-2013** filed by Roman Zarazua & Ana Banales, 806 N. Main Street, Findlay, OH for reconfiguration of the site access and parking lot for El Restaurante Mexicano, 806 N. Main Street, Findlay, OH

### HRPC

#### **General Information**

The site is located on the west side of North Main Street between Howard Street and Filmore Street. It is currently zoned C-2 General Commercial and located in the University Overlay District. The properties to the west are zoned R-3 and the properties to the north, south and east are zoned C-2. The site is not located within the 100 year flood plain.

#### **Parcel History**

This site has been home to several restaurants over the years. A parking agreement with the lot to north has been in place dating back to the 1980's when the site was a Hardee's fast food establishment.

#### **Staff Analysis**

The applicant is proposing to reconfigure the existing parking lot to allow for all parking and access to be onsite. The proposed new layout will eliminate access to the site from the adjoining lot to the north. A landscaping buffer will be installed to prevent access between the applicant's lot and the adjoining property to the north.

Ingress/egress is provided by a drive cut on Main Street and at the alley on the western side of the lot. The proposed layout creates a "dead end" parking situation, which is not currently allowed by the zoning code. (page 166 – 1161.11.4 E.4.) To remedy this situation HRPC recommends that the parking be altered to allow for a turnaround point at the end of the parking lot. The applicant shall work with engineering department to ensure there is space available for a car to perform a three-point turn to exit the dead-end parking area.

### ENGINEERING

Access, Water & Sanitary Sewer – There are no proposed changes. However, code requires a turn-around at dead-end parking. Applicant shall work with engineering department to ensure there is space available for a car to perform a three-point turn to exit the dead-end parking area.

Storm water Management – There is no significant change in impervious area so detention will not be required.

Sidewalks – Existing sidewalks will remain in place.

## **FIRE PREVENTION**

No Comment

## **STAFF RECOMMENDATION**

Staff recommends approval of **Site Plan Application #SP-01-2013**

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**2. SITE PLAN APPLICATION #SP-02-2013** filed by Lewis Real Properties, 1560 Brookview Trail, Findlay, OH for an industrial building for Partitions Plus, 12515 CR 99, Findlay, OH.

## **HRPC**

### **General Information**

The applicant is submitting a site plan for a 40,000 square foot light industrial building located on 6.382 acres in Allen Township. The property is not zoned but is subject to the City of Findlay design standards because they are hooking into Findlay water and sanitary sewer. The properties surrounding the site are not zoned. The property will be accessed via a private roadway that is shared with the adjacent property owner. The project is not located in the 100 year flood plain.

### **Parcel History**

The parcel has been used for agricultural purposes for many years.

### **Staff Analysis**

The applicant is proposing to construct a 40,000 square foot light industrial building. The proposed project would be considered light industrial if it was located in the City of Findlay, so the I-1 standards have been applied to this project.

The proposed building meets the required setbacks of the I-1 district. The dry detention basin serves both the dentist office located on the northern portion of the property and the proposed building. The basin is designed to accommodate a 100 year storm event.

The project is not required to provide a landscaping buffer but the onsite landscaping standards do apply. Parking lots with six or more spaces shall have one shrub planted per five lineal feet around the perimeter of the parking lot. A minimum of fifty percent of these planting must be evergreen and 24 inches in height at planting. (page 148 – 1161.06.3) The proposed building is not subject to the foundation planting regulations. (page 147 – 1161.06.02)

The proposed property is subject to outdoor storage regulations (page 160 – 1161.11.1) “All storage of raw, processed or finished materials shall be enclosed by a combination of

landscaping, wall, fence, or mounding. . . . . One shrub shall be installed for every ten feet of fence and one tree shall be installed for every fifty feet of fence". The zoning code does not specify the type of fence but a fencing design that blocks the view of the storage would be preferred, use of a chain link fence would be discouraged. The outdoor storage surface in the I-1 district is not subject to regulations. (page 159 – 1161.10.4 B.)

The I-1 district requires 1.1 parking spaces per employee on the largest shift. (Page 168 – 1161.11.6) The applicant has stated that 10 employees will be present at the largest shift. They are providing sixteen parking spaces which meets the required eleven parking spaces. The proposed layout creates a "dead end" parking situation, which is not currently allowed by the zoning code. (page 166 – 1161.11.4 E.4.) To remedy this situation HRPC recommends that the parking be altered to allow for a turnaround point at the end of the parking lot. Applicant shall work with engineering department to ensure there is space available for a car to perform a three-point turn to exit the dead-end parking area.

There are no architectural standards for the I-1 district.

The proposed development is not adjacent to a residential use so the lighting standards of (Page 154 – 1161.09.4 B) do not apply. However all outdoor lighting in all zoning districts shall be shielded or arranged to reduce glare as not to interfere with the vision of neighboring properties. (Page 154 – 1161.09.4 A) Do to the isolated nature of the project one would anticipate that this would not be an issue.

## **ENGINEERING**

Access – Access is proposed to be through an existing drive at the West side of the property. This is currently a private drive and would need to have the easement secured as shown on the proposed plans. Recommend the easement width be increased to 80' to provide sufficient R/W in the event North Blanchard Street is extended to connect to CR 99. The additional 20' of easement width required shall be set aside now so there is no need for condemnation or acquisition required for future R/W dedication.

Water – An 8" public waterline is proposed to follow the east and south property lines within a 15' dedicated easement. We recommend the following additions and corrections: 1) the waterline be extended north from the southwest corner of the property 100' +/- with a hydrant at the end of the line; 2) the proposed services for the building shall be connected on the west side of the building into the recommended line extension; and 3) the existing detention basin be reconfigured/re-graded so the entirety of the basin is outside the limits of the 15' dedicated waterline easement. 4) If grant dollars are able to be used off-site, the waterline shall be looped back to the west to provide a redundant supply for fire protection.

Sanitary Sewer – Sanitary sewer is proposed to connect to an 8" line constructed to serve the Lewis Dental office.

Stormwater Management – Detention calculations were previously submitted for the entire 6 acre parcel and will use the detention basin constructed along the east edge of the property.

Sidewalks – Currently in the county, no sidewalks required.

Recommendation: Conditional Approval of the Plan pending changes recommended for the waterline.

The following permits will be needed prior to construction of the site plan:

- Sanitary Sewer Permit
- Waterline Permit

### **FIRE PREVENTION**

- Advised to place proposed water line on east side of access road with evenly spaced hydrants. One hydrant shall be at least 100 feet from FDC (NFPA 1141). No fire hydrants exist on the property or on the south side of County Rd. 99/ County Rd. 212. Hydrants shall be installed and supplied with water prior to construction. A minimum of 2 hydrants shall be installed and once the fire resistance type rating is established, additional hydrants may need to be added (NFPA 1, 220 & 1141). The preferred method would be to loop the water line with a minimum of a 6” water main. If a dead end water line is installed, a 10” minimum shall be used due to the length of the main (NFPA 1141).
- FDC to be 2 ½ inch Siamese to accommodate Allen Twp FD. FDC head shall be changed to 5 inch Stortz w/30 degree angle if annexed into City of Findlay. Fire line supplying sprinkler system shall be a dedicated line.
- Outside notification to be a horn/strobe device working on water flow only and placed over FDC
- Area in front of FDC shall be kept clear and within an acceptable driving surface/path.
- Driving surfaces shall be capable of handling fire trucks before construction begins.
- Any electric or gas meters within driving area shall have crash protection.
- Knox box will be required if annexed into City of Findlay.
- Business shall have street address on sign (4 inch minimum size) or on building front, large enough to be visible from the road.
- Any additional plans and any variances from the submitted site plan shall be provided to Findlay Fire Prevention office in a timely fashion for review and approval.

### **STAFF RECOMMENDATION**

Staff recommends approval of **Site Plan Application #SP-02-2013**

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**3. APPLICATION TO RE-ESTABLISH AN INDUSTRIAL USE** filed by Ron King, King Environmental Group, 1525 Lima Avenue, Findlay, OH. The business will be building and fitting aircraft refueling equipment on commercial truck chassis.

### **HRPC**

#### **General Information**

The applicant is requesting to re-establish an industrial use at 1525 Lima Avenue. The property

is zoned C-2 and is surrounded by parcels also zoned C-2.

### **Parcel History**

The parcels + is this area have been rezoned several times in the last 20 years. At one time the West Park corridor was zoned both B2 and I1. The I1 properties were set away from Lima Avenue but did not follow property lines. In an effort to eliminate the split zoning the area was rezoned all to B2. Since the zoning code rewrite the property was given the zoning of C-2, the zoning most similar to B2.

### **Staff Analysis**

The applicant is asking to re-establish a light industrial use that is non-conforming to the C-2 zoning. From 1980 to 2009 Dukes Transportation Services assembled airplane refueling trucks. The proposed new company would be conducting the same business. They would operate from 7:00am to 5:30pm Monday through Friday and periodically on Saturdays. The applicant states that there would be no excess noise levels generated.

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends approval of the **Application to Re-establish an Industrial Use**

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**4. APPLICATION FOR CONDITIONAL USE #CU-01-2013** filed by Joseph Edinger, 123 Cherry Street to be used as a pet crematorium.

**HRPC**

**General Information**

The applicant is applying for a conditional use permit to allow for the operation of a pet cremation facility. Proposed site is located at 123 Cherry Street. The property is zoned C-1.

**Parcel History**

The parcel has been used by various commercial service companies and storage.

**Staff Analysis**

The property is zoned C-1 with R-3 to the east/west, C-2 to the north, and Downtown Commercial to the west. The proposed use of a crematorium is a conditional use thus requiring review and approval by the Planning Commission. (page 82 – 1133.03 F.) The conditional use of a crematorium states, “Crematoriums shall be located no closer than one hundred feet to any residential area.” (page 214 – 1161.15 J.2) The following residential structures are located near the proposed site: 125 Cherry Street – 37 feet, 328 Clinton Street – 105 feet, 324 Clinton Street – 107 feet, 322 Clinton Street – 110 feet, 128 Cherry Street – 120 feet.

The proposed use is required to provide parking at a rate of 1 space per 325 square feet. (page 168 – 1161.11.5 E) The entire building is 1200 square feet with a minimum requirement of 4 parking spaces. This requirement may be lessened if the entirety of the structure is not intended to be used.

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends denial of **Conditional Use #CU-01-2013**