

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT November 14, 2013

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
Service-Safety Director, Paul E. Schmelzer, P.E., P.S.
Thom Hershey
Joseph Opperman
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Steven C. Wilson, P.E., P.S., Engineer
Don Rasmussen, Law Director

City of Findlay City Planning Commission

Thursday, November 14, 2013 - 9:00 AM

COMMENTS

NEW ITEMS

1. **ALLEY VACATION PETITION #AV-06-2013** filed by Gregory Meyers, 119 First Street, Findlay, OH to vacate a north/south alley running between 1003, 1009 & 1015 S. Main Street and 119 1st Street.

HRPC

General Information

The alley in this request runs south from 1st Street to the first east/west alley. It is in a residential neighborhood.

Parcel History

None

Staff Analysis

All of the abutting property owners have signed the petition to vacate the above described alleyway.

There are garages and other buildings along the alleyway and access will need to be maintained for these structures. Emergency vehicles may also need access through the area if there is a fire or other crisis situation.

ENGINEERING

No objections.

AEP will retain an easement for their poles if the alley is vacated.

FIRE PREVENTION

Currently, out buildings and garages exist behind the residential homes and it provides off street parking for the residents. The alley also allows for structural firefighting and FFD truck access. If allowed to vacate the alley, a recommendation would be not to block either end at 1st St. or 2nd St.

STAFF RECOMMENDATION

Staff recommends that FCPC **recommend approval of ALLEY VACATION PETITION #AV-06-2013** to vacate a north/south alley running between 1003, 1009 & 1015 S. Main Street and 119 1st Street. As stated above, AEP will retain easement for their poles and access should be maintained to aid in emergency situations.

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Notes

ALLEY VACATION PETITION #AV-06-2013

2. FINAL PLAT APPLICATION #FP-10-2013 filed by Stephen D. Taylor Family Properties, LLC, PO Box 351750, Toledo, OH to replat Lots 10, 11 and 12 in the North End Commercial Park

HRPC

General Information

This project is located in the North End Commercial Park on the southeast corner of Speedway Drive and CR 99. The lots are zoned C-2 General Commercial. Land to the north is in Allen Township and has no zoning. To the west the land is zoned C-2. Land to the south is zoned I-1 Light Industrial and to the east is C-2 and I-1. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

All of the lots are currently vacant.

Staff Analysis

The applicant proposes to combine the three (3) platted lots into one large parcel for development as a single site.

The replat will also serve to vacate some existing easements on the original lots and establish the appropriate new setback lines and easements for a single lot.

The original plat of this subdivision had a note on the plat that Lots 10, 11 and 12 were limited to using the 40' Access Easement from Speedway Drive as their only means of ingress/egress. A notation should be put on this new lot that it's only means of access will be from Speedway Drive. No access will be permitted directly onto CR 99.

We didn't see a lot number for the new parcel. One will need to be given for the new lot.

Staff Recommendation

HRPC Staff recommends approval of **FINAL PLAT APPLICATION #FP-10-2013** with the inclusion of a notation stating that the parcel shall only use Speedway Drive for access and that a lot number is assigned to the new lot.

ENGINEERING

No objections.

FIRE PREVENTION

No comment

STAFF RECOMMENDATION

Staff recommends that FCPC approve **FINAL PLAT APPLICATION #FP-10-2013** subject to the following conditions:

- Note added to the plat that the new lot shall only use Speedway Drive for ingress/egress (HRPC)
- A lot number is assigned to the new lot (HRPC)

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Notes

<p>FP-10-2013 REPLAT LOTS 10, 11, & 12 NORTH END COMMERCIAL PARK</p>
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**Replat of Lot #10, Lot #11 & Lot #12 of the
NORTH END COMMERCIAL PARK
BEING A PART OF THE W/4 OF THE SE/4 OF SEC. 36, T2N, R10E,
CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO,
9.545 ACRES**

Land Description

Being Lots 10, 11 & 12 of the North End Commercial Park
as recorded in Plat Volume 20, Page 281.

NOTE ALL ARE BY THESE PRESENTS:

That the undersigned, members of all the lands embraced
in the above named plat, do hereby approve the plat and survey
as shown and depicted, the roads and ways of width herein
grant the easement areas shown on the plat for public utility, city and
drainage purposes.

Witness my hand this _____ day of _____ AD.

STEPHEN D. TAYLOR
FAMILY PROP., LLC

CITY OF HANCOCK

Before me, a Notary Public in and for said County personally
appearing the above subscribers as their free and lawful owners, and
advised I do hereby subscribe my name and seal as my official seal
this _____ day of _____ AD.

Notary Public

INSTRUCTIONS

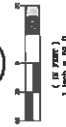
Restrictions governing the sale and use of the lands in the above
records, Volume 215, at Page 452, and are considered as
part of the plat and subordinated as such by the creators signature
herein.

CITY ENGINEER

The above plat has been reviewed by me and is hereby approved
this _____ day of _____ AD.



1 inch = 40 ft.



NOTE: All bearings are based on published Ohio
North 3601 Zone State Plane Coordinate System.

PLAT PURPOSE:

TO COMBINE LOTS 10, 11 & 12 INTO ONE LOT
AND VACATE EASEMENTS AS SHOWN.

CITY PLANNING COMMISSION

I hereby certify that the above plat was presented to the
Planning Commission on this _____ day of _____ AD, and was approved by the
Commission at a meeting held on the _____ day of _____ AD.

By: _____
Mayor, Chairman, Planning Commission

COUNTY AUDITOR

I hereby certify that this plat of the above named subdivision was
presented to me and indexed this _____ day of _____ AD.

By: _____
Hancock County Auditor

COUNTY RECORDER

I hereby certify that this plat was presented to me on the
_____ day of _____ AD, at _____ AD, and is hereby recorded in
County Records, this _____ day of _____ AD.

By: _____
Hancock County Recorder

DEEDS COMPRAVE

I hereby certify that I have made a copy of the books, pages and
right-of-way dimensions are correct, as above, and that monuments have
been set at all corners marked with a _____ on the plat.

By: _____
Registered Surveyor

SEARCHED	INDEXED
SERIALIZED	FILED

DATE: OCTOBER 9, 2013

PREPARED FOR:

Stephen D. Taylor Family Prop. LLC
10101 W. STATE ST.
TOWNSHIP 28 N 18 E 25

**VAN HORN, HOOVER
& ASSOCIATES, INC.**
SURVEYING & ENGINEERING
FINDLAY, OHIO 44116-6389
(419) 423-5630
EMAIL: info@vanhornhoover.com

3. APPLICATION FOR CONDITIONAL USE #CU-03-2013 filed by FD Main Street, Ltd., 655 Fox Run Rd., Findlay for Townhouse Apartments occupying the first and second floor at 316 Dorney Plaza.

HRPC

General Information

This request is located off the west side of S. Main Street. It is zoned C-3 Downtown and all surrounding parcels are also zoned C-3. The property is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as downtown.

Parcel History

Buildings are vacant.

Staff Analysis

The applicant is proposing to convert the building into three (3) two story residential townhouses.

In the C-3 Downtown zoning district residential uses are a Conditional Use and are limited to the upper floors of the commercial buildings. The BZA cannot grant a use variance so the applicant is asking Planning Commission for a waiver to allow the residential use to occupy the first floor of the building.

Their application states that retail/office uses would not have street exposure in this location nor available adjacent parking. HRPC contends that adequate retail or office parking is very accessible since the Municipal Building parking lot is adjacent to the building and is available for 2 hour public parking. There is probably more of a dilemma with residential parking which is long term at any time of day. HRPC also has concerns about residents using Dorney Plaza as part of their personal space. HRPC would like the developer to present a plan to prevent the placement of patio furniture, grills, etc. on Dorney Plaza. The fact that the plaza is a public space could present an enforcement issue if residents start utilizing it as a front porch area.

Shops down the side of a building in a downtown area are not uncommon in other towns. There are similar situations where what may have formerly been an alley or building site is now a plaza type area and small eateries, shops or offices are located there. Walkability is a key factor in a downtown setting so street exposure is not necessarily required for businesses.

HRPC does recognize that the site's layout presents challenges for retail/office or residential development. HRPC views the ideal development to be a single office/retail user that utilizes the majority of the building with the potential for upper floor residential similar to the other office and retail establishments in downtown.

Staff Recommendation

HRPC Staff is withholding a recommendation, pending the presentation of the project by the developer.

ENGINEERING

No Comment

FIRE PREVENTION

Although not applicable for conditional use review, I was advised by Jerry Murray to provide the following information:

- Recommend to place the Fire Department Connection (FDC) on front of building. FDC shall be 5 inch Storz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear.
- A Knox Box will be required for buildings with alarm and sprinkler systems.
- Address shall be clearly marked for all structures.

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Notes

APPLICATION FOR CONDITIONAL USE #CU-03-2013
316 DORNEY PLAZA
TOWNHOUSE APTS. ON 1st AND 2nd FLOOR

4. SITE PLAN APPLICATION #SP-19-2013 filed by Somphanh Phadphom & Inh Cysanah, 2050 Lakewood Drive, Lima, OH for conversion of an existing garage into a church and construction of accessory parking to be located at 1024 S. Blanchard Street.

HRPC

General Information

This site plan is located on the west side of S. Blanchard Street just north of 2nd Street. The land is zoned R-3 Single Family High Density Residential. The properties to the north are also zoned R-3. The property to the south, east and west is zoned R-2 Single Family Medium Density. The City Land Use Plan designates the land as Single Family Small Lot. The site is not located within the 100 year flood plain.

Parcel History

None

Staff Analysis

There are no new buildings being constructed in this request. The existing garage on the north end of the parcel is going to be used as a Church. Churches are a Conditional Use in the Residential Districts.

A paved parking lot is proposed west of the church. It is shown in two (2) phases. The first phase contains 11 parking spaces. The application states that the current congregation is only around 25 persons. They hope to grow the Church and could have capacity for 60 or more at which time they would construct the second phase of parking. Parking for a place of worship is listed as three (3) spaces per every seven (7) seats. The 11 spaces shown would provide adequate parking for the small congregation.

There is a six (6) foot privacy fence shown on the north side of the parking lot which abuts a residence. There is also a 10' wide detention area indicated here between the parking lot pavement and the fence. There also appears to be some existing trees and shrubs shown on the plan. Section 1161.07.2 of the code gives 3 screening options for such an instance as this. Option 1 would suffice for this situation as this would not be considered an everyday commercial use. The first option has a very minimal landscaping requirement. Credit will be given for any useable trees that exist along the property line now.

There is no indication of any signage proposed. If signage is requested it will require a separate approval and permit from the zoning officer.

ENGINEERING

Access – An existing drive on S. Blanchard will be used and is adequate for the proposed use.

Water & Sanitary Sewer – Connection points for the sanitary and water systems shall be reviewed by engineering before any permits, zoning or otherwise are issued.

Stormwater Management – Proposed detention pond on the north side of the property meets our requirements. Applicable OEPA NPDES requirements for both construction and post-construction water quality shall be met.

Sidewalks – Existing sidewalks will remain in place.

Recommendation: Approval of the plan subject to occupancy requirements from Wood County Building Department and engineering review of connection points for the sanitary and water systems.

The following permits may be required prior to construction:

- Sanitary Sewer permits
- Water permits
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

Submit all change of use and plan information to Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-19-2013** for the conversion of an existing garage into a church and construction of accessory parking to be located at 1024 S. Blanchard Street subject to the following conditions:

- Adequate trees and evergreens as screening along the north property line (HRPC)
- Approval of any signage requested by the zoning officer. (HRPC)
- Engineering approval of connection points for water and sewer (ENG)
- Approval of Wood County Building Department (ENG & FIRE)

5. APPLICATION FOR SPECIAL REVIEW #SR-01-2013 filed by The Fergus Company, LLC, 8377 Green Meadows Dr. N., Suite A, Lewis Center, OH 43035 for an auto parts store to be located at 420 Trenton Avenue.

HRPC

General Information

This site is on the north side of Trenton Avenue west of Morey Street. It is zoned C-2 General Commercial. All land to the east, west and south is also zoned C-2. Land to the north is R-3 Single Family High Density and MH Mobile Home. 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 is the former site of Findlay Truck Lines.

Staff Analysis

This is a Special (Conceptual) Review thus no formal decision is required of the Planning Commission today.

HRPC Staff and Todd Richard have met with the applicant on a couple of occasions to hash out the details for this site.

The applicant is proposing to split the parcel into two commercial sites. After more consideration of the proposal, HRPC is recommending that this be a two lot commercial subdivision. The site is currently a conglomeration of multiple platted lots and vacated alleyways. We would recommend that Planning Commission accept as a single submission Final Plat coinciding with the formal site plan application if possible. If the plat cannot be completed at the same time as approval of the site plan, the development can occur on the existing land as it exists and the plat recorded later.

At this time, the Advance Auto Parts store is the only known development. The proposal is for a 6,895 square foot store on a 138' x 260' site.

There are 26 parking spaces shown which exceeds the requirement. The minimum required would be 19 at one per 375 square feet. The pavement is set back 10' from the right of way as required.

The building meets all setback minimums. (50' front, 15' side and 30' rear)

Landscaping is indicated on the plan as we had discussed with the developer. The level 2 buffer was recommended for the rear along Madison Avenue. There will be foundation plantings and plantings along the frontage.

A single access from Trenton Avenue was discussed as the preferred option. Trenton Avenue is full of multiple drive cuts in close proximity and cars often come head to head in the turn lane to get into one restaurant or another on opposite sides of the street. There is also a single access onto Madison Avenue. We hope that more traffic will exit here and turn east to get onto Morey then head south where they can exit onto Trenton Avenue at the traffic signal. There will be cross access easements recorded for the two (2) parcels.

The building meets minimal architectural standards. The applicant discussed projecting the sign area on the building out to create some depth and provide some overhang above the doorway. Two tones of color and a band will break up the monotony of the straight walls.

There is no sign detail provided today but a location in front of the Advance Auto store is shown. It is in the middle of the parking spaces along the front of the site. We had discussed with the applicant that one sign would be preferred for the combined site. We had advised them to create a cabinet within the guidelines that could accommodate two businesses. There is no restriction on signage located on the building and the Advance sign is certainly a prominent feature there. Some discussion was given to having a small island in the entry area with a pylon for both businesses. This may create some maneuverability issues for truck delivery however.

The sign code in section 1161.12.8 Low Profile Signs: O-1, C-1, C-2, I-1, & I-2 Districts gives guidelines for this type of sign. It states that one is permitted for each site. Section 1161.12.9 Pylon Signs: C-1, C-2, I-1 & I-2 Districts gives the guidelines for pylon signs. This also states that one is permitted per site. Both sections state that a site cannot have both. We ask if this perhaps gives the Planning Commission the option of deciding which one is better suited for a development. If so, we feel that low profile signs here and most anywhere there is new development would be the best option. We have had several low profile signs in recent developments. The Culver's sign west of this area at the I-75 ramp is a slightly modified low profile. It was permitted to be slightly taller due to the fact that the ramp area makes the site sit lower than the roadway. There are very few signs in the area of the proposed new auto parts store and beginning the trend here would make sense.

ENGINEERING

Access – The site is currently accessed by two (2) curb cuts on Trenton Avenue. Single access points proposed for Trenton and Madison Avenues are preferable to the existing condition.

Water & Sanitary Sewer – No connections are shown on the conceptual plan but both utilities are available on Trenton and Madison Avenues with sufficient capacity to service the proposed uses.

Stormwater Management – The existing site is 100% impervious so stormwater detention will not be required. The conceptual plan does not address how stormwater would be managed on the site. Applicable OEPA NPDES requirements for both construction and post-construction water quality shall be met.

Sidewalks – Existing sidewalks will remain in place.

Recommendation: Endorsement of the conceptual plan.

FIRE PREVENTION

- Submit all plan information to Wood County Building Department
- Natural gas or electric meters within the driving area shall have crash protection
- Address shall be clearly marked for proposed structure

CLIENT:
The Power Company, LLC
 2077 WEST WOODS TR. N.
 WILMINGTON, OH 45398
 740.307.1200

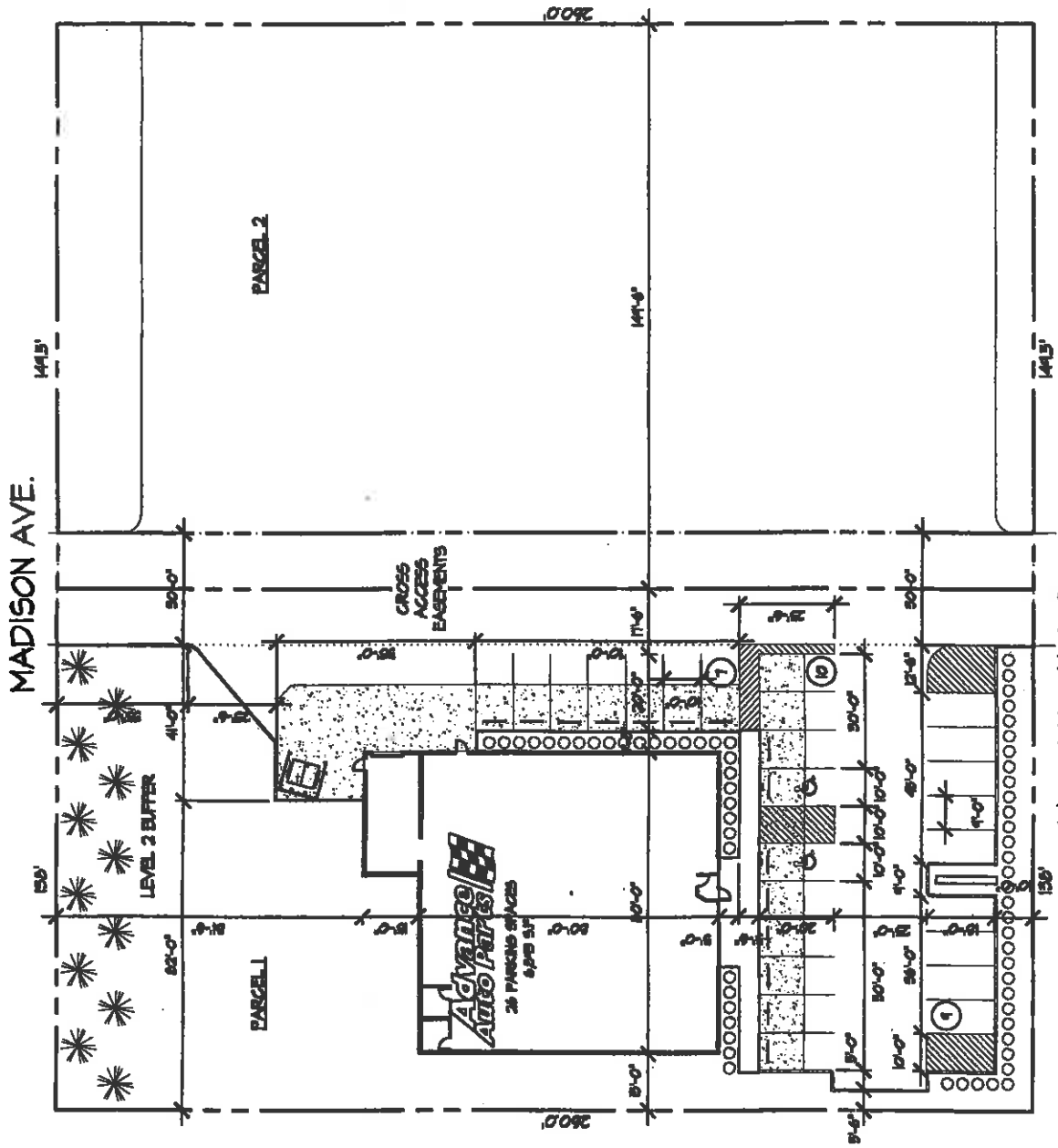


PROJECT LOCATION:
 420 W. TRENTON AVE
 Findlay, OH 45840

Project No. new
 Date: 7/29/13
 Revision: 10/2/13
 10/29/13

Sheet Title:
 SCHEMATIC SITE PLAN

A1



SCHEMATIC SITE PLAN
 1" = 30'-0"

W. TRENTON AVE.

MADISON AVE.

6. **FINAL PLAT APPLICATION #FP-11-2013** filed by Ohio Logistics Business Park, 1800 Industrial Drive, Findlay for a Replat of CDS Industrial Park.

HRPC

General Information

This project is located in Allen Township. The township is not zoned. All surrounding parcels are also in Allen Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This area was platted as a two lot subdivision in 1998. A warehouse was constructed on Lot 1 in 1998 also.

A site plan for an addition to the existing warehouse and a new warehouse was reviewed and approved by FCPC at the August, 2013 meeting.

Staff Analysis

The Replat will divide current Lot 2 into 5 smaller lots. Lot 6 is the site of a new warehouse approved in August. In comparing the site plan and the new lot dimensions it appears that the building as approved on the site plan will be able to comply with the required setbacks on the new lot configuration.

The applicant is also dedicating the road right of way for Distribution Drive as public. The prior private roadway was platted at 60' wide. The new public road will be an 80' right-of-way. The new road will go to the north property line of the subdivision and then turn west with a bulb end. This is provided for future connection to land to the north. Subdivision regulations require that connections to vacant parcels be provided on plats. There needs to be a stub provided to the Drerup land to the east also.

The property line for the Danny Stahl parcel on the east side of Distribution Drive needs to be corrected. It goes much farther north than shown on the plat.

HRPC Staff wants to inform the applicant that when the initial warehouse was developed, it was assigned an address on CR 99. Lot 2 was also addressed in that manner. We notice in the Auditor's records that they are using Distribution Drive as the address. If the properties will now want to be addressed on Distribution Drive, the numbers will need to be changed as they will be in a totally different range going north and south. That area falls in the 5000 range.

ENGINEERING

Access – Distribution Drive has existed as a private street for several years. The replat dedicates a public right of way that will allow improvements to Distribution Drive to be made through Tax Increment Financing (TIF).

Water & Sanitary Sewer – Existing waterline will be extended. Sanitary sewer will be installed commencing at the existing lift station adjacent to Howard Run on County Road 212. Both the water and sanitary sewer improvements will be contracted through Hancock County and financed by the TIF.

Stormwater Management – The existing detention pond was sized to serve the entire development. No additional detention is required.

Recommendation: Approval of the plat.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **FINAL PLAT APPLICATION #FP-11-2013** for a Replat of CDS Industrial Park subject to the following conditions:

- A stub street connection be provided east to the Drerup parcel (HRPC)
- Correction of the location of the north property of the Stahl parcel to the east (HRPC)

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Notes

FP-11-2013
REPLAT OF CDS INDUSTRIAL PARK

7. **APPLICATION FOR SPECIAL REVIEW #SR-02-2013** filed by the University of Findlay, 1000 N. Main Street, Findlay for a Stadium and associated ancillary facilities to include the vacation of W. Foulke Avenue from N. Cory Street to Morey Avenue.

HRPC

General Information

This proposal is located in the block bounded by Morey Avenue on the west, N. Cory Street on the east, Trenton Avenue on the north and Howard Run on the south. It is in the University Overlay District with various underlying zoning districts. Portions of the south end are within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as University

Parcel History

The area is currently used for various uses by the university as well as some remaining residential properties.

Staff Analysis

The applicant is proposing to construct a football/lacrosse stadium with ancillary parking on the site. This block of W. Foulke Avenue will have to be vacated as well as several alleys.

As the only information we have is in colorful renderings, we will ask the applicants and their engineering representative to discuss the details of the project for feedback from the Commission.

ENGINEERING

Access – Access to the proposed improvement is adequate via Trenton Ave, Cory St, or Morey Ave. The vacation of Foulke Avenue will have some impact on traffic patterns in the neighborhood. It is the opinion of the engineering department that Trenton Avenue has the capacity to pick up the volume of traffic that currently utilizes this residential area to move east and west. The applicant should perform a Traffic Impact Study in the area of the proposed vacation to ensure any traffic issues are addressed.

Water & Sanitary Sewer – These utilities exist on Trenton and Morey and have sufficient capacity for the proposed use. Water and sanitary sewers exist in the portion of Foulke Ave proposed to be vacated. A plan will need to be developed to determine the best way to deal with removal or relocation of these services.

Stormwater Management – Much of the proposed site is currently developed. The proposed plan will need to be reviewed to determine if there is an increase in impervious area that would require stormwater detention.

Applicable OEPA NPDES requirements for both construction and post-construction water quality shall be met.

Recommendation: Endorsement of the conceptual plan.

FIRE PREVENTION

- No concerns for 200 block street vacation
- Currently, The University has various uses for the residential houses on the 200 blk. of W. Foulke including; residential housing, offices and workshops, etc. Many are older but maintained structures. FFD has no objection for the proposed construction of a new facility as long as access is available for Fire and EMS trucks/personnel when in use.
- Once completed, submit a site plan

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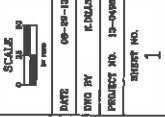
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Notes

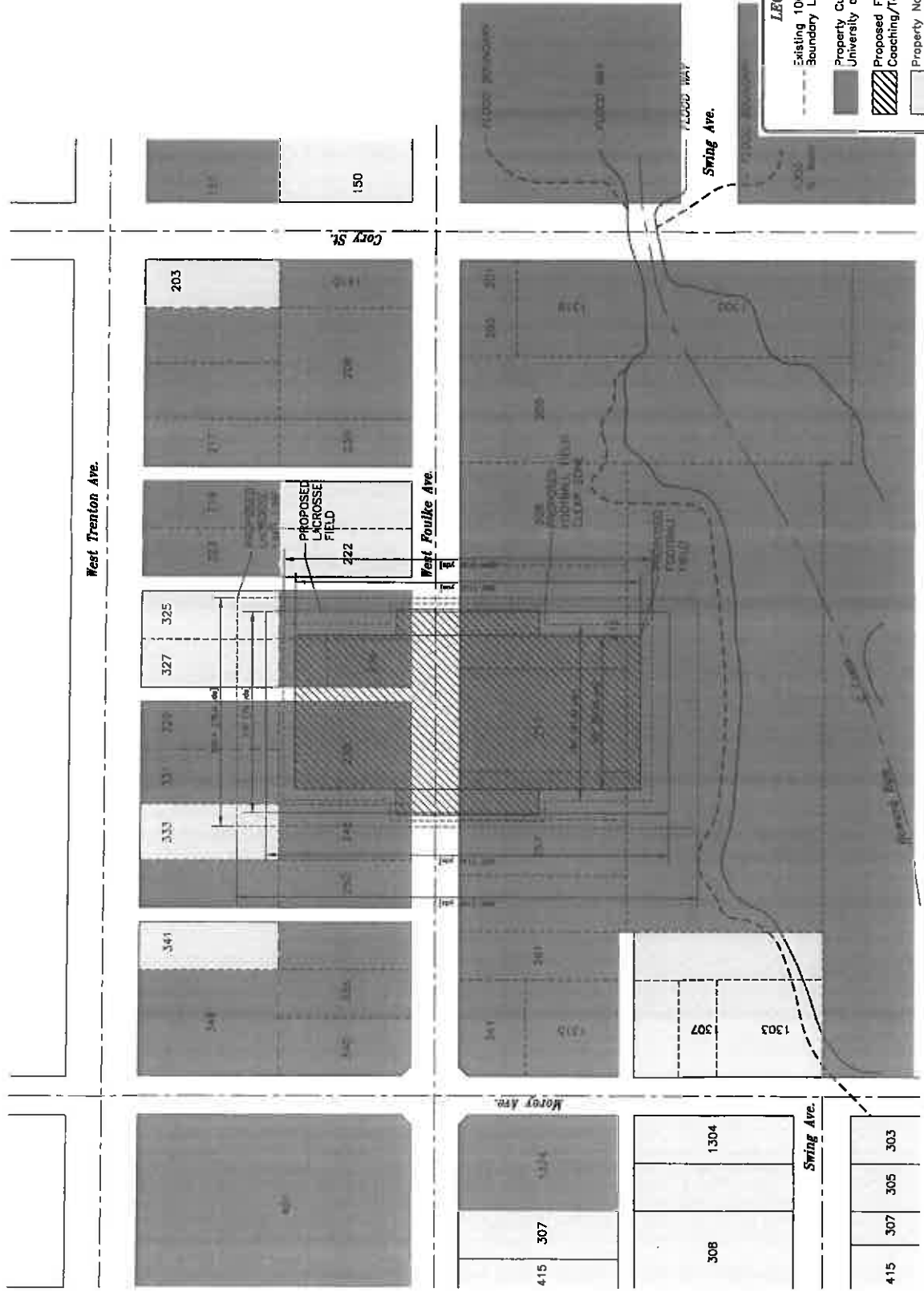
SPECIAL REVIEW #SR-02-2013
U of F FOOTBALL/LACROSSE STADIUM

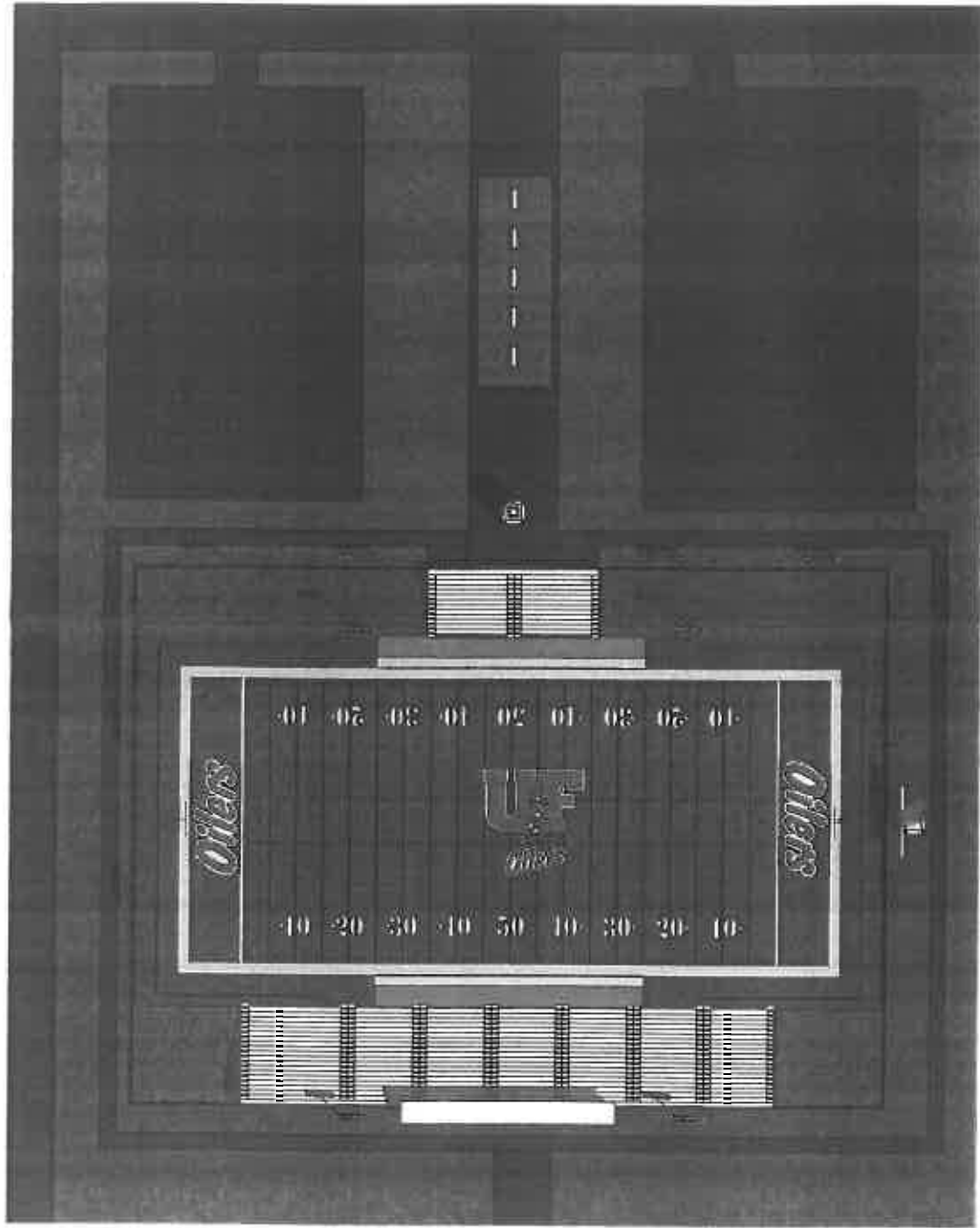
DATE	09-28-13
DATE BY	EDD/JS
PROJECT NO.	13-008
SHEET NO.	1



LEGEND

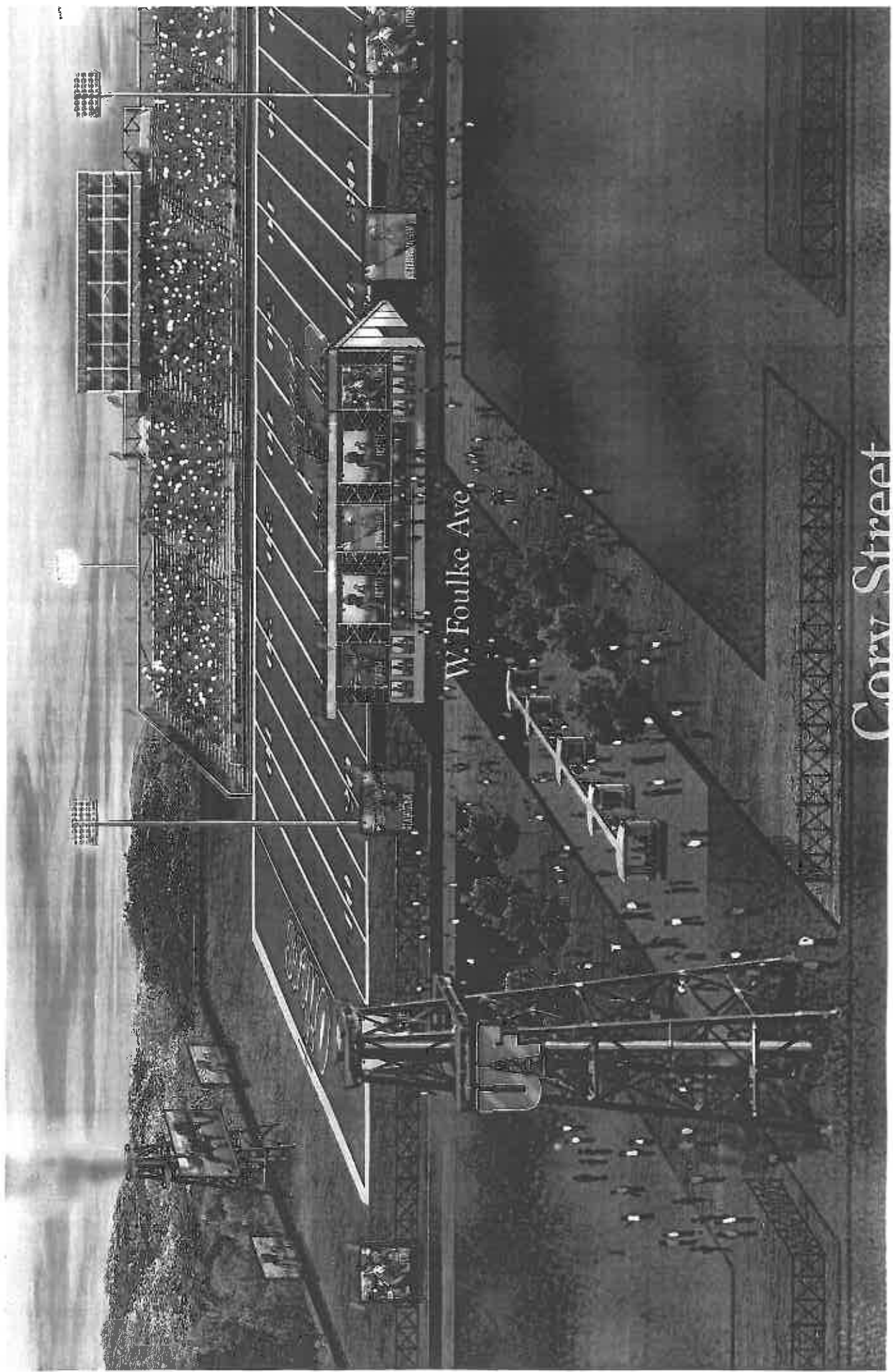
- - - Existing 100 Year Flood Boundary Line Per FEMA Maps
- Property Currently Owned By the University of Findlay
- ▨ Proposed Football Field and Coaching/Team Area
- Property Not Owned By The University





Stadium Site Plan
October 31, 2013





W. Foulke Ave.

Cory Street