

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT February 13, 2014

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, February 13, 2014 - 9:00 AM

COMMENTS

NEW ITEMS

1. **FINAL PLAT APPLICATION #FP-01-014** filed by George M Whitson, 1706 Imperial Lane, Findlay for a **Replat of Lot 1 of the Interstate West Subdivision.**

HRPC

General Information

This replat is located on the south side of Interstate Drive west of CR 300. The land is zoned C-2 General Commercial. Land to the north and east is also C-2. To the west is zoned R-2 One Family is Liberty Township and to the south is zoned I-1 Light Industrial in Liberty Township. The property is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The Interstate West Subdivision was reviewed and approved by FCPC in September, 2005.

Staff Analysis

The applicant is proposing to split current Lot 1 into three (3) parcels. There will also be a short cul-de-sac (King Court) running south from Interstate Drive.

Lots 5 and 6 are located on the east side of the cul-de-sac and abut CR 300 on their east side. No access will be permitted directly onto CR 300 for any development.

HRPC Staff recommends approval of the Replat of Lot 1 of the Interstate West Subdivision.

ENGINEERING

Access – Cul de sac for King Court connects to the south side of Interstate Drive west of North Ridge Road. No objections to proposed access.

Water & Sanitary Sewer – Water and sanitary sewer already exist and is accessible to each of the proposed lots.

Stormwater Management – Proposed storm sewer on King Court drains into existing storm sewer on Interstate Drive that drains into a regional detention pond for the Interstate West subdivision.

Recommendation: Approval of the final plat

FIRE PREVENTION

Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8" water line shall be installed.

STAFF RECOMMENDATION

Staff recommends approval of FINAL PLAT APPLICATION #FP-01-014 for a Replat of Lot 1 of the Interstate West Subdivision subject to the following conditions:

- Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8" water line shall be installed. (FIRE)

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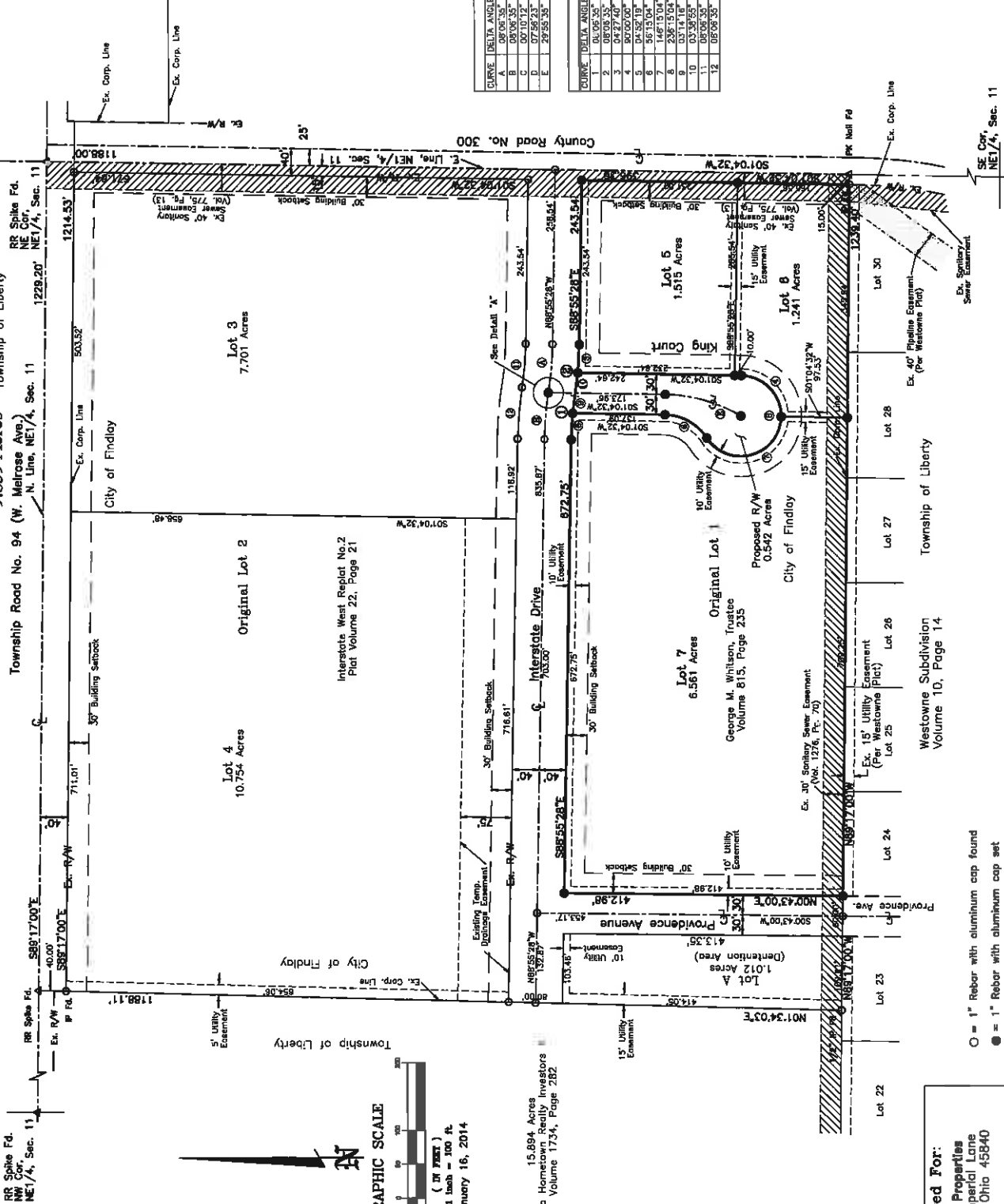
Notes

FP-01-2014	▪
REPLAT OF LOT 1	
INTERSTATE WEST SUBDIVISION	
	▪

Replat of Lot No. 1 of Interstate West

Being Lot No. 1 of Interstate West (Plat Volume 21, Page 481),
City of Findlay, County of Hancock, Ohio

9,859 ACRES Township of Liberty
Township Road No. 94 (W. Melrose Ave.)
N. Line, NE 1/4, Sec. 11



CENTRILINE CURVE TABLE				CHORD RADII			
CURVE	DELTA ANGLE	LENGTH	TANGENT	CHORD BEARING	CHORD	RADIUS	
A	09°06'35"	70.77	35.44	N84°52'11"W	70.71	500.00	
B	09°10'12"	1.48	0.74	N84°52'19"W	1.48	500.00	
C	07°56'23"	66.29	34.70	N84°52'15"W	66.23	500.00	
E	29°25'35"	117.52	60.13	S18°02'20"W	118.19	225.00	

CURVE TABLE				CHORD RADII			
CURVE	DELTA ANGLE	LENGTH	TANGENT	CHORD BEARING	CHORD	RADIUS	
1	04°05'35"	65.11	32.51	S84°52'11"E	65.03	450.00	
2	08°09'35"	76.43	38.28	S84°52'11"E	76.37	540.00	
3	04°27'40"	42.00	21.00	S84°41'38"E	42.04	500.00	
4	08°09'35"	76.43	38.28	S84°52'11"E	76.37	540.00	
5	04°27'40"	42.00	21.00	S84°41'38"E	42.04	500.00	
6	08°09'35"	76.43	38.28	S84°52'11"E	76.37	540.00	
7	14°6'13.04"	153.15	76.58	S19°47'55"W	154.83	750.00	
8	23°5'15.94"	247.40	123.70	S56°47'53"E	248.53	600.00	
9	03°14'16"	26.00	13.00	S87°28'01"E	25.99	450.00	
10	03°36'55"	34.39	17.20	S87°28'20"E	34.36	540.00	
11	08°08'35"	58.11	29.06	N84°52'11"W	58.02	450.00	
12	08°08'35"	58.11	29.06	N84°52'11"W	58.02	450.00	

PETERMAN ASSOCIATES, INC.

ARCHITECTS - ENGINEERS - SURVEYORS

2400 N. Main Street
Findlay, Ohio 44830
Phone: (419) 423-3000
Fax: (419) 423-3008

Prepared For:
Whitson Properties
1708 Imperial Lane
Findlay, Ohio 45840

○ = 1" Rebar with aluminum cap found
● = 1" Rebar with aluminum cap set



2. FINAL PLAT APPLICATION #FP-02-2014 filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for the **Fergus Subdivision**.

HRPC

General Information

This property is located on the north side of Trenton Avenue just west of Morey Avenue. The area is zoned C-2 General Commercial. All abutting land to the east, south and west is also zoned C-2. To the north is zoned MH Mobile Home. It is not 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

The applicant is proposing a two (2) lot commercial subdivision.

Each of the lots runs through from Trenton Avenue to Madison Avenue. The two (2) lots will share ingress/egress when developed. The City will only issue one curb cut onto each roadway for the subdivision.

The appropriate building setbacks are shown on the plat.

HRPC Staff recommends approval of the plat of Fergus Subdivision.

ENGINEERING

No objections. Recommend approval of the final plat

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC approve **FINAL PLAT APPLICATION #FP-02-2014** for the **Fergus Subdivision**.

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Notes

FP-02-2014
FERGUS SUBDIVISION

FERGUS SUBDIVISION BEING A REPLAT OF LOTS 6171 THROUGH 6175 AND PART OF LOTS 6150 THROUGH 6154 AND VACATED ALLEYS IN THE HOWARD ADDITION, CITY OF FINDLAY, HANCOCK COUNTY, OHIO

1.7209 ACRES

DESCRIPTION:

Being Lots 6150, 6151, 6152, 6153, 6154, 6171, 6172, 6173, 6174 and 6175 in the Howard Addition to the City of Findlay, Hancock County, Ohio as recorded in Plat Volume 2, Page 84, Hancock County Records, together with the vacated alleys located between said lots and running along the side of said lots, save and except a part of lots 6150 through 6154 and vacated alleys conveyed to the City of Findlay by deed recorded December 23, 1998 in Vol. 1698, Page 287 of the Hancock County Records, bounded and described as follows:

Commencing at an Iron Pin found in a monument box at the intersection of the centerline of West Trenton Avenue with the centerline of Morey Avenue; Thence North 89 degrees 47 minutes 27 seconds West a distance of 185.03 feet, along said centerline of West Trenton Avenue to the intersection of said centerline with the eastern line of said Lot 6154 extended southerly; Thence North 01 degrees 09 minutes 40 seconds East a distance of 39.50 feet, along said easterly line of Lot 6154 extended southerly; and the easterly line of said Lot 6154 to a point on the existing northerly right of way line of said West Trenton Avenue and the TRUE POINT OF BEGINNING (678 inch iron pin found 0.21 feet South by 0.64 feet West); Thence North 89 degrees 47 minutes 27 seconds West a distance of 287.67 feet, along said existing northerly right of way line to a 5/8 inch capped iron pin set at the centerline of a vacated alley; Thence North 01 degrees 09 minutes 40 seconds East a distance of 260.67 feet, along the center line of said vacated alley to a 5/8 inch iron pin found, on the south right of way line of Madison Avenue; Thence South 89 degrees 46 minutes 13 seconds East a distance of 287.67 feet, along said south right of way line of Madison Avenue; to the northeasterly corner of Lot 6171 (5/8 inch iron pin found 0.16 feet South by 0.05 feet East); Thence South 01 degrees 09 minutes 40 seconds West a distance of 260.57 feet, along the easterly line of said Lots 6171 and 6154, to the POINT OF BEGINNING containing 1.7209 acres more or less.

NOTES:

ALL BEARINGS SHOWN ARE BASED ON OHIO STATE PLANE COORDINATES, NAD83, OHIO NORTH ZONE (3401).
THE BUILDING SETBACK LINES DEPICTED HEREON ARE SHOWN SOLELY FOR INFORMATIONAL PURPOSES TO REFLECT ZONING REGULATIONS CURRENTLY IN EFFECT AND ARE NOT INTENDED TO BE PART OF OR TREATED AS, RESTRICTIONS CREATED BY THE PLAT.

LEGEND:

● P.O.B. = 5/8" CAPPED I. PIN SET

PLAT PURPOSE
TO COMBINE CURRENT LOTS AND VACATED ALLEYS INTO 2 LARGER LOTS.

KNOWN ALL PERSONS BY THESE PRESENTS:

That we, the undersigned owners in fee simple of all of the lands encompassed in the above named subdivision do hereby approve the plan and survey of same.

Witness my hand this ____ day of _____, 2014

OWNER:

The Fergus Company LLC

John C. Fergus, II, Manager

1. _____

2. _____

COUNTY OF DELAWARE

STATE OF OHIO

SS: _____

Notary Public _____

Before me, a Notary Public in and for said County personally appeared the shown named Owners, who did acknowledge and affirm the signing of the above declaration as their free act and deed. In testimony whereof I do hereunto subscribe my name and affix my official seal this ____ day of _____, 2014

CITY PLANNING COMMISSION:

I hereby certify that the above plat was presented to the Planning Commission of the City of Findlay, Ohio on the ____ day of _____, 2014 and said plat was approved by the Commission at a meeting held on the ____ day of _____, 2014.

By _____ Mayor, Chairman, Planning Commission

The above plat has been reviewed by me and is hereby approved this ____ day of _____, 2014

By _____ City Engineer

COUNTY AUDITOR:

I hereby certify that the plat of the above named subdivision was presented to me and transferred this ____ day of _____, 2014

By _____ Hancock County Auditor

COUNTY RECORDER:

I hereby certify that the above plat was presented to me on the _____ day of _____, 20____ and duly recorded in Plat Volume ____ at Page ____ Hancock County Records, this ____ day of _____, 20____

File No. _____ Hancock County Recorder

SURVEYORS CERTIFICATE:

I hereby certify that I have made a survey of the lands shown and comprising the above named subdivision and that lot, boundary and street right-of-way dimensions are correct as shown, and that monuments have been placed or found as indicated on the plat.

Date: 1/28/2014

By _____ James A. Broadway, Professional Surveyor, No. 6909

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Professional Surveyor, No. 6909

Professional Surveyor, No. 6909

Professional Surveyor, No. 6909

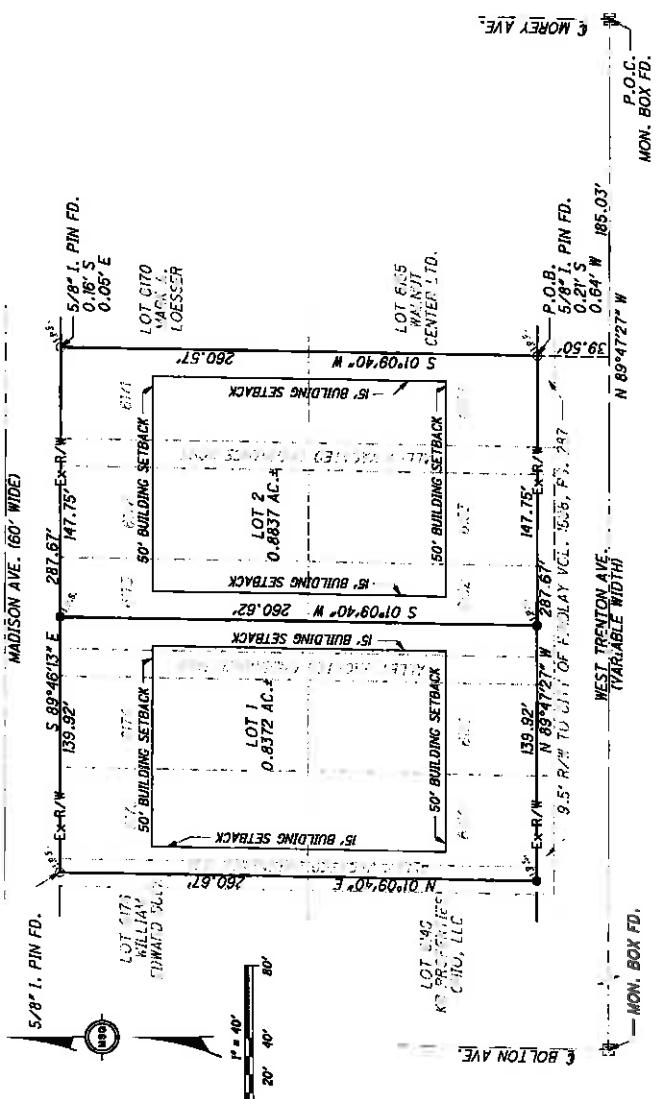
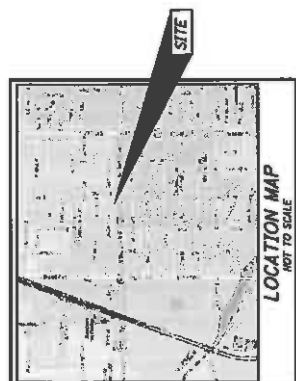
Professional Surveyor, No. 6909

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3. SITE PLAN APPLICATION #SP-02-2014 filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay.

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 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. The applicant submitted this site plan in November, 2013 for Special Review.

Staff Analysis

The applicant is proposing to construct an Advance Auto Parts store on Lot 1 of the Fergus Subdivision. The plat was reviewed in Item 2 of today's agenda. The proposal is for a 6,895 square foot store on the .8372 acre 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 50' rear as it abuts a residential use)

The landscaping is indicated on the plan. A level 2 buffer was recommended for the rear along Madison Avenue. There will be foundation plantings and plantings along the frontage.

A single access is proposed from Trenton Avenue. 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. The plans indicate that it is to be a pylon sign. This sign was discussed during the Special Review in November. HRPC Staff recommends that a low profile sign be used here and most anywhere there is new development. We have had several low profile signs in recent developments. There is no restriction on signage located on the building and the Advance sign is certainly a prominent feature there. There are very few signs in the area of the proposed new auto parts store and beginning the trend here

would make sense. Landscaping is to be provided within the area around the low profile sign. 50% of this is to be evergreen. (1161.12.8 E) A planting detail for that area will need to be provided at the time of application for the sign permit.

A small directional sign is shown at the ingress/egress from Madison Avenue. It is located only about 2' from the property line. This will limit the size of the sign to 2 square feet and no more than 2' in height. (1161.12.2 D)

Staff Recommendation

HRPC Staff recommends approval of Site Plan #SP-02-2014 subject to the following conditions:

- No pylon sign for the site. We recommend a Low Profile Sign with landscaping as required in the Code.

ENGINEERING

Access – Will share an existing access to both Trenton Avenue and Madison Avenue with Lot 2 of the Fergus Subdivision. No objections to proposed access.

Water & Sanitary Sewer –Water service for the proposed building shall be tapped at Madison and extended to the proposed connection location so that the tap and valve are more in line with the proposed connection point. The existing service can be utilized for the next lot. There are no issues with proposed sanitary sewer connection point.

Stormwater Management – Existing site is 100% impervious so stormwater detention is not required. The proposed storm water connection pipe shall be reduced from 12" to 8". All applicable NPDES regulations shall apply.

Sidewalks – Existing sidewalks will remain in place and be replaced as required.

Recommendation: Approval of the plan

The following permits may be required prior to construction:

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

FIRE PREVENTION

- A Knox Box will be required for newly constructed buildings.

STAFF RECOMMENDATION

Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-02-2014** for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay subject to the following conditions:

- No pylon sign for the site. We recommend a Low Profile Sign with landscaping as required in the Code. (HRPC)
- Water service for the proposed building shall be tapped at Madison and extended to the proposed connection location so that the tap and valve are more in line with the proposed connection point. The existing service can be utilized for the next lot. (ENG)
- The proposed storm water connection pipe shall be reduced from 12" to 8". All applicable NPDES regulations shall apply. (ENG)

- A Knox Box will be required for newly constructed buildings. (FIRE)

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Notes

SP-02-2014
ADVANCE AUTO PARTS
420 TRENTON AVE.

4. SITE PLAN APPLICATION #SP-03-2014 filed by Gateway Church, 9555 CR 9, Findlay for an addition to the south end of the building and additional parking.

HRPC

General Information

This site plan is located on the east side of CR 9 just south of the Liberty Dold subdivision. The land is zoned A-1 Agriculture in Liberty Township. The property to the south and west is also zoned A-1. To the north and east is zoned R-2 One Family. The City Land Use Plan designates the land as SF Large Lot. The site is not located within the 100 year flood plain.

Parcel History

The existing church was constructed in 2005.

Staff Analysis

The applicants are requesting to construct an addition to the south side of the existing church building.

The plan states that an additional 900 seats will be added to the church with this addition. The parking proposes 403 new spaces which well exceeds the 300 seats required at one (1) per each three (3) seats in the code.

The building is well within all setbacks.

There are no new accesses requested for the site. The two (2) existing points of access on CR 140 will be maintained.

There is no indication of any additional signage for the property either.

Staff Recommendation

HRPC Staff recommends approval of Site Plan #SP-02-2014 for the addition to Gateway Church.

ENGINEERING

Access – No new access points are proposed for the site; 2 access points exist that meet our access management requirements

Water & Sanitary Sewer – A new domestic water service and fire protection line are proposed. Sanitary sewer will utilize the existing service.

Stormwater Management – Additional detention is proposed that satisfies our stormwater management requirements

Sidewalks – Outside the City limits so sidewalks are not required

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Water permit
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

The Fire line installation is subject to FFD approval. Discussion is ongoing at this time.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-03-2014** for an addition to Gateway Church, 9555 CR 9, Findlay and additional parking subject to the following condition:

- The Fire line installation is subject to FFD approval. Discussion is ongoing at this time.
(FIRE)

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Notes

SP-03-2014 GATEWAY CHURCH 9555 CR 9
