

# City of Findlay City Planning Commission

Thursday, March 13, 2014 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. APPLICATION TO RE-ESTABLISH A CONDITIONAL USE #CU-01-2014** filed by ROSI Enterprises, 211 E. Front Street, Findlay to obtain an **extension in order to construct a triplex at 518 Liberty Street.**

### HRPC

#### **General Information**

This request is located on the west side of Liberty Street just south of the first east/west alley south of W. Sandusky Street. The parcel is zoned R-3 Single Family High Density. Land to the south, east and west is also zoned R-3. Land to the north is zoned C-1 Local Commercial. The Street and a portion of the front yard are within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

#### **Parcel History**

This lot was formerly the site of an older dwelling that had been converted into a triplex.

#### **Staff Analysis**

The applicant states in their letter that this property sustained major damage from a fire in late July, 2012 and was subsequently demolished. A garage still remains on the property. Todd Richard had notified the owner regarding his options to rebuild the property. The owner at the time has passed away and his heirs sold the land to ROSI Enterprises on May 31, 2013 along with three (3) other properties. The current owner states that those details regarding the Liberty Street property were not conveyed to them at the closing. He only knew that the code that the Auditor's office had on the property was for a multi-family use. (The codes used by the County Auditor do not reflect zoning districts) He was informed by Todd Richard in January, 2014 that the legal non-conforming use as a triplex would expire on July 29, 2014 (2 years after the date of the fire) if a new structure was not completed by that date.

Technically, the property is still considered as legal non-conforming. HRPC Staff questions whether it is even appropriate to be asking for something at this time since the owner is still in conformance. We would prefer that the applicant request be considered once he is out of compliance.

### ENGINEERING

No comment

### FIRE PREVENTION

No Comment

**STAFF RECOMMENDATION**

**Staff recommends no action as the property is still in compliance with the code at this time.**

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### Hancock County GIS



#### Notes

CU-01-2014  
516-518 Liberty Street  
Re-establishment of a Non-conforming Use to  
construct a triplex.

**2. ALLEY/STREET VACATION PETITION #AV-01-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street to vacate a north/south alley running south from E. Hardin Street to E. Lincoln Street.

**HRPC**

**General Information**

This is the first north/south alley east of S. Main Street.

**Parcel History**

None

**Staff Analysis**

This alley serves the rear of the former Elks and RCM Architects buildings as well as the Marathon parking lot at the corner of E. Lincoln Street and S. Main Street.

Marathon owns all the abutting properties along this alley.

**Staff Recommendation**

Staff recommends approval of the vacation request.

**ENGINEERING**

No Objections

**FIRE PREVENTION**

Maintain access for emergency personnel, fire hydrants and FDC connections.

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-01-2014 to vacate a north/south alley running south from E. Hardin Street to E. Lincoln Street subject to the following conditions:**

- Maintain access for emergency personnel, fire hydrants and FDC connections. (FIRE)

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### Hancock County GIS



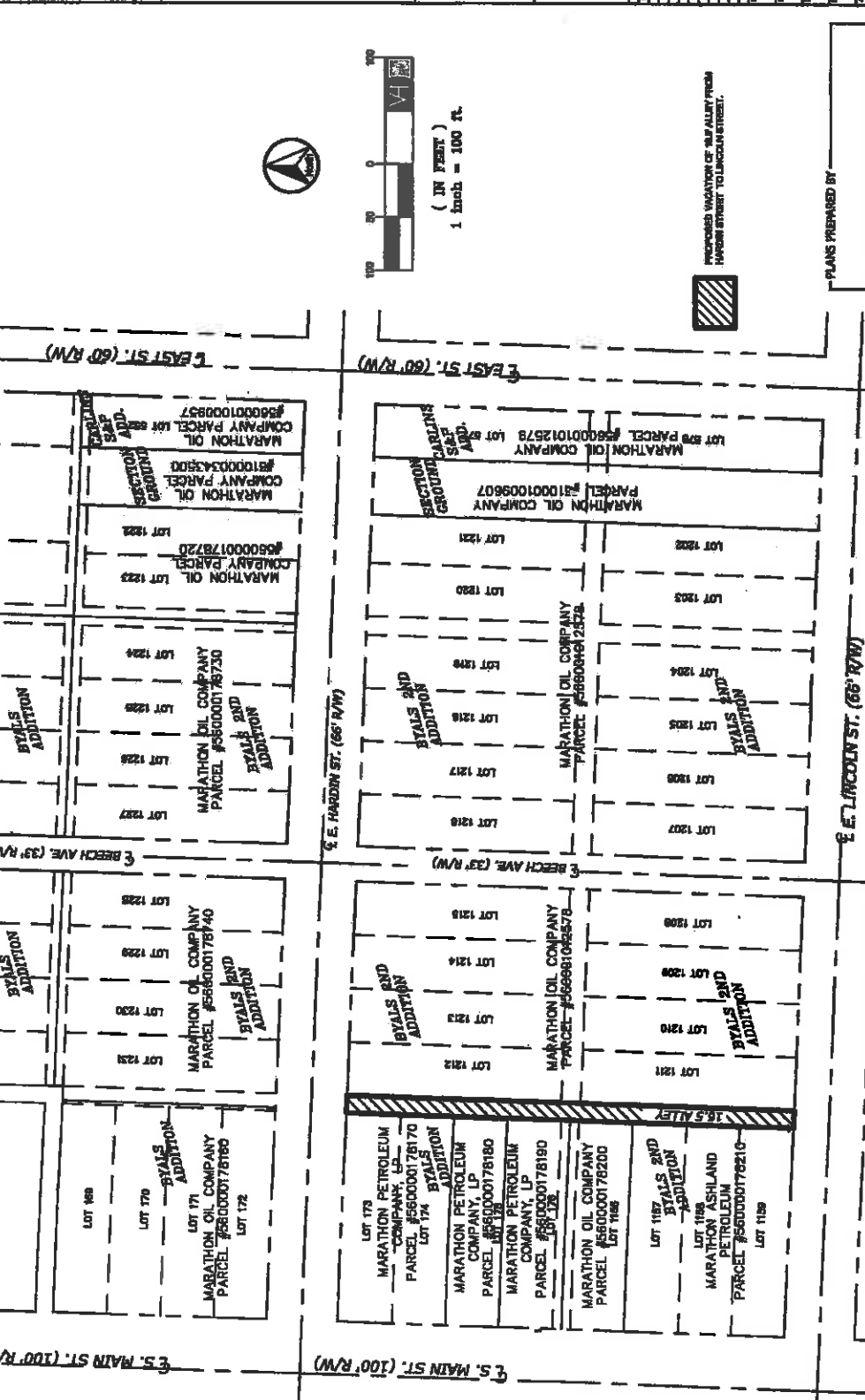
Notes

N/S ALLEY VACATION

 : AREA TO BE VACATED

**MARATHON PETROLEUM COMPANY  
VACATION PLAT**

FRIDAY, OH



PLANS PREPARED BY  
**DONALD R. STONE, P.E., P.S.**  
 600 S. W. 10th St., Suite 100  
 FRIDAY, OH 44640

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PREPARED FOR:  
**MARATHON PETROLEUM COMPANY, LP**

VACATION PLAT  
**16.5' ALLEY**  
 FRIDAY, OH

DATE: 2/06/14  
 DRAWN: [ ]  
 CHECKED: [ ]  
 DESIGNED: [ ]  
 SCALE: 1:1  
 SHEET NO.: 1 OF 1



**MARATHON PETROLEUM COMPANY**  
**VACATION PLAT**

FRIDAY, OH

DATE: 2/06/14

**3. ALLEY/STREET VACATION PETITION #AV-02-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street to vacate Beech Avenue from E. Sandusky Street to E. Lincoln Street.

**HRPC**

**General Information**

This request is for the portion of Beech Avenue south of E. Sandusky Street down to E. Lincoln Street

**Parcel History**

None

**Staff Analysis**

This portion of Beech Avenue bisects the current Marathon campus. Marathon owns all properties abutting the right of way.

**Staff Recommendation**

Staff recommends approval of the vacation request.

**ENGINEERING**

No Objections

**FIRE PREVENTION**

Maintain access for emergency personnel, fire hydrants and FDC connections

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to City Council of **ALLEY/STREET VACATION PETITION #AV-02-2014 to vacate Beech Avenue from E. Sandusky Street to E. Lincoln Street subject to the following conditions:**

- Maintain access for emergency personnel, fire hydrants and FDC connections. (FIRE)

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### Hancock County GIS



Notes

BEECH AVENUE VACATION

 AREA TO BE VACATED

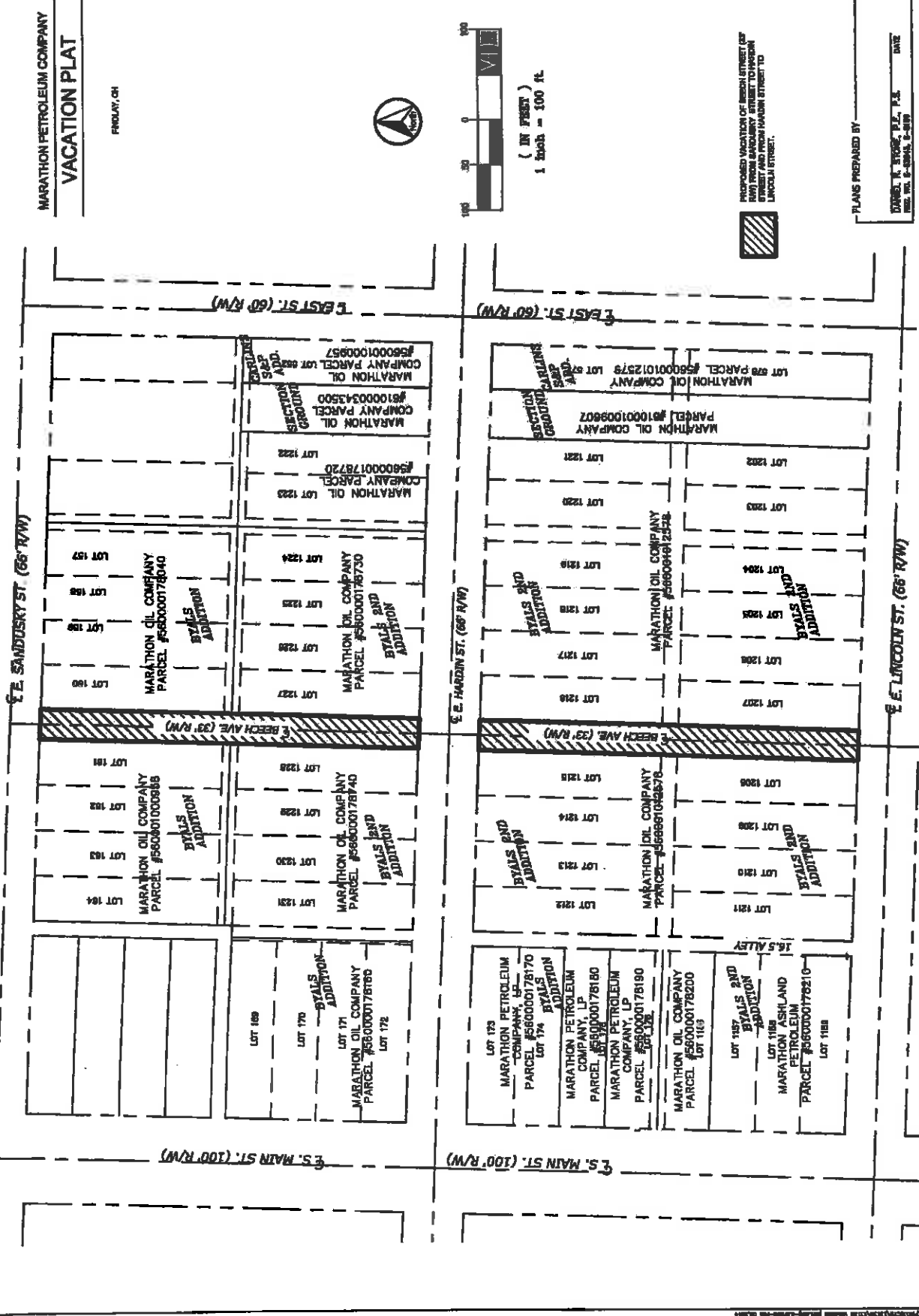




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MARATHON PETROLEUM COMPANY  
 VACATION PLAT

FINDLAY, OH



PREPARED FOR:  
 MARATHON  
 PETROLEUM  
 COMPANY, LP

VACATION PLAT  
 BEECH STREET

FINDLAY, OH

NO.	DATE	DESCRIPTION	DRAWN BY
1:1			
DATE PREPARED: 2/06/14			
DRAWN BY: [Signature]			
CHECKED BY: [Signature]			

PLANS PREPARED BY:  
 DANIEL R. STONE, P.L., P.S.  
 REG. NO. 8-02545, 8-819  
 DATE:

PROPOSED VACATION OF BEECH STREET (33'  
 R/W) FROM SANDUSKY STREET TO HARDIN  
 STREET AND FROM HARDIN STREET TO  
 LINCOLN STREET.

**4. ALLEY/STREET VACATION PETITION #AV-03-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street to vacate **E. Hardin Street from S. Main Street east to East Street.**

**HRPC**

**General Information**

Request is to vacate the 66' wide right of way of E. Hardin Street from S. Main Street to East Street.

**Parcel History**

None

**Staff Analysis**

Marathon owns all property abutting the right of way in this request. There are no plans at this time to close the roadway to traffic. Marathon does plan to eventually make some changes with landscaping, possible bumpouts, etc.

**Staff Recommendation**

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

**ENGINEERING**

No Objections

**FIRE PREVENTION**

Maintain access for emergency personnel, fire hydrants and FDC connections

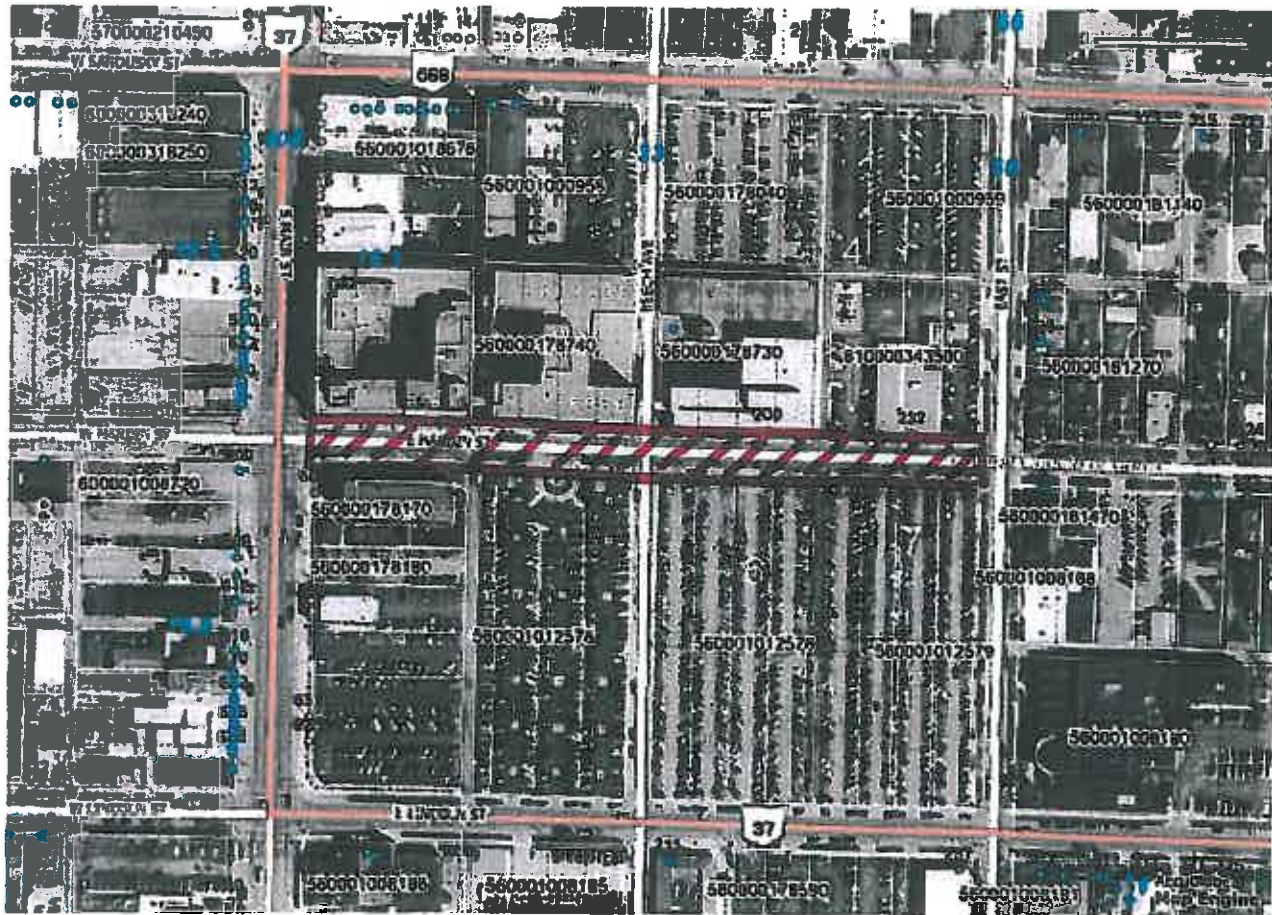
**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend **approval to Findlay City Council for ALLEY/STREET VACATION PETITION #AV-03-2014 to vacate E. Hardin Street from S. Main Street east to East Street subject to the following condition:**

- **Maintain access for emergency personnel, fire hydrants and FDC connections (FIRE)**

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### Hancock County GIS



Notes

EAST HARDIN STREET - VACATION

 = AREA TO BE VACATED



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PREPARED FOR:  
MARATHON  
PETROLEUM  
COMPANY, LP

VACATION PLAT  
EAST HARDIN  
STREET

FINDLAY, OH

DATE

SCALE

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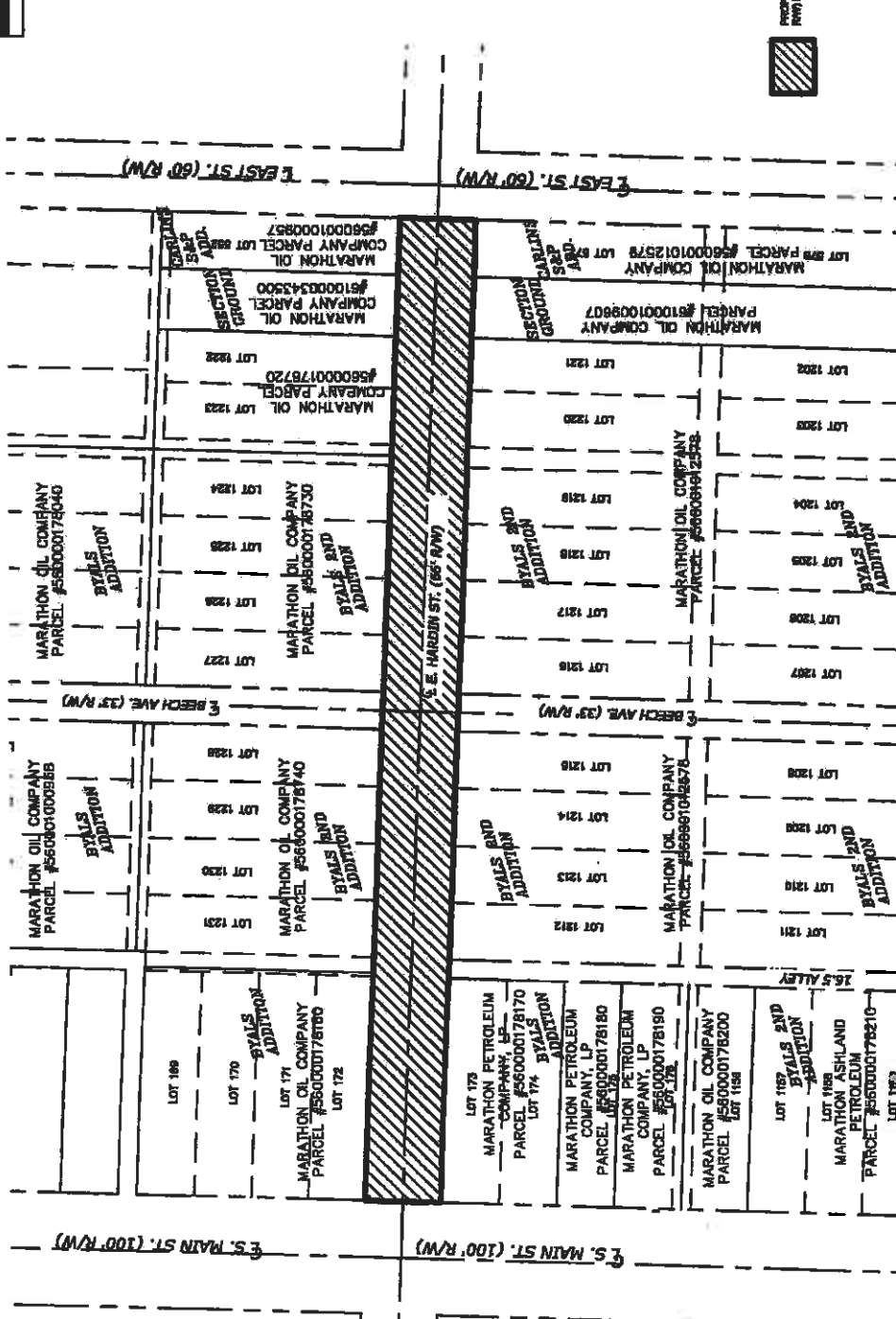
DATE

MARATHON PETROLEUM COMPANY  
VACATION PLAT

FINDLAY, OH



( IN FEET )  
1 inch = 100 ft.



PROPOSED LOCATION OF HARDIN STREET (60' R/W) FROM MAIN STREET TO EAST STREET.



PLANS PREPARED BY

DANIEL R. STONE, P.E., P.S.  
REG. NO. 5-28055, 8-2889

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**5. APPLICATION FOR SPECIAL REVIEW #SR-01-2014 filed by Marathon Petroleum Company, LP, 539 S. Main Street overall conceptual plan for the Marathon Campus.**

**HRPC**

**General Information**

This plan encompasses an area generally bounded by S. Main Street on the west, E. Sandusky Street on the north, East Street on the east and E. Lincoln Street on the south. The block on the southeast corner of S. Main Street and E. Sandusky Street is not a part of the plan. The area is zoned C-3 Downtown Commercial. To the north and west is also zoned C-3. To the south and east is zoned C-2 General Commercial. A small portion of the area in the northeast part of the site is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

**Parcel History**

This is the current site of Marathon Petroleum offices, parking lots and accessory structures.

**Staff Analysis**

This plan is provided by Marathon as an overall concept for the eventual development of their campus.

The plan shows 120,000 square feet of new office space on the south side of Hardin Street. There is also a new parking garage south of the office building to accommodate 1200 cars. Portions of the existing surface parking will remain in place.

Also indicated on this portion of the plan is a proposed hotel at the corner of S. Main Street and E. Lincoln Street. Some new greenspace is shown north of the hotel at the corner of S. Main Street and E. Hardin Street.

There are no changes proposed to the existing buildings along the north side of E. Hardin Street. Another parking garage is shown on the south side of E. Sandusky Street between Beech Avenue and East Street. The site plan for this garage is the next item on today's agenda. A new service building is indicated on the east side of Beech Avenue.

Overhead walkways will connect various buildings to each other around the campus. The elimination of large expanses of surface parking lots will improve the aesthetics of the site and eliminate various existing drive cuts on Sandusky Street and Lincoln Street.

HRPC supports the conceptual plan as presented.

**ENGINEERING**

No issues with the overall concept. Existing sewer and waterline capacities should be adequate to serve the proposed uses.

**FIRE PREVENTION**

No Comment

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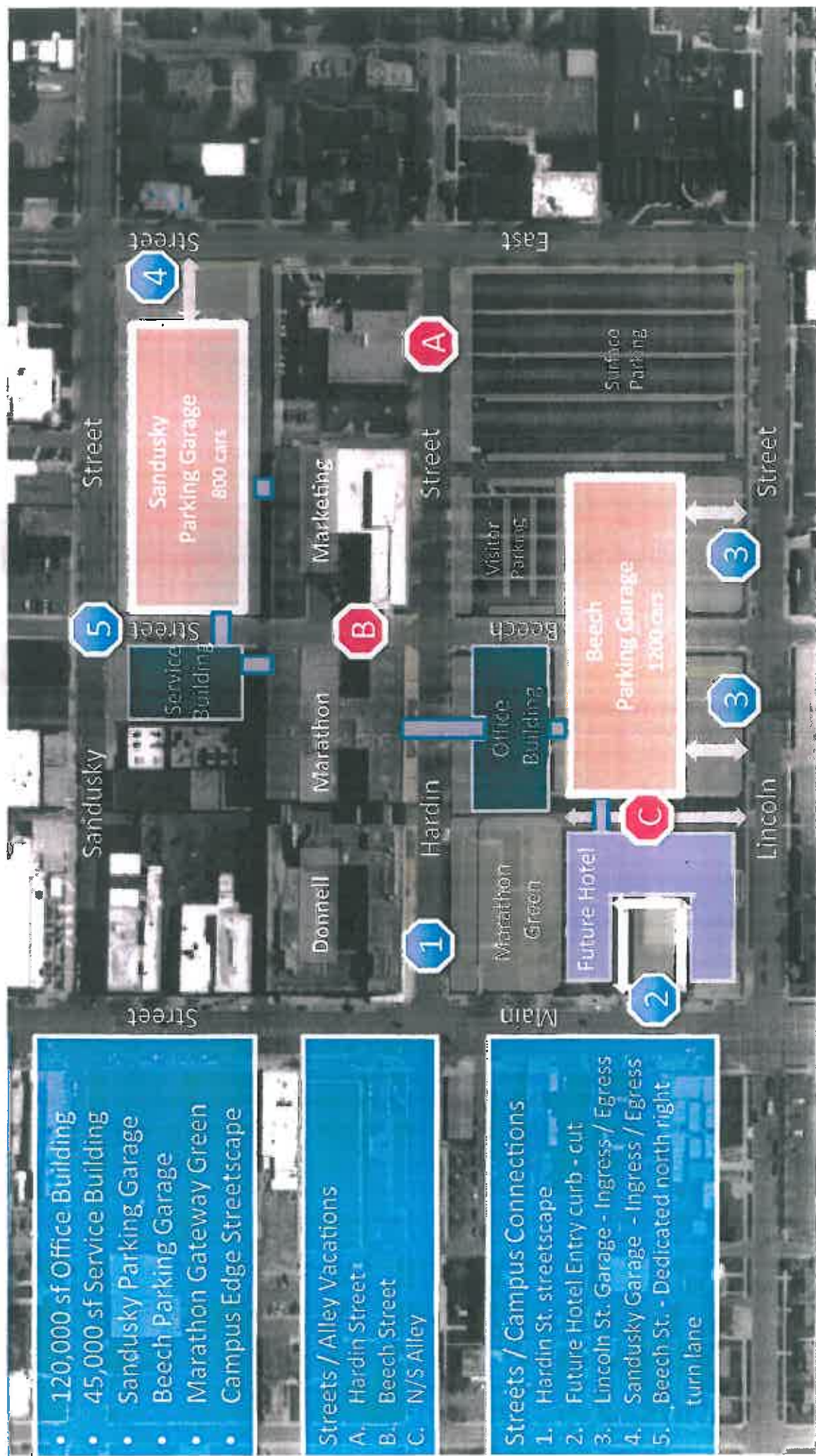
### Hancock County GIS



#### Notes

SR-01-2014  
CONCEPTUAL PLAN FOR MARATHON CAMPUS

# Marathon Campus Master Plan Diagram



- 120,000 sf Office Building
- 45,000 sf Service Building
- Sandusky Parking Garage
- Beech Parking Garage
- Marathon Gateway Green
- Campus Edge Streetscape

- Streets / Alley Vacations**
- A. Hardin Street
  - B. Beech Street
  - C. N/S Alley

- Streets / Campus Connections**
- 1. Hardin St. streetscape
  - 2. Future Hotel Entry curb - cut
  - 3. Lincoln St. Garage - Ingress / Egress
  - 4. Sandusky Garage - Ingress / Egress
  - 5. Beech St. - Dedicated north right turn lane

**6. SITE PLAN REVIEW APPLICATION #SP-04-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street for a **multi-level parking garage to be located on E. Sandusky Street.**

**HRPC**

**General Information**

This project is located on the south side of E. Sandusky Street between Beech Avenue and East Street. The site is zoned C-3 Downtown Commercial. Land to the north, south and west is also zoned C-3. To the east is zoned C-2 General Commercial. Portions of the frontage on E. Sandusky Street are in the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

**Parcel History**

The project area is currently a large surface parking lot.

**Staff Analysis**

The applicant is proposing to construct a five (5) level parking garage which will accommodate 800 cars. The C-3 District does not have any setbacks. Buildings can be constructed up to the property lines. There are also no maximum height restrictions in C-3.

There are currently (8) curb cuts onto E. Sandusky Street, plus one each onto Beech Avenue and East Street that serve the surface parking lots. The proposed garage will limit access to one point on Beech Avenue and one on East Street. Improvements to East Street will provide for a left turn lane onto Sandusky Street and an extra lane headed south from Sandusky Street for vehicles to pull over to enter the garage. Beech Street is being vacated but will be improved to provide three (3) lanes with two-way traffic and an added turn lane.

An overhead walkway is shown on the south side of the building to connect the garage with Marathon's Marketing building. Another overhead walkway will connect the west side of the building in the future to a new Service building.

A landscape plan submitted with the application shows street trees along the Sandusky and East Street sides. There are also foundation plantings with a mix of evergreen and deciduous shrubs.

The building itself is aesthetically pleasing as it will look more like an office building than a garage structure.

**Staff Recommendation**

HRPC Staff recommends approval of the plan.

**ENGINEERING**

Access – Ingress and egress to the garage proposed at East St and Beech St is adequate. Beech St will revert to 2-way traffic from existing one-way south. Widening of the intersections of Beech onto Sandusky and East onto Sandusky is appropriate to accommodate proposed traffic flow.

Water & Sanitary Sewer – an existing ¾" water service will be used to provide water to hose bibs in the garage. Sanitary sewer connection is not proposed and is not required.



Stormwater Management – existing site is 100% impervious so detention is not required. An existing 42” storm sewer follows the north/south alley through the middle of the site and will need to be re-routed around the proposed garage. The submitted plan shows the –re-route going to the east; after discussion with City staff, it may be better served to go west to Beech Street. A firm decision on the location of the re-route will be made before permits are issued. An underground StormTech storage chamber is proposed to balance the site for flood plain management requirements.

Sidewalks – replacement of all existing sidewalks is proposed as part of the construction.

Recommendation: Approval of the plan subject to final decision on re-route of 42” storm sewer.

The following permits will be required prior to construction:

- Water permit for reconnection of ¾” service
- An approved Stormwater Pollution Prevention Plan

### **FIRE PREVENTION**

Discussions have been ongoing and all issues have been addressed at this time (FIRE)

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN REVIEW APPLICATION #SP-04-2014** for the **Marathon multi-level parking garage to be located on E. Sandusky Street subject to the following condition:**

- Final decision on the re-route of the 42” storm sewer (ENG)

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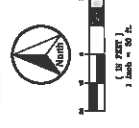
#### Notes

SP-04-2014  
SITE PLAN FOR 5 LEVEL PARKING GARAGE



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**PHASE OF DOCUMENTS**  
 PRELIMINARY  
 PERMITTING  
 CONSTRUCTION



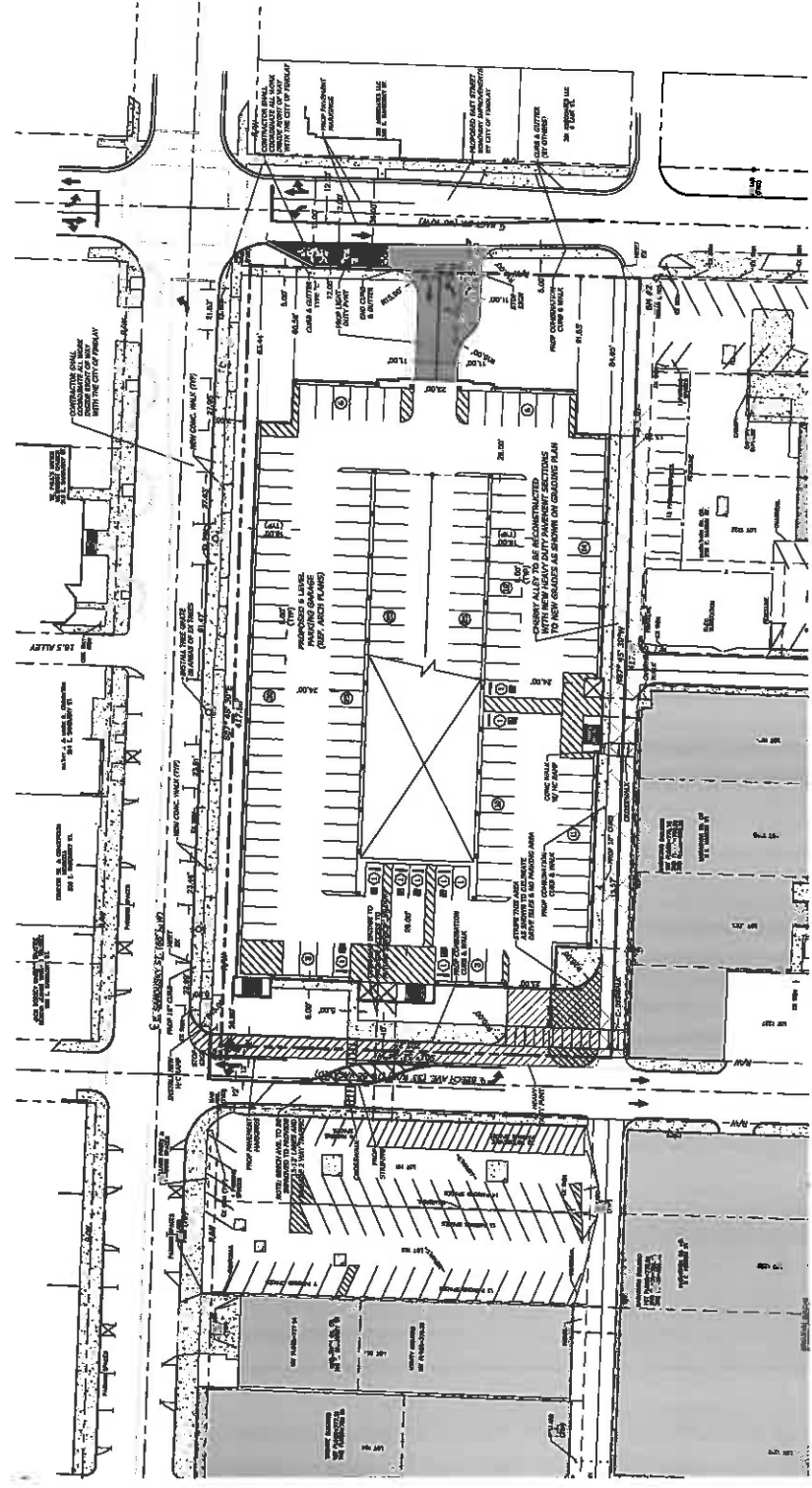
PREPARED FOR:  
**MARATHON PETROLEUM COMPANY, LP**  
 FINDLAY, OH

**DIMENSION PLAN**

SANDUSKY STREET  
 PARKING GARAGE  
 FINDLAY, OH

FORMSHEET: 1:1

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**Sandusky Street Garage**

Crack Level	Standard (EX-187)	ADA (EX-187)	ADA VAN (EX-187)	Total
Level-1	171	5	3	179
Level-2	175	4	0	181
Level-3	177	4	0	181
Level-4	187	0	0	187
Level-5	76	0	0	76
Total	789	13	3	805
Total Sq. Ft.	200,685			

**HATCH LEGEND**

	HEAVY DUTY REINFORCEMENT
	LIGHT DUTY REINFORCEMENT
	PROPOSED CONCRETE



Sandusky

East



Beech

Sandusky