

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT June 12, 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, June 12, 2014 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to a north/south alley.**
- 2. PETITION FOR ZONING AMENDMENT #ZA-04-2014** filed by Robert Schuck to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.
- 3. PETITION FOR ZONING AMENDMENT #ZA-05-2014** filed by Don Ratcliff to rezone 115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.
- 4. PETITION FOR ZONING AMENDMENT #ZA-06-2014** filed by Randall Schumacher to rezone 107 Allen Avenue and 1217 N. Main Street from C-2 General Commercial to M-2 Multiple Family High Density.
- 5. APPLICATION FOR CHANGE OF USE #CU-03-2014** filed by Pneuman Properties, 2232 Heatherwood Drive, Findlay, OH for a Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.
- 6. PRELIMINARY PLAT APPLICATION #PP-02-2014** filed by Country Club Acres, 655 Fox Run Rd. Suite B, Findlay, OH for Hickory Lake Subdivision 1st – 3rd Additions located in Section 11 of Marion Township.
- 7. PRELIMINARY PLAT APPLICATION #PP-03-2014** filed by Country Club Acres, 655 Fox Run Rd. Suite B, Findlay, OH for The Woods at Hillcrest 11th-13th Additions located in Section 35 of Allen Township.
- 8. SITE PLAN APPLICATION #SP-10-2014** filed by Gardner Brothers, LLC, 16067 SR 12, Findlay, OH for a parking lot to be located at 223 S. Main Street, Findlay.
- 9. SITE PLAN APPLICATION #SP-11-2014** filed by Black Gold Ventures Ohio, LLC, 409 N. Main Street, Bluffton, IN for a service station/convenience store to be located at 535

Trenton Avenue, Findlay.

10. SITE PLAN APPLICATION #SP-12-2014 filed by Cornerstone Baptist Church, 8360 CR 140, Findlay for a building addition consisting of a fellowship hall, restrooms, storage rooms.

11. SITE PLAN APPLICATION #SP-13-2014 filed by Blanchard Valley Port Authority c/o Marathon Petroleum Corporation, 539 S. Main Street, Findlay, OH for a 15,439 square foot expansion of a service building at 119 E. Sandusky Street, Findlay.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, June 12, 2014 - 9:00 AM

COMMENTS

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to a north/south alley.

HRPC

General Information

This request is to vacate E. Meade Avenue from France Street to a north/south alley.

Parcel History

This is unimproved right of way in a residential area.

Staff Analysis

All abutting owners on the right of way have signed the petition.

A driveway for a residence at 2720 France Street has been on a part of the right of way for many years. There are several lots in the Northview Subdivision that were platted along the right of way. The owner of 2720 France Street owns the majority of them and an owner across France Street owns two lots.

HRPC has no issue with vacating the undeveloped right of way but does make note to the owner that no homes can ever be built on the lots in the rear if it is vacated because they will no longer have any public street access. The land owned by the Hailey's (2711 France St.) could be a buildable lot as it will have frontage on France Street.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to the first north/south alley.

ENGINEERING

No objections.

Easements for the existing sanitary sewer and storm sewer will need to be maintained

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of

ALLEY/STREET VACATION PETITION #AV-12-2014 to vacate E. Meade Avenue from France Street to the first north/south alley.

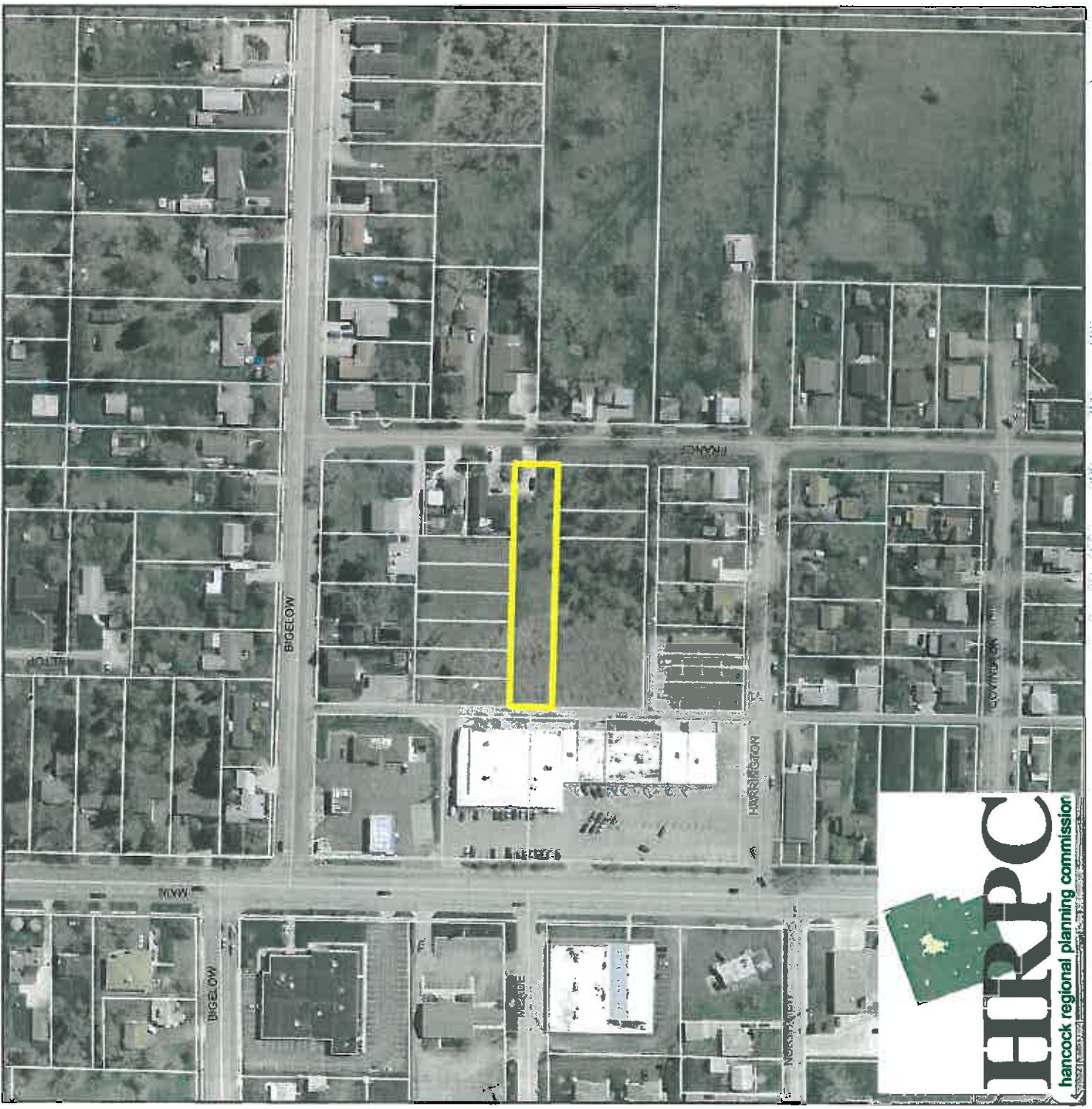
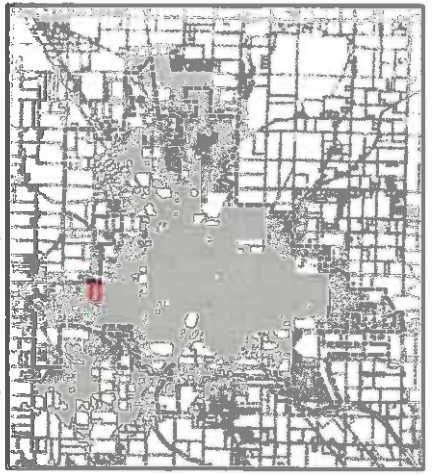
AV-12-2014

Alley/Street Vacation Petition to vacate
E. Meade Avenue from France Street
to a north/south alley.

Legend

-  E. Meade Avenue
-  Parcels

Findlay Locator Map



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2. PETITION FOR ZONING AMENDMENT #ZA-04-2014 filed by Robert Schuck to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.

HRPC

General Information

This request is located on the north side of Center Street just east of Clinton Street. It is zoned R-3 Single Family High Density. Properties on all sides of the parcel are also zoned R-3. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to change the zoning to M-2 Multiple Family High Density because the home was converted into a three family dwelling.

Todd Richard, City Zoning Inspector, found evidence that this home became a duplex prior to zoning. It appears that around 1992 it was converted to a triplex without a permit. As such it is illegal.

Parking for the M-2 District requires 2 ½ spaces per dwelling unit. Eight spaces would be required for the three units. There is a gravel area at the rear of the lot and a driveway along the west side. It may be possible to get 8 vehicles on site but it may be difficult to maneuver if all are there at once.

Mr. Richard informed the realtor that since the 3rd unit is illegal, the property should be converted back to a duplex. The duplex would be a legal non-conformity in the single family district.

There was a similar case in March, 2013 of a home on Garfield Avenue that was up for sale and the realtor called Mr. Richard to verify that it was a legal use. He could not find any record of it being converted to a duplex and therefore could not say it was legal. The request to rezone was tabled at Planning Commission and then the Planning & Zoning Committee of Council recommended denial. When it was brought up at Council, they adopted the committee report and effectively denied the rezoning.

When the City was in the process of adopting the new zoning code, it was proposed at one time to try to locate all duplexes in the neighborhoods and zone each of them as such. The idea was abandoned because it was felt that too many illegal and nonconforming duplexes would potentially be legitimized by this. Currently any duplexes in a single family zoning district are considered as nonconforming uses.

The property proposed for rezoning in this application can continue as such but Staff does not feel it warrants a zoning change because it was changed illegally to a three family dwelling. It can be a nonconforming use in the Single Family District.

Staff Recommendation

HRPC Staff recommends that FCPC recommend denial to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2014 to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.

ENGINEERING

No Objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2014 to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.

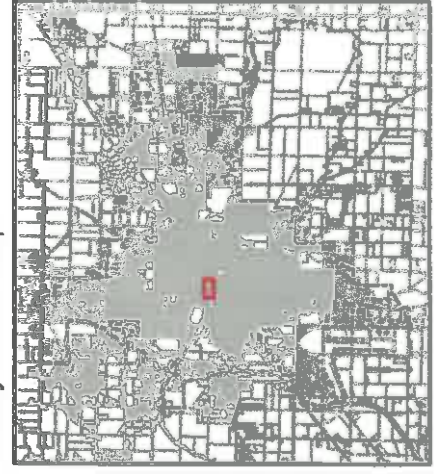
ZA-04-2014

Petition for Zoning Amendment filed by Robert Schuck to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.

Legend

- 206 Center Street
- R3 - Single Family, High Density
- C2 - General Commercial District
- C3 - Downtown Commercial District
- O1 - Institutions and Offices
- M1 - Multiple-Family District, Medium Density
- I1 - Light Industrial
- Parcels

Findlay Locator Map

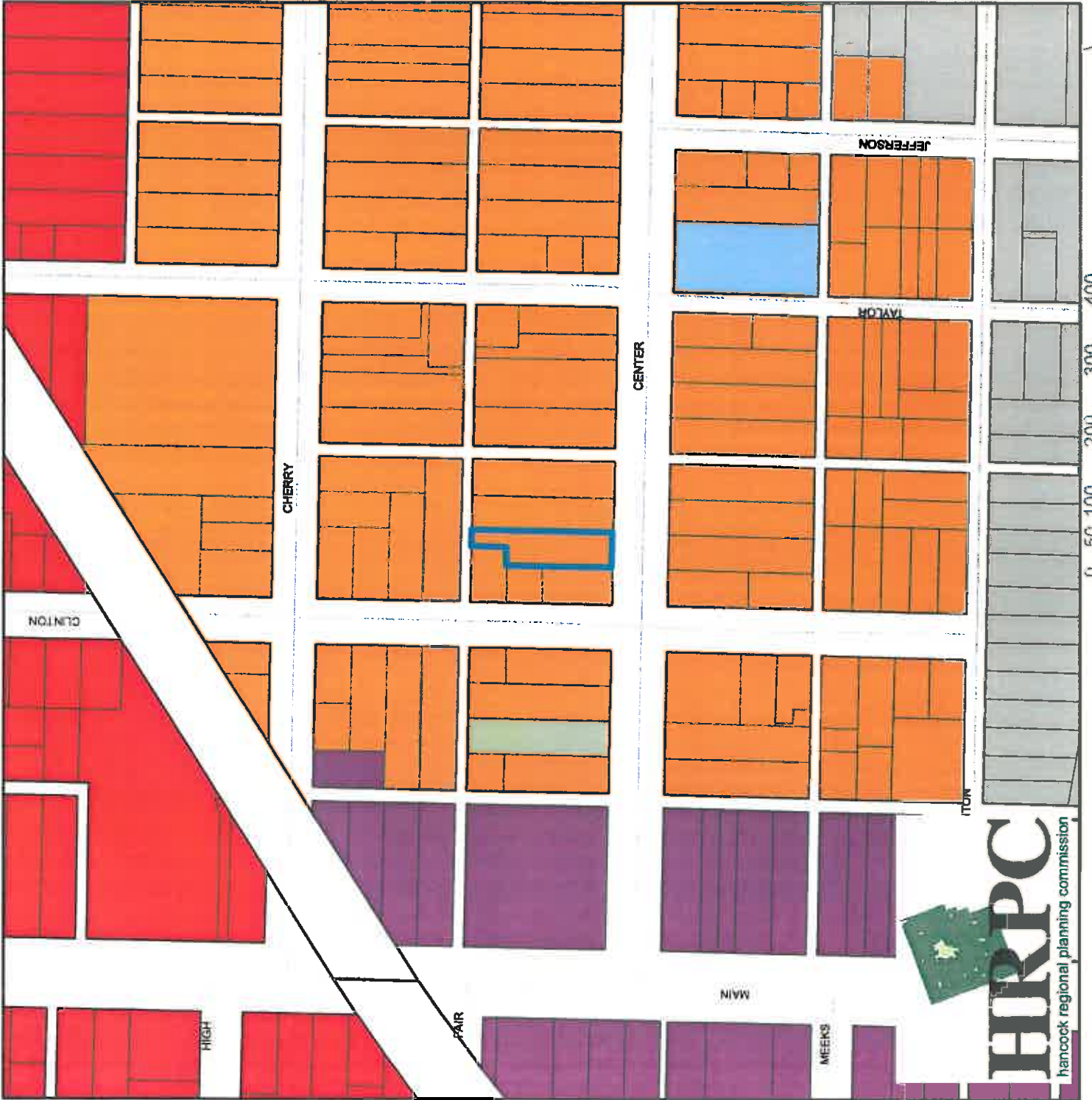


ZA-04-2014

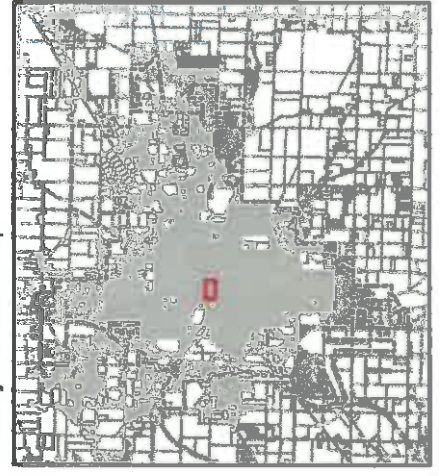
Petition for Zoning Amendment filed by Robert Schuck to rezone 206 Center Street from R-3 Single Family Small Lot to M-2 Multiple Family High Density.

Legend

- 206 Center Street
- R3 - Single Family, High Density
- C2 - General Commercial District
- C3 - Downtown Commercial District
- O1 - Institutions and Offices
- M1 - Multiple-Family District, Medium Density
- I1 - Light Industrial
- Parcels



Findlay Locator Map



3. PETITION FOR ZONING AMENDMENT #ZA-05-2014 filed by Don Ratcliff to rezone 115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.

HRPC

General Information

The parcel in this request is located on the south side of Harrington Avenue directly behind the Family Dollar Store on N. Main Street. It is zoned R-2 Single Family Medium Density. Lots to the south and east are also zoned R-2. To the west is zoned C-1 Local Commercial and to the north is zoned M-2 Multiple-Family High Density. It is not in the 100 year flood plain. The City Land Use Plan designates the area as R-3 Single Family Small Lot.

Parcel History

None

Staff Analysis

This is another case of a single family home which was converted to a duplex in the 1990's without a permit.

The parking requirement for a duplex is 2 spaces per living unit. There is a two (2) car garage on the property and enough driveway to accommodate two (2) more vehicles on premises.

As this is another case of a technically illegal conversion we don't feel that legitimizing it with a rezoning is appropriate. We would prefer to leave it as a nonconforming use in the Single Family District.

Staff Recommendation

HRPC Staff recommends that FCPC recommend denial to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2014** filed by Don Ratcliff to rezone **115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.**

ENGINEERING

No Objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial to City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2014** filed by Don Ratcliff to rezone **115 Harrington Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.**

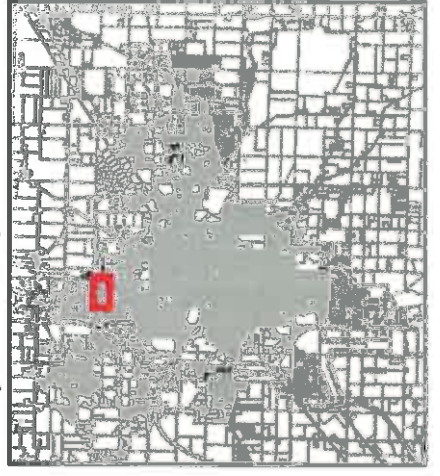
ZA-05-2014

Petition for Zoning Amendment filed by Don Ratcliff to rezone 115 Harrison Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.

Legend

- 115 Harrison Avenue
- Parcels

Findlay Locator Map



ZA-05-2014

Petition for Zoning Amendment filed by Don Ratcliff to rezone 115 Harrison Avenue from R-2 Single Family Medium Density to R-4 Two Family High Density.

Legend

115 Harrison Avenue

Parcels

Zoning District

R1 - Single Family, Low Density

R2 - Single Family, Medium Density

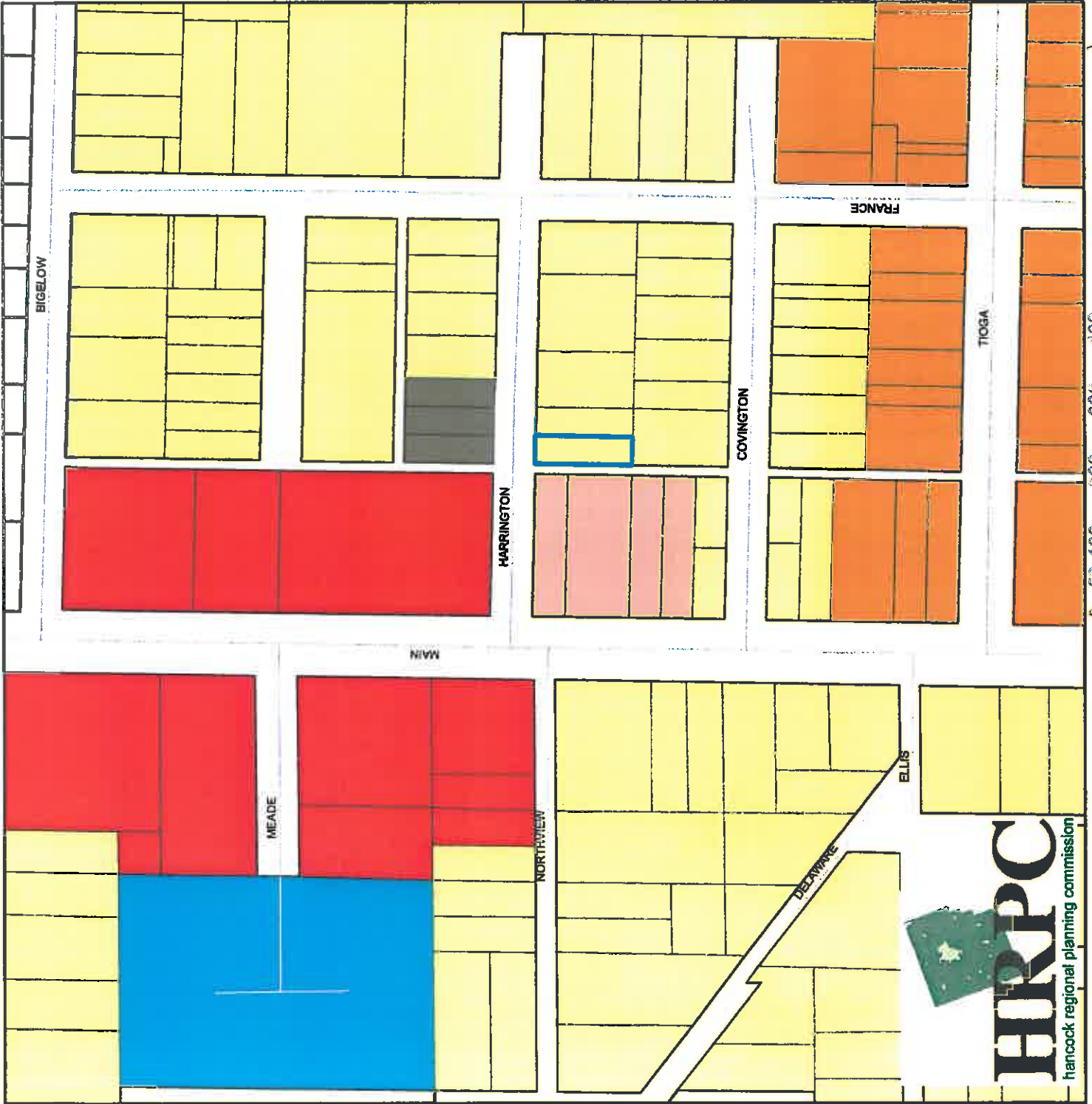
R3 - Single Family, High Density

C1 - Local Commercial District

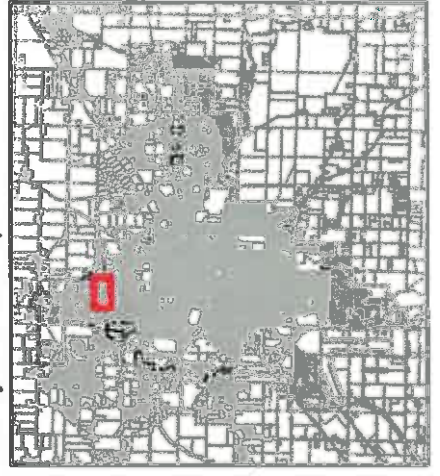
C2 - General Commercial District

M2 - Multiple-Family District, High Density

CD - Condominium District



Findlay Locator Map



4. PETITION FOR ZONING AMENDMENT #ZA-06-2014 filed by Randall Schumacher to rezone **107 Allen Avenue and 1217 N. Main Street from C-2 General Commercial to M-2 Multiple Family High Density.**

HRPC

General Information

This request is located on the east side of Main Street at the corner of Allen Avenue and N. Main Street. It is currently zoned C-2 General Commercial. Land to the north, south and west is also zoned C-2. To the east is zoned R-2 Single Family Medium Density. It is not within the 100 year flood plain. The City Land Use Plan designates the area as University Overlay.

Parcel History

None

Staff Analysis

The frontage along Main Street in this area has been zoned as Commercial for many years. With the proximity to the University several of the homes along Main Street are converted duplexes, triplexes, etc. as well as occasional commercial uses. Until a change in 2005, residential uses were permitted in the Commercial districts. C-2 is certainly not a good fit for this area as the underlying zoning and Staff will recommend changing this in the process of amending the map.

This property is a legal duplex. The building at the rear which they wish to convert to a residence was previously a beauty shop. (This would have been a legal use in the C-2 also) The shop is connected to the home via a breezeway.

There is a three (3) car garage on the property and a paved parking lot. On one visit to the site I did find 6 cars parked on the pavement in a fashion that all could leave without any issues. The garage door was not blocked either. It is feasible that the required eight off street spaces can be met. There is also land available if necessary for providing additional parking.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-06-2014** filed by Randall Schumacher to rezone **107 Allen Avenue and 1217 N. Main Street from C-2 General Commercial to M-2 Multiple Family High Density.**

ENGINEERING

No Objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council for **ALLEY/STREET VACATION PETITION #AV-07-2014** to vacate the second north/south alley west of N. Cory Street from W. Trenton Avenue to W. Foulke Avenue.

ZA-06-2014

Petition for Zoning Amendment filed by
Randall Schumacher to rezone 107
Allen Avenue and 1217 N. Main
Street from R-2 Single Family
Medium Density to M-2 Multi
Family High Density.

Legend

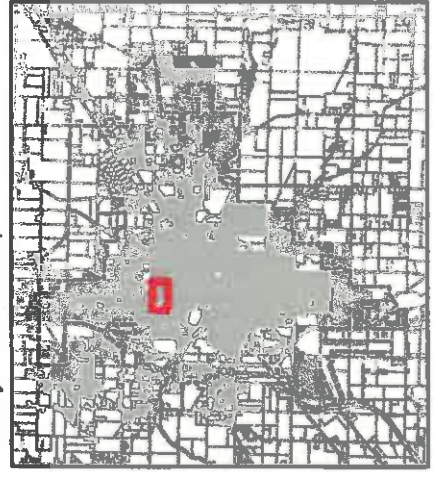


1217 N. Main Street
and 107 Allen Avenue

Parcels





Findlay Locator Map



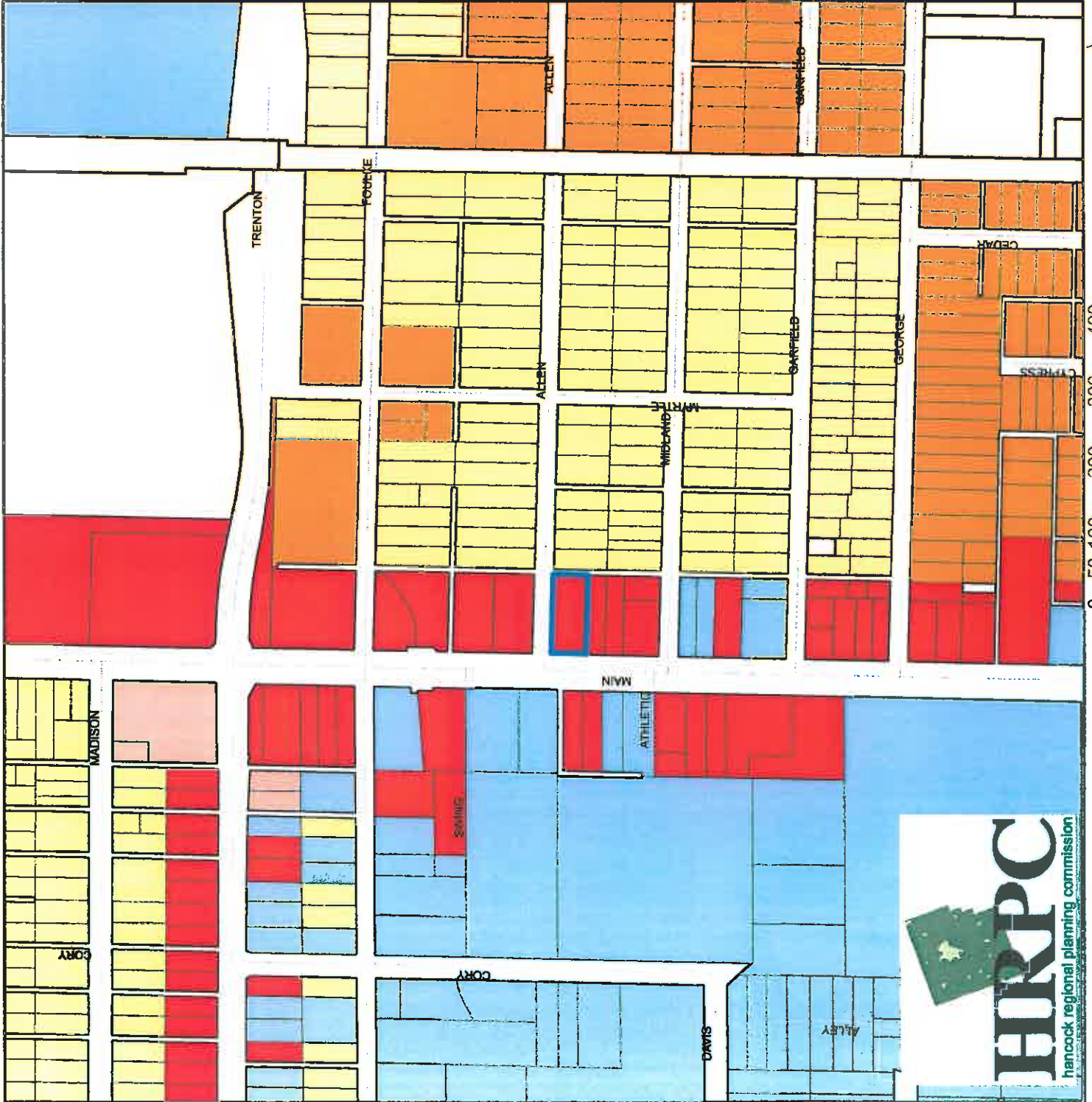
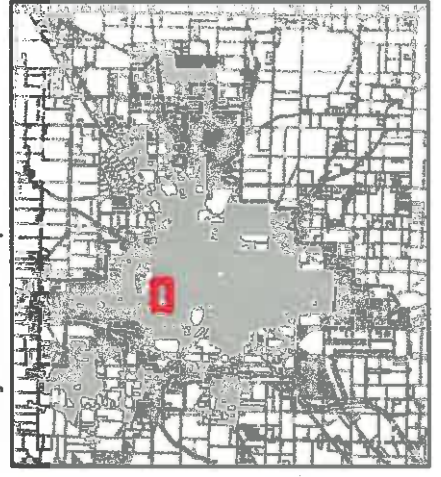
ZA-06-2014

Petition for Zoning Amendment filed by
Randall Schumacher to rezone 107
Allen Avenue and 1217 N. Main
Street from R-2 Single Family
Medium Density to M-2 Multi
Family High Density.

Legend

-  1217 N. Main Street
and 107 Allen Avenue
-  Parcels

Findlay Locator Map



5. APPLICATION FOR CHANGE OF USE #CU-03-2014 filed by Pneuman Properties, 2232 Heatherwood Drive, Findlay, OH for a **Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.**

HRPC

General Information

This request is located on the north side of Center just east of west of Taylor Street. It is zoned R-3 Single Family High Density. All surrounding lots are also zoned R-3. It is not located in the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The building has previously been the Center for Autism and a Daycare facility.

Staff Analysis

This facility has never been a residential use. It has been a non-conformity in this neighborhood for some time. It has never sat vacant long enough to lose its non-conforming status.

According to the City Zoning Ordinance, non-conforming uses of structures cannot be expanded. The use may be changed to another non-conforming use of the same or a more restricted classification using the North American Industry Classification System (NAICS). Sector 62 of the NAICS is Health Care and Social Assistance. The prior uses of an Autism Center and Day Care both fall in Sector 62. Outpatient Mental Health and Substance Abuse Centers are also under this Sector of the NAICS.

The suggested use would thus be no more non-conforming than the prior uses.

ENGINEERING

No objections

FIRE PREVENTION

Apply for a Change of Use Permit with Wood County Building Department.









STAFF RECOMMENDATION

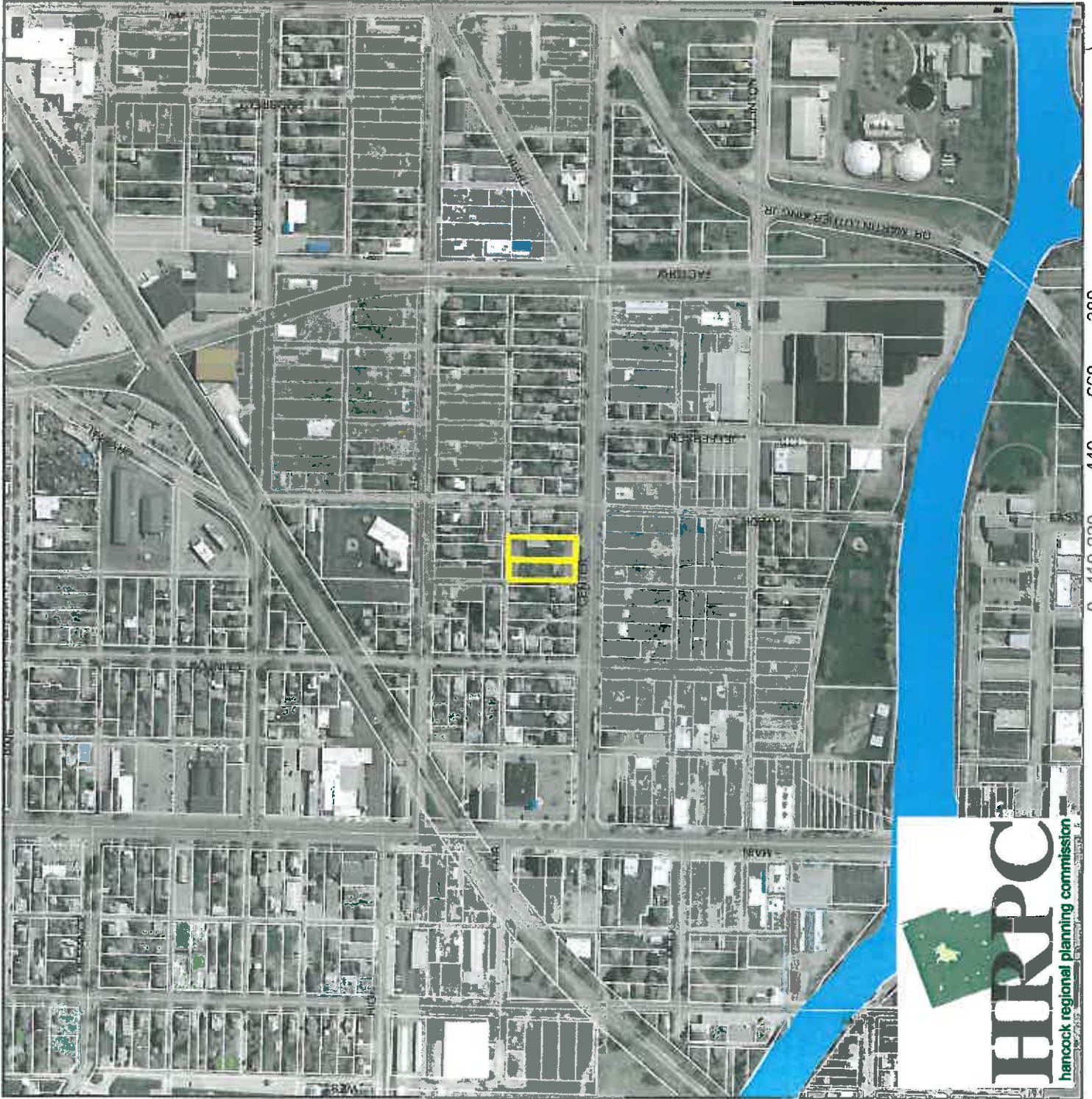
Staff recommends that FCPC approve **APPLICATION FOR CHANGE OF USE #CU-03-2014** for a **Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.**

CU-03-2014

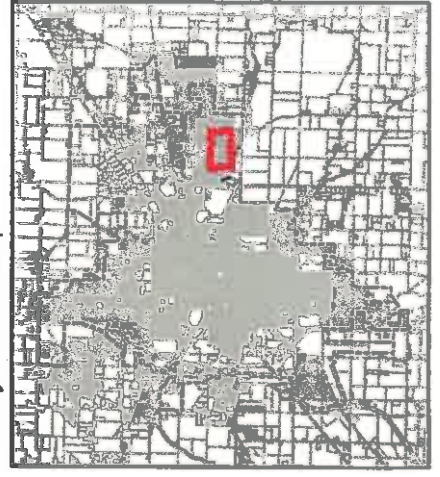
Petition for Change of Use filed by Pneuman Properties, 2232 Heatherwood Drive, Findlay, OH for a Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.

Legend

-  222 Center Street
-  Parcels
- Zoning District**
-  R3 - Single Family, High Density
-  C2 - General Commercial District
-  C3 - Downtown Commercial District
-  O1 - Institutions and Offices
-  M1 - Multiple-Family District, Medium Density
-  I1 - Light Industrial



Findlay Locator Map



CU-03-2014

Petition for Change of Use filed by Pneuman Properties, 2232 Heatherwood Drive, Findlay, OH for a Soboxone Treatment Facility for opiate addiction to be located at 222 Center Street, Findlay.

Legend

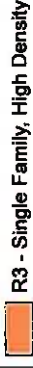


222 Center Street



Parcels

Zoning District



R3 - Single Family, High Density



C2 - General Commercial District



C3 - Downtown Commercial District



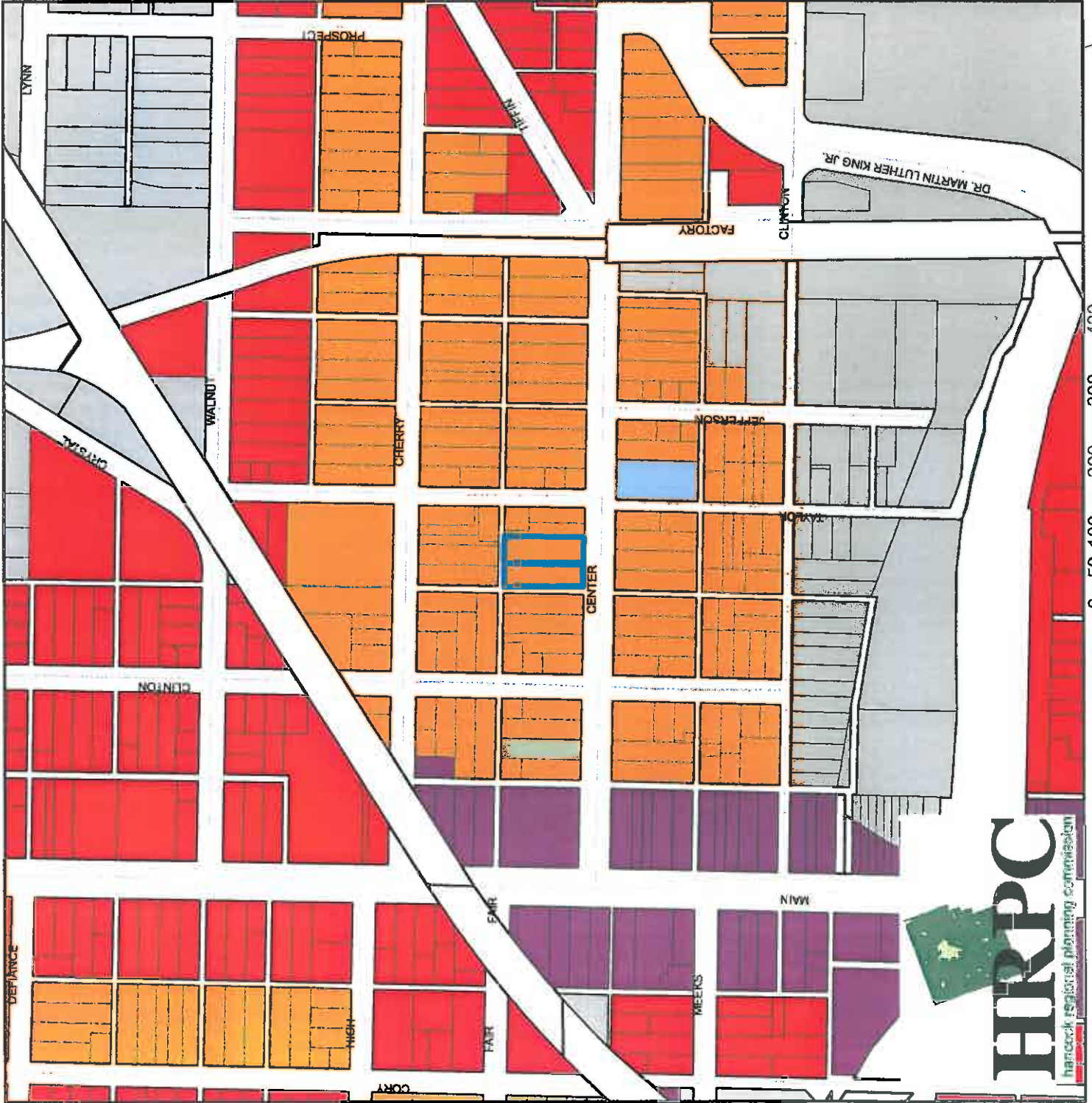
O1 - Institutions and Offices



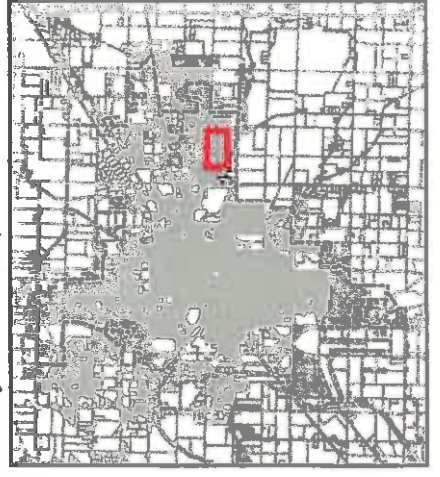
M1 - Multiple-Family District, Medium Density



I1 - Light Industrial



Findlay Locator Map



6. PRELIMINARY PLAT APPLICATION #PP-02-2014 filed by Country Club Acres, 655 Fox Run Rd. Suite B, Findlay, OH for **Hickory Lake Subdivision 1st – 3rd Additions** located in **Section 11 of Marion Township.**

HRPC

General Information

This request is located in Marion Township off the east side of TR 242. It is currently zoned A-1 Agriculture. Land to the west is zoned R-1 Single Family. To the south and east is A-1 Agriculture and to the north is zoned B-1 Institutions and Offices. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to plat a 36 lot residential subdivision on 31.228 acres. It is shown as a three (3) phase project. The current zoning does not permit this density of housing. Applicants will have to apply to rezone with Marion Township.

If R-1 Single Family Residential zoning is applied, all lots will exceed the minimum lot size requirement of 75' of road frontage and 11,000 square feet of area.

There are three (3) cul-de-sacs coming off the east side of TR 242 to service the new subdivision. All of the cul-de-sacs are at the 600' maximum length. TR 242 is a minor thoroughfare and requires 60' of right of way. The current right of way is only 30'. The applicant does show a dedication of the extra 15' of right of way on the west side of the road. The existing pavement is very narrow (perhaps only 16' wide) on this roadway and we would like to see that improved in this area as part of the development. We suggest consulting with the County Engineer on the needed pavement width.

The plat appears to meet all other requirements of a preliminary plat.

Staff Recommendation

HRPC Staff recommends approval of the preliminary plat.

ENGINEERING

Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT APPLICATION #PP-02-2014 for Hickory Lake Subdivision 1st – 3rd Additions located in Section 11 of Marion Township** subject to the following conditions:

- Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities. (ENG)

- Consultation with the County Engineer on a suitable pavement width for TR 242. (HRPC)
- Provide a looped water system with proper sized mains. (FIRE)

7. PRELIMINARY PLAT APPLICATION #PP-03-2014 filed by Country Club Acres, 655 Fox Run Rd. Suite B, Findlay, OH for The Woods at Hillcrest 11th-13th Additions located in Section 35 of Allen Township.

HRPC

General Information

This project is located in Allen Township on the southwest corner of TR 99 and CR 140. Allen Township is not zoned. All surrounding land is also in Allen Township. It is not within a 100 year flood plain. The Land Use Plan designates the area as Single Family Large Lot.

Parcel History

None

Staff Analysis

The applicant is proposing a residential subdivision with 61 buildable lots and one lot for detention purposes. This is shown as a three (3) phase project.

Without zoning there are no minimum lot requirements in place. All lots are of similar size to previous phases of the development.

Arrowhead Lane and Falcon Drive will need to be changed to something more unique. We already have these names in other subdivisions. We notice that Bearcat Way is shown as Hickory Ridge Lane in the south portion which is in a previous addition. I believe we had noted that that street needed a new name when it came through. We assume it will all become Bearcat Way when recorded. (?)

Staff Recommendation

HRPC Staff recommends approval of the Preliminary Plat with the changes to street names as noted.

ENGINEERING

Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities.

FIRE PREVENTION

Provide a looped water system with proper sized mains.

STAFF RECOMMENDATION

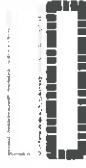
Staff recommends approval of **PRELIMINARY PLAT APPLICATION #PP-03-2014 for The Woods at Hillcrest 11th-13th Additions subject to the following conditions:**

- Change street names of Arrowhead and Falcon (HRPC)
- Analysis of the proposed waterlines will need to be performed at the submittal of the final plat to determine fire flow capabilities. (ENG)
- Provide a looped water system with proper sized mains. (FIRE)

PP-03-2014

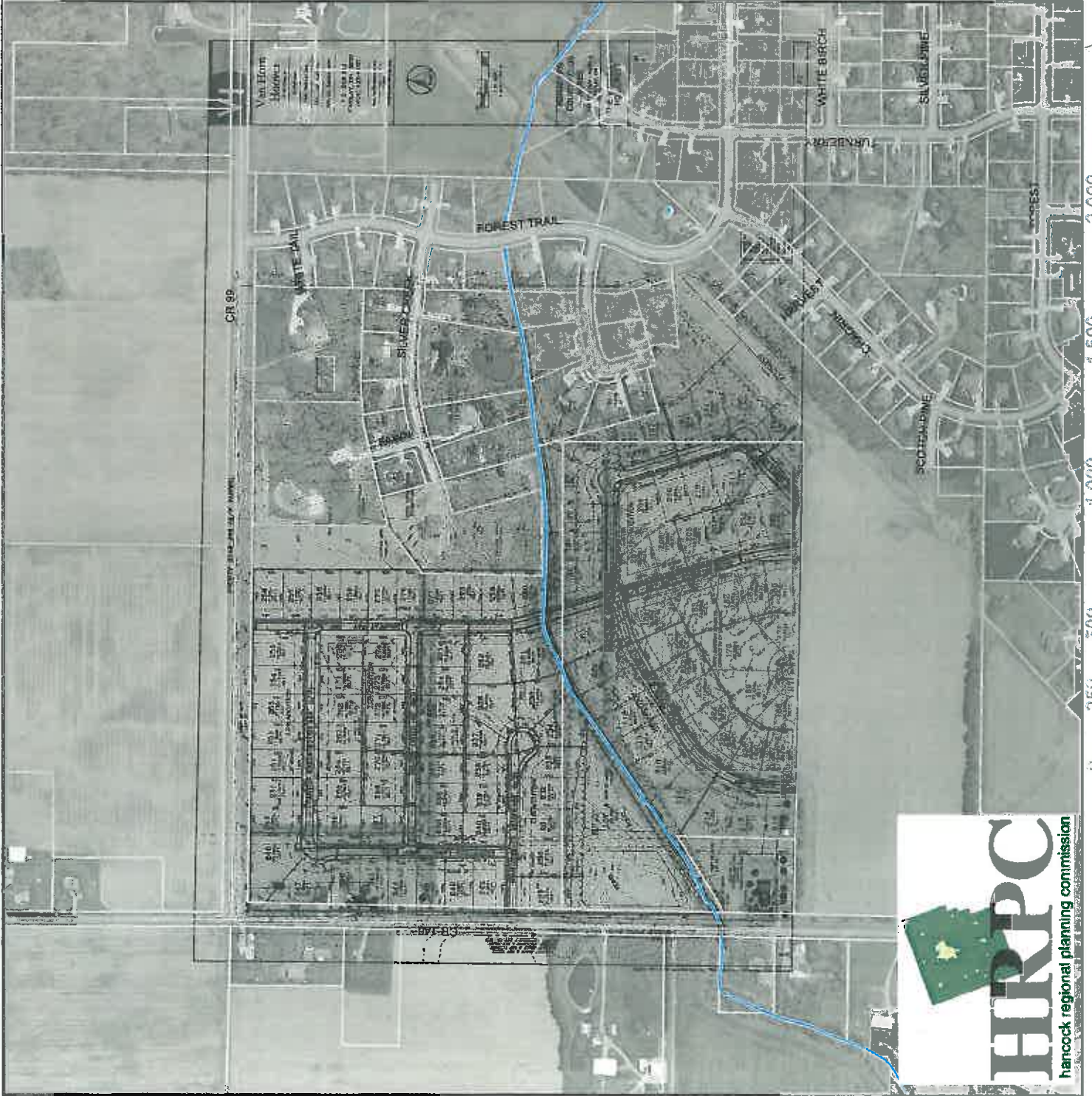
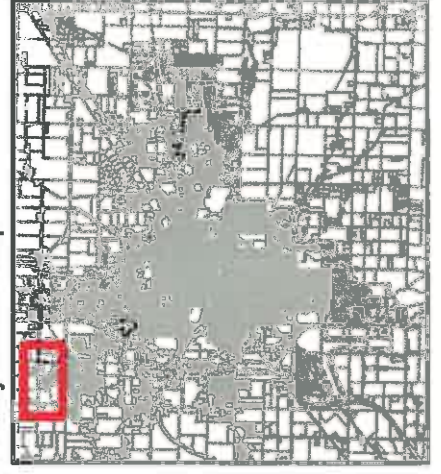
Preliminary Plat Application filed by Country Club Acres, 655 Fox Run Rd. Suite B, Findlay, OH for The Woods of Hillcrest 11th - 13th Additions located in Section 35 of Allen Township.

Legend



Parcels
Findlay City

Findlay Locator Map



8. SITE PLAN APPLICATION #SP-10-2014 filed by Gardner Brothers, LLC, 16067 SR 12, Findlay, OH for a **parking lot to be located at 223 S. Main Street, Findlay.**

HRPC

General Information

The site in this request is located on the east side of S. Main Street in the mid 200 block. It is zoned C-3 Downtown. All surrounding parcels are also zoned C-3. The land is located within the 100 year flood plain. The Land Use Plan designates the area as Downtown.

Parcel History

The commercial structures on the site were demolished recently.

Staff Analysis

The applicant is requesting to construct a 41 space surface parking lot on the vacant site. We understand it to be built as a leased space lot.

The plan is shown to use a new drive cut onto S. Main Street. Because the lot directly abuts an alleyway, we do not agree with this design. The lot can be configured to use existing alleys as its access. Access from the alley on the north end and an angled parking design would be more suitable. Traffic could then exit out the east end onto that alley. The Zoning Code discourages curb cuts onto Main Street in the Downtown. The curb cut would also eliminate two public parking spaces on the street in this block. The east/west alley could be made one way east to prevent any traffic conflicts.

The applicant does show the required decorative wall and landscaping on the Main Street frontage as required in the code. If the lot is redesigned as suggested this wall will be the full length of the frontage.

We are not sure if the plan calls for any curbing along the alley to delineate the parking lot from the right of way. This will need to be done so that vehicles will not drive directly across the lot to enter or exit.

There is a dumpster shown in the south east corner of the parking lot. It looks like the enclosure will be right at the right of way line and this may cause a visibility issue for vehicles exiting onto the north/south alley.

Staff Recommendation

HRPC Staff recommends tabling of the plan.

ENGINEERING

Access – We do not recommend approval of the curb cut onto Main Street. We encourage the use of the alley to the north of the lot for use as access and request consideration be given to making this alley one-way east bound.

Stormwater Management – More detail on how the site is to be drained will be required before we can recommend approval. Detention will not be required since the site was 100% impervious prior to re-development.

Sidewalks – Existing sidewalks will remain

Recommendation: Table the plan because of the access and stormwater management issues

The following permits may be required prior to construction:

- A Flood Plain Development permit
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

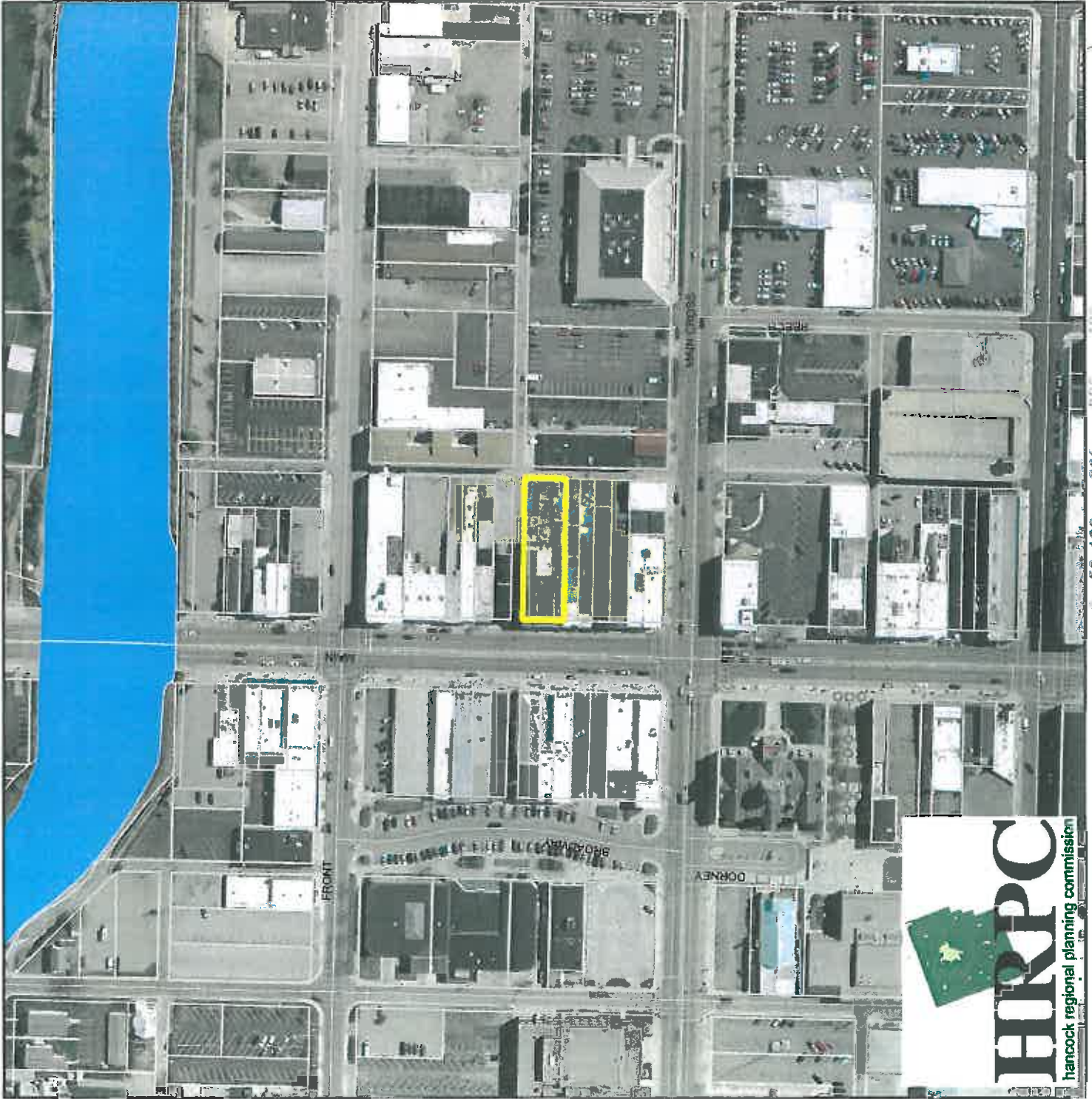
Staff recommends that CPC Table SITE PLAN APPLICATION #SP-10-2014 for a parking lot to be located at 223 S. Main Street, Findlay. Applicant should resubmit a redesign of the layout with consideration of the changes proposed in the review today.

SP-10-2014

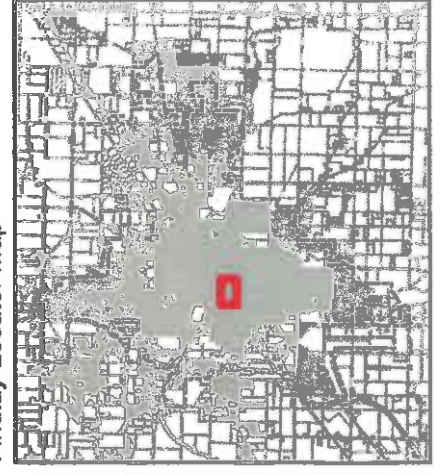
Site Plan Application filed by
Gardner Brothers, LLC, 16067
SR 12, Findlay, OH for a parking
lot to be located at 223 S. Main Street,
Findlay, OH.

Legend

-  223 S. Main Street
-  Parcels



Findlay Locator Map



9. SITE PLAN APPLICATION #SP-11-2014 filed by Black Gold Ventures Ohio, LLC, 409 N. Main Street, Bluffton, IN for a **service station/convenience store to be located at 535 Trenton Avenue, Findlay.**

HRPC

General Information

The site in this request is zoned C-2 General Commercial. All abutting land is also zoned C-2. It is not located within the 100 year flood plain. The Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the current site of the Swifty gas station.

Staff Analysis

The applicant is proposing to remove the existing building only. The canopy will be given a facelift and the pump locations will remain.

A new much larger (2600 sq. ft.) building will be constructed on the south end of the lot. The existing canopy was constructed at an angle to the roadway. For that reason the building will follow that angle and the southeast corner is only 10' from the property line. Zoning has determined that with an additional "front" yard on Bolton Street, this can be called a side yard. The side yard setback in C-2 is 15 feet. The applicant is on the BZA agenda for a variance from the side yard setback.

There are no changes proposed to the existing access points. The site currently has one on Trenton Avenue and one on Bolton Street.

A rendering of the proposed building show it as 16' in height. It will have a combination of brick and stone on the façade.

A landscaping plan was also submitted. The very sterile concrete look of the site will be greatly enhanced with trees and shrubs around the perimeter.

The applicant has stated that all pole lighting will remain in the same locations but upgraded to a more modern standard. They also intend to keep the existing sign and replace the face. If they decide to go for a totally new sign we will recommend going to the low profile standard.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-11-2014 for a service station/convenience store to be located at 535 Trenton Avenue, Findlay.

ENGINEERING

Access – One access onto Trenton Avenue will remain as well as one onto Bolton St

Water & Sanitary Sewer – Existing services will be re-connected

Stormwater Management – A detention area exists that will need to be accommodated with the proposed construction. No relocation of the detention has been shown on the plan.

Sidewalks – Existing sidewalks will remain

Recommendation: Conditional approval of the plan subject to relocation of stormwater detention

The following permits may be required prior to construction:

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

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

If necessary, apply for State Permits for Underground Storage Tanks for removal and/or installation.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-11-2014** for a service station/convenience store to be located at **535 Trenton Avenue, Findlay** subject to the following conditions:

- **An approved plan of relocation of stormwater detention (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**
- **If necessary, apply for State Permits for Underground Storage Tanks for removal and/or installation. (FIRE)**

SP-11-2014

Site Plan Application filed by
Black Gold Ventures Ohio, LLC,
409 N. Main Street, Bluffton, IN
for a service station/convenience
store to be located at 535 Trenton
Avenue Findlay, OH.

Legend

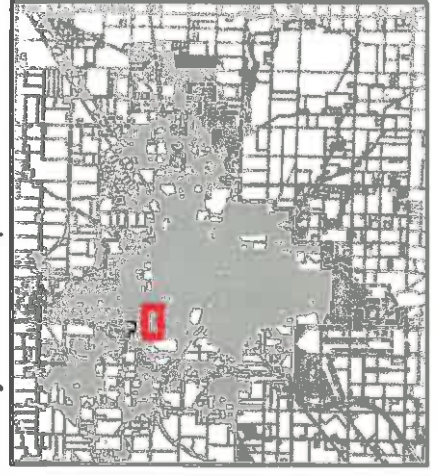


535 Trenton Avenue

Parcels



Findlay Locator Map





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10. SITE PLAN APPLICATION #SP-12-2014 filed by Cornerstone Baptist Church, 8360 CR 140, Findlay for a building addition consisting of a fellowship hall, restrooms, storage rooms.

HRPC

General Information

This project is located in Liberty Township on the west side of CR 140. It is zoned a mix of B-2 General Commercial and I-1 Light Industrial. Land to the north and west is zoned A-1 Agriculture, to the south is I-1 and to the east is I-1 and RM-1 Multiple Family. The north portion of the parcel is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial

Parcel History

The original Church plans were reviewed and approved by CPC in December, 2004.

Staff Analysis

The Church is planning to expand its facility on the west end. There are no issues with setbacks.

There is a stone drive shown looping around the rear of the building. It appears to be a connection to some existing stone areas on the north and south ends of the building. It seems to be a temporary connection to get around the church to a detached maintenance building and connect back into the existing parking lot. There is no new parking proposed. There are indications of future expansions that will eliminate this drive at some time.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-12-2014 filed by Cornerstone Baptist Church.

ENGINEERING

Access – No change in access

Water & Sanitary Sewer – No change in sanitary sewer; water service will be extended to new addition

Stormwater Management – Located outside the City so we have no control

Sidewalks – Located outside the City; sidewalks not required

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Water permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

Provide a fire hydrant within 100 feet of Fire Department Connection.

Underground fire line shall be separate from the domestic water line.

If annexed into the City of Findlay, please provide a 5" Stortz Fire Department Connection with 30 degree elbow.

Please contact Liberty Twp. Fire Department Chief Gene Stump (419-421-1087) for additional information.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2014** filed by **Cornerstone Baptist Church** for a building addition consisting of a fellowship hall, restrooms, storage rooms subject to the following conditions:

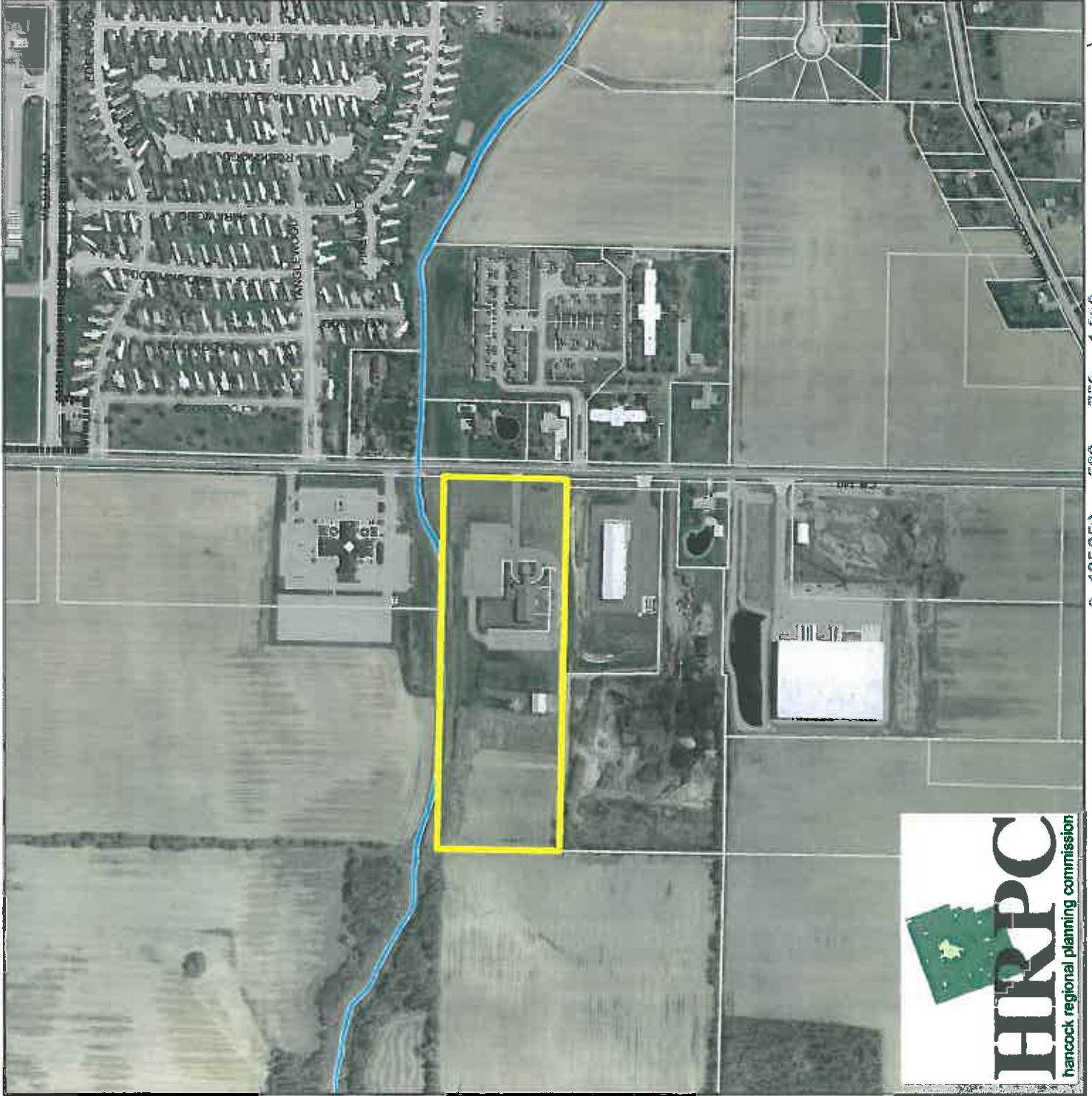
- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Provide a fire hydrant within 100 feet of Fire Department Connection. (FIRE)
- Underground fire line shall be separate from the domestic water line. (FIRE)
- If annexed into the City of Findlay, please provide a 5" Stortz Fire Department Connection with 30 degree elbow. (FIRE)
- Please contact Liberty Twp. Fire Department Chief Gene Stump (419-421-1087) for additional information. (FIRE)

SP-12-2014

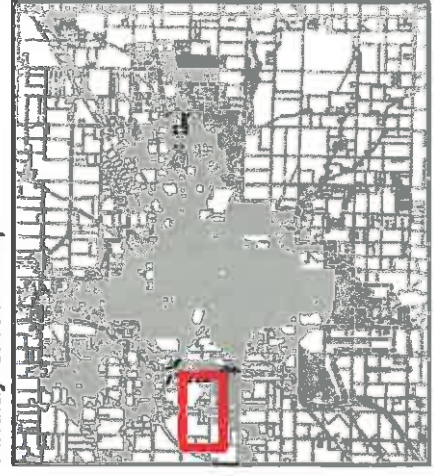
Site Plan Application filed by
Cornerstone Baptist Church,
8360 County Rd 140, Findlay, OH
for a building addition consisting
of a fellowship hall, restrooms,
and storage rooms.

Legend

-  Cornerstone Baptist
-  Parcels
-  Findlay



Findlay Locator Map



11. SITE PLAN APPLICATION #SP-13-2014 filed by Blanchard Valley Port Authority c/o Marathon Petroleum Corporation, 539 S. Main Street, Findlay, OH for a **15,439 square foot expansion of a service building at 119 E. Sandusky Street, Findlay.**

HRPC

General Information

This site is located on the south side of E. Sandusky Street west of vacated Beech Avenue. The land is zoned C-3 Downtown Commercial. All abutting lots are also C-3. A portion of the northeast corner is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The site is currently a surface parking lot.

Staff Analysis

The applicant is requesting to construct a 15, 439 square foot addition on the east side of an existing service/utility building.

There are no setback requirements in the C-3 District. The west half of the north side of the building will be on the right-of-way line. All other sides are off the property lines.

There is a truck dock shown on the south end of the building. It is accessed through the vacated right-of-way of Beech Avenue.

The building will have a walkway connection to the parking garage from the 3rd floor level.

Elevation drawings show the building to hit a height just shy of 59 feet with a parapet height near 63 feet. There are no height limitations in the Downtown District. Brick veneers will complement the existing structures in the area.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-13-2014 for a 15,439 square foot expansion of a service building at 119 E. Sandusky Street, Findlay.**

ENGINEERING

Access – No change in access

Water & Sanitary Sewer – No change in existing water service; a new sanitary sewer connection is proposed

Stormwater Management – Existing is 100% impervious so detention is not required

Sidewalks – Existing sidewalks will remain

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan

- Sanitary Sewer permit

FIRE PREVENTION

Plan and Code review are being communicated with Heapy Engineering on a regular basis




STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-13-2014 for a 15,439 square foot expansion of the Marathon service building at 119 E. Sandusky Street, Findlay.**

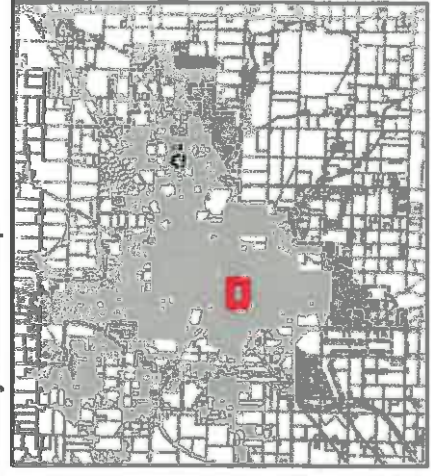
SP-13-2014

Site Plan Application filed by
Blanchard Valley Port Authority c/o
Marathon Petroleum Corporation,
539 S. Main Street, Findlay, OH
for a 15,439 square foot expansion
of a service building at 119 E.
Sandusky Street, Findlay, OH.

Legend

-  119 E. Sandusky Street
-  Parcels
-  Findlay

Findlay Locator Map

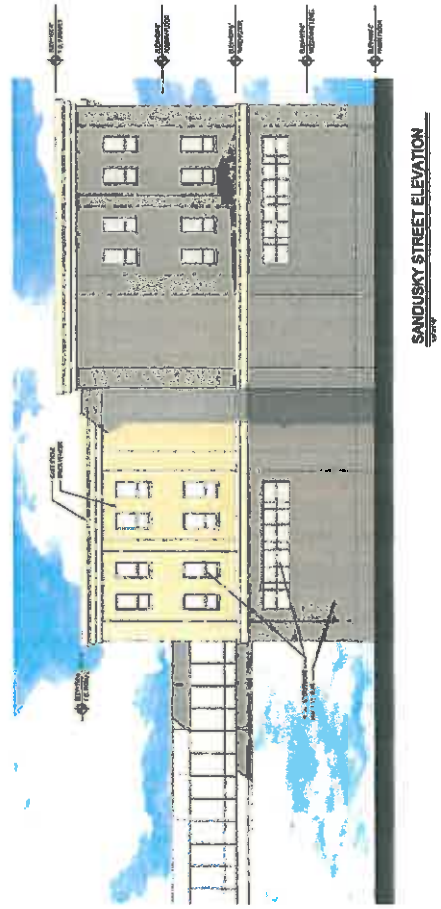
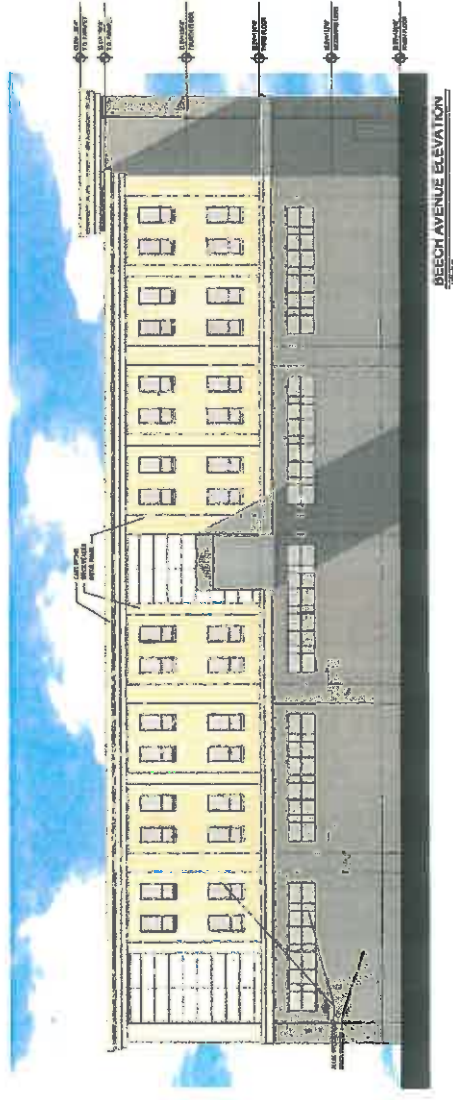




Sandusky Beech Perspective

Service Building - Findlay, OH - May 23, 2014





New Service Building - Findlay, OH - May 28, 2014

