

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT July 10, 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, July 10, 2014 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

ITEMS TABLED AT JUNE 12, 2014 MEETING

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.**

NEW ITEMS

- 1. PETITION FOR ZONING AMENDMENT #ZA-07-2014** filed by Roman Zarazua to rezone 123 Walnut from C-2 General Commercial to R-3 Single Family Small Lot.
- 2. APPLICATION FOR FINAL PLAT #FP-05-2014** submitted by RLG Findlay II, Ltd & GCG Findlay II, Ltd, 10050 Innovation Drive, Suite 100, Dayton OH 45342 for a **Replat of Lots 1 & 2 of Independence Square.**
- 3. APPLICATION FOR FINAL PLAT #FP-06-2014** filed by Michael Estes, 801 South Hill Trail, Findlay to vacate an easement on **Lots 6 & 7 of the Crystal Hill Addition.**
- 4. APPLICATION FOR FINAL PLAT #FP-07-2014** filed by Rowmark, LLC, 2040 Industrial Drive, Findlay, OH for a **Replat of Lots 4 & 5 in the Invision Place Subdivision.**
- 5. SITE PLAN APPLICATION #SP-14-2014** filed by Rowmark, LLC, 2040 Industrial Drive, Findlay for construction of a new industrial building at **5409 Hamlet Drive.**
- 6. SITE PLAN APPLICATION #SP-15-2014** filed by CLTS Enterprises, LLC, 17283 Road H-3, Continental, OH 45831 for **Checkers Express Car Wash to be located at 600 Trenton Ave., Findlay, OH.**
- 7. SITE PLAN APPLICATION #SP-16-2014** filed by City Mission of Findlay, 510 W. Main Cross Street, Findlay, OH for an **addition to the existing building and parking at 510 W. Main Cross.**

ADMINISTRATIVE APPROVALS

SITE PLAN APPLICATION #SP-17-2014 filed by Werk-Brau Company, 2800 Fostoria Avenue, Findlay, OH for an addition to the parking lot at 2800 Fostoria Avenue.

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, July 10, 2014 - 9:00 AM

COMMENTS

ITEMS TABLED AT JUNE 12, 2014 MEETING

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.
The site plan submitted in June, 2014 was tabled by the Commission.

Staff Analysis

The applicant has submitted a new site plan to address the problems that the Commission saw in the first plan. The request is for the construction of a 37 space parking lot. We understand it to be built as a leased space lot.

The new site plan has eliminated the access point from Main Street. The existing alleys to the north and east of the parcel will be used for ingress and egress for the lot. Staff prefers that the east/west alley be made one way eastbound. The applicant can apply to Findlay Traffic Commission for this request.

The wall will be constructed across the entire frontage. Concrete curb stops will be used along the alley to prohibit cars from randomly accessing the lot from the alleyway.

The previous dumpster location was also problematic. The developer has moved it back about 4' from the east side to help with visibility along the alleyway.

Staff Recommendation

HRPC Staff recommends approval with the provision to make the east/west alley one way east.

ENGINEERING

Access – Access from adjacent alleys is appropriate. We recommend the Traffic Commission consider making the alley on the north side of the lot one-way east bound to avoid conflicts at the Main Street intersection.

Stormwater Management – Site was previously 100% impervious so detention is not required, Grading plan for the lot is appropriate.

Sidewalks – Existing sidewalks will remain

Recommendation: Approval of the plan

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 **approval of SITE PLAN APPLICATION #SP-10-2014 for a parking lot to be located at 223 S. Main Street, Findlay subject to the following conditions:**

- Applicant files a request to Traffic Commission to make the east/west alley one way east.

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

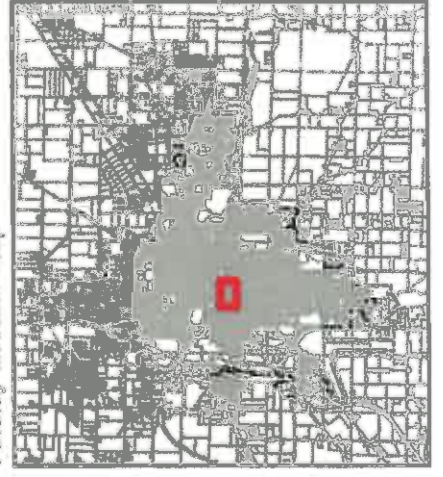


223 S. Main Street

Parcels



Findlay Locator Map



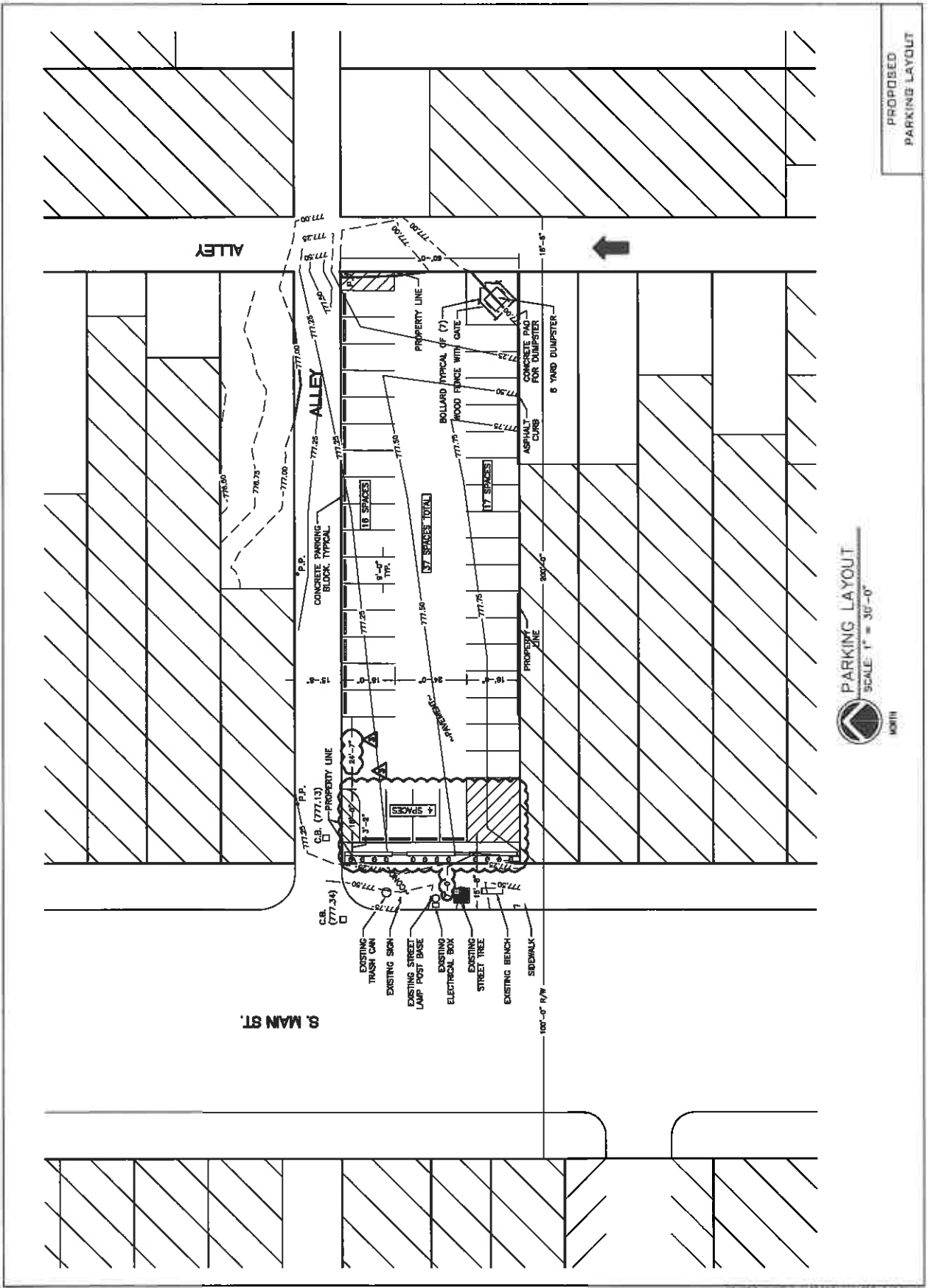
2

0 50 100 200 300 400 Feet



NO.	DATE	BY
1	5/13/14	K.L.L.
2	5/13/14	K.L.L.
3	5/13/14	K.L.L.
4	5/13/14	K.L.L.
5	5/13/14	K.L.L.

PROJECT NO. 14-1742
 SHEET NO. 02.0



PROPOSED
 PARKING LAYOUT

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-07-2014 filed by Roman Zarazua to rezone 123 Walnut Street from C-2 General Commercial to R-3 Single Family Small Lot.

HRPC

General Information

This request is located on the south side of Walnut Street. It is currently zoned C-2 General Commercial and all surrounding properties are also zoned C-2. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This was the site of a small beauty shop.

Staff Analysis

The applicant is requesting the zone change to R-3 in order to convert the building into a residential property.

As stated above, the land use plan does call for the area to be residential. There are multiple residential properties in this block and directly across Walnut Street that are also zoned C-2.

HRPC Staff finds this to be a reasonable request.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-07-2014** to rezone 123 Walnut from C-2 General Commercial to R-3 Single Family Small Lot.

ENGINEERING

No objections.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-07-2014** to rezone 123 Walnut from C-2 General Commercial to R-3 Single Family Small Lot.

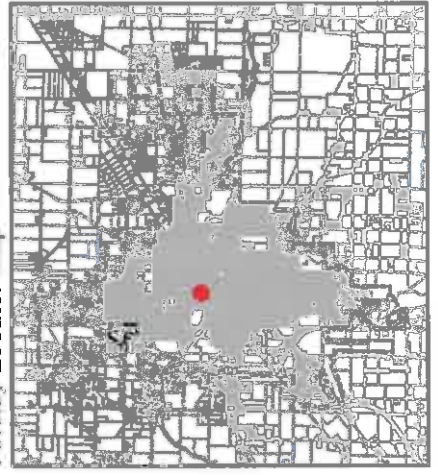
ZA-07-2014

Petition for zoning amendment to rezone 123 Walnut Street from C-2 General Commercial to R-3 Single Family Small Lot.

Legend

- 123 Walnut Street
- Parcels

Findley Locator Map



ZA-07-2014

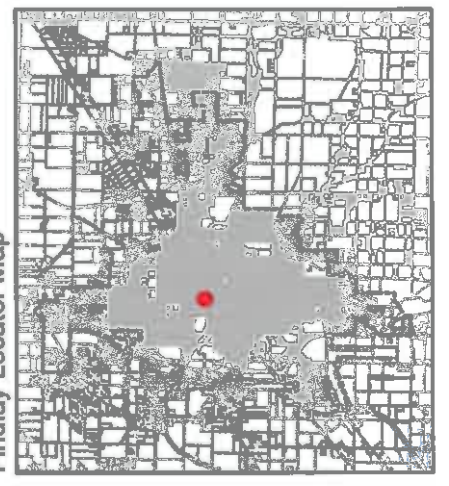
Petition for zoning amendment to rezone 123 Walnut Street from C-2 General Commercial to R-3 Single Family Small Lot.

Legend

- 123 Walnut Street
- R3 - Single Family, High Density
- C2 - General Commercial District
- C3 - Downtown Commercial District
- M1 - Multiple-Family District, Medium Density
- Parcels



Findlay Locator Map



2. APPLICATION FOR FINAL PLAT #FP-05-2014 submitted by RLG Findlay II, Ltd & GCG Findlay II, Ltd, 10050 Innovation Drive, Suite 100, Dayton OH 45342 for a **Replat of Lots 1 & 2 of Independence Square.**

HRPC

General Information

This request is located on the south side of Trenton Avenue just west of the I-75 ramp. It is zoned C-2 General Commercial. Properties on all sides of the parcel are also zoned R-3C-2. 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

The lots in this replat are the site of a Bob Evans Restaurant and Max & Erma's Restaurant.

Staff Analysis

The applicant is replatting these two parcels to clear up changes in the property lines along Trenton Avenue due to recent acquisitions of right-of-way.

It appears that the right of way taking will place the property line right at the parking spaces along the north side of both lots. The 10' setback will no longer exist through no fault of the developers.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-05-2014** for a **Replat of Lots 1 & 2 of Independence Square.**

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 approval of **APPLICATION FOR FINAL PLAT #FP-05-2014** for a **Replat of Lots 1 & 2 of Independence Square.**

FP-05-2014

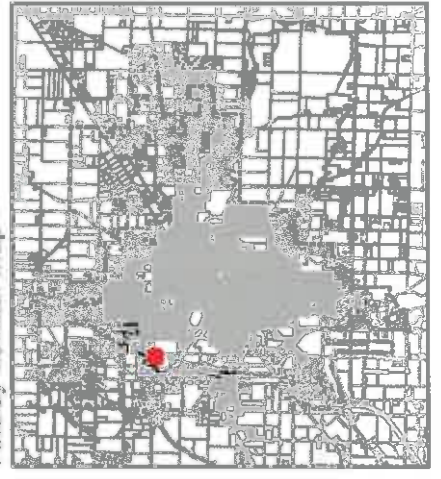
Application for Final Plat submitted
for a Replat of Lots 1 & 2 of
Independence Square.

Legend

-  SP-05-2014
-  Parcels



Findlay Locator Map



72

DESCRIPTION:
 THIS INSTRUMENT BEING PART OF LOT 1 AND PART OF LOT 2 OF THE INDEPENDENCE SQUARE RE-PLAT BEING A RE-PLAT OF PART LOT 1 AND PART LOT 2 OF THE RE-PLAT OF INDEPENDENCE SQUARE AS RECORDED IN P.B. 21, PG. 336

EDUCATION:
 THE UNDERSIGNED, BEING ALL THE OWNERS AND LEY HOLDERS OF THE LAND HEREIN SUBMITTED, DO HEREBY ACKNOWLEDGE THE SHARPLY INDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER:
 BY: RLG FINLAY-H LTD., COMPANY
 BY: OHIO LIMITED LIABILITY COMPANY

WITNESS:
 BY: RANDALL L. GUNLOCK, INC.
 IT'S: MANAGING MEMBER

STATE OF OHIO, COUNTY, S.S.

BEFORE ME, THE UNDERSIGNED, CLERK OF COUNCIL OF THE CITY OF FINDLAY, OHIO, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO SAID COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____, 20____, AND SAID PLAT WAS APPROVED BY THE COUNCIL AT SAID MEETING HELD ON THE _____ DAY OF _____, 20____.

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 _____, 20____, AND SAID PLAT WAS APPROVED BY THE COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

CITY ACCEPTANCE:
 I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF FINDLAY, OHIO, ON THE _____ DAY OF _____, 20____, AND SAID PLAT WAS APPROVED BY THE COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

CITY ENGINEER:
 I HEREBY CERTIFY THAT THE ABOVE PLAT WAS REVIEWED BY ME AND IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

COUNTY AUDITOR:
 I HEREBY CERTIFY THAT THIS PLAT OF THE ABOVE NAMED RE-PLAT WAS PRESENTED TO ME AND TRANSFERRED THIS _____ DAY OF _____, 20____.

COUNTY RECORDER:
 I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO ME ON THE _____ DAY OF _____, 20____, AND WAS RECORDED IN PLAT VOLUME _____ AT PAGE _____, HANCOCK COUNTY RECORDS.

FILE NO. _____
 BY: HANCOCK COUNTY RECORDER

NOTARIZATION:
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY A COMPETENT WRITER AND AS INSTRUMENT OF RECORD, AND THAT THE SIGNATURES OF THE PARTIES TO THE SAME ARE TRUE AND CORRECT, AND THAT THE INSTRUMENT IS NOT SUBJECT TO ANY OTHER INSTRUMENT OF RECORD, AND THAT THE INSTRUMENT IS NOT SUBJECT TO ANY OTHER INSTRUMENT OF RECORD, AND THAT THE INSTRUMENT IS NOT SUBJECT TO ANY OTHER INSTRUMENT OF RECORD.

VAN ATTA ENGINEERING, INC.
 BY: JEFFREY A. VAN ATTA
 OHIO REGISTERED SURVEYOR NO. 7354

DATE _____

INDEPENDENCE SQUARE LOTS 1 AND 2 RE-PLAT

BEING A RE-PLAT OF PART LOT 1 AND PART LOT 2 OF THE RE-PLAT OF INDEPENDENCE SQUARE AS RECORDED IN P.B. 21, PG. 336

LOCATED IN SECTION 11 TOWN 1 NORTH, RANGE 10 EAST CITY OF FINDLAY, HANCOCK COUNTY, OHIO CONTAINING: 3.1191 ACRES

PREPARED BY: MAY, 2014

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft

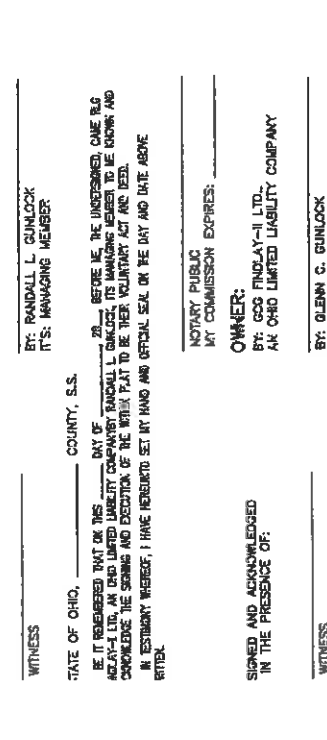
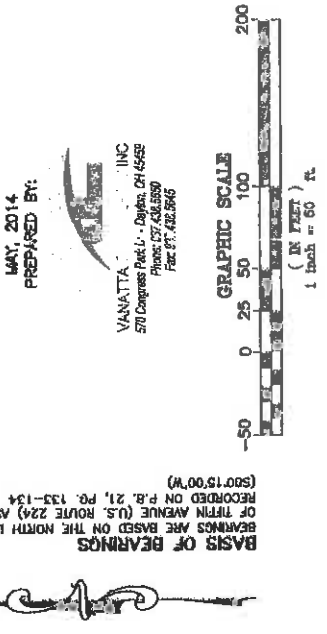
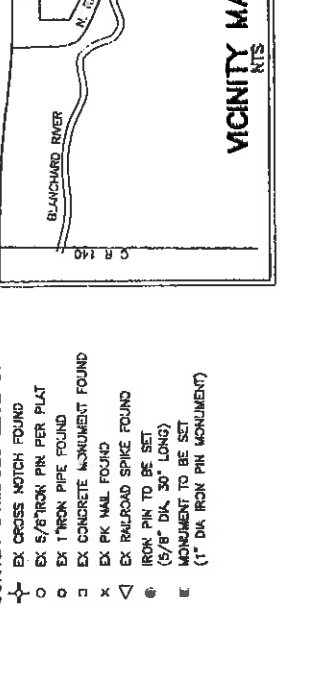
PARCEL 6A WK (0.084 ACRES) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, I.R. DEED 2012-004783

PARCEL 6B WK (0.088 ACRES) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, I.R. DEED 2013-004784

US ROUTE 224 (RM VARI) N105°45'E 199.20' S86°25'16"E 47.06'

US ROUTE 224 (RM VARI) N105°45'E 175.86' S86°25'16"E 214.81'

LOT 1 1.4285 ACRES LOT 2 1.6806 ACRES LOT 3 1.0074 ACRES



SURVEY REFERENCES:

- U.S. DEED 2008-013227
- U.S. DEED 2013-004783
- U.S. DEED 2013-004784
- P.B. 21, PGS. 336
- T.A. MAP

SURVEY SYMBOLS LEGEND:

- EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN PER PLAT
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- EX BK NAIL FOUND
- EX RAILROAD SPIKE FOUND
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- MONUMENT TO BE SET (1" DIA IRON PIN MONUMENT)

NOTARY PUBLIC:

BY: GLENNA C. GUNLOCK, INC. IT'S: MANAGING MEMBER

NOTARY PUBLIC BY COMMISSION EXPIRES: _____

OWNER: RLG FINLAY-H LTD., OHIO LIMITED LIABILITY COMPANY

STATE OF OHIO, COUNTY, S.S.

BEFORE ME, THE UNDERSIGNED, CLERK OF COUNCIL OF THE CITY OF FINDLAY, OHIO, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO SAID COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____, 20____, AND SAID PLAT WAS APPROVED BY THE COUNCIL AT SAID MEETING HELD ON THE _____ DAY OF _____, 20____.

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VAN ATTA ENGINEERING, INC.
 BY: JEFFREY A. VAN ATTA
 OHIO REGISTERED SURVEYOR NO. 7354

DATE _____



3. APPLICATION FOR FINAL PLAT #FP-06-2014 filed by Michael Estes, 801 South Hill Trail, Findlay to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.

HRPC

General Information

The parcels in this request are located on the southwest corner of a bulb at West Hill Trail and South Hill Trail. The lots are zoned R-2 Single Family Medium Density. All surrounding lots are also zoned R-2. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to vacate an existing 10' sidewalk easement along the shared property line of Lots 6 and 7 in the Crystal Hill Addition. The only way to remove recorded easements on plats is to replat the parcels.

It appears that back in 1988 when this subdivision was approved, one of the conditions of approval was to place this easement between Lots 6 and 7 for the purpose of installing a sidewalk that could be connected with the stub of Glenwood Street to the west. At the time this subdivision was being approved, there were no sidewalks along Crystal Avenue. Any children living in this subdivision were close enough to Jacobs School that they would be in the walking zone. HRPC had requested the sidewalk connection to allow a safe route to the school for those students living here.

Today, the condition of Crystal Avenue is greatly improved and sidewalks are provided on both sides of the right-of-way. The owner of Lot 7 (Goldie, 1900 West Hill Trail) has a privacy fence which was installed along his edge of the easement. The new owner of Lot 6 (Estes, 801 South Hill Trail) wants to install a privacy fence on his property as well and would like to be able to remove the sidewalk rather than installing the fence along the easement line and effectively creating a "tunnel" between the fences. Mr. Goldie and Mr. Estes have agreed to combine the fences on the property line. Mr. Estes will install the new fence on the property line and Mr. Goldie will remove his and adjoin it at the ends to the new run.

While the intent for the easement and walkway was valid in 1988, Staff sees that the use is now obsolete and is supportive of the removal.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-06-2014 to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.**

ENGINEERING

No Objections

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

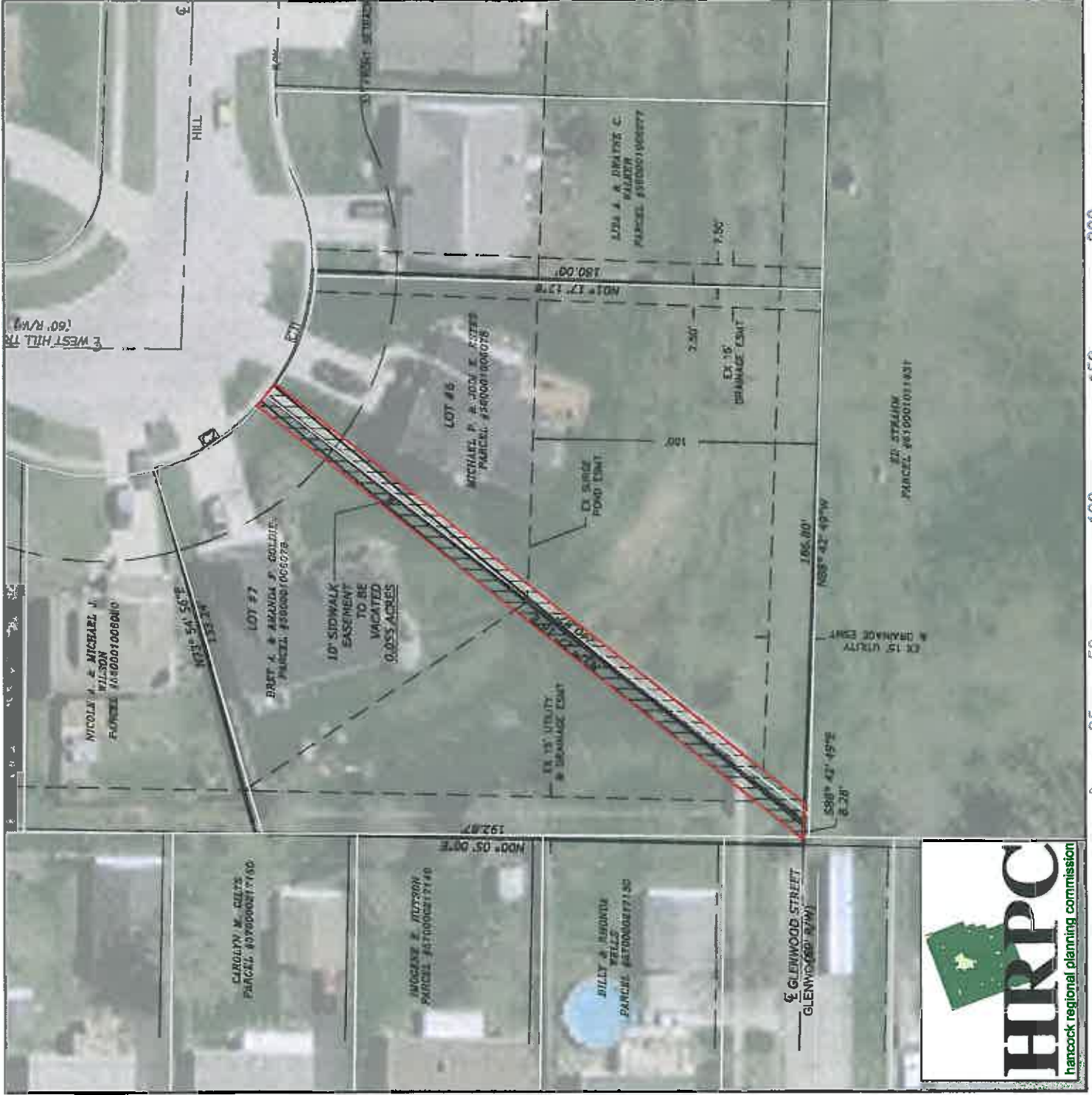
Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-06-2014 to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.**

SP-06-2014

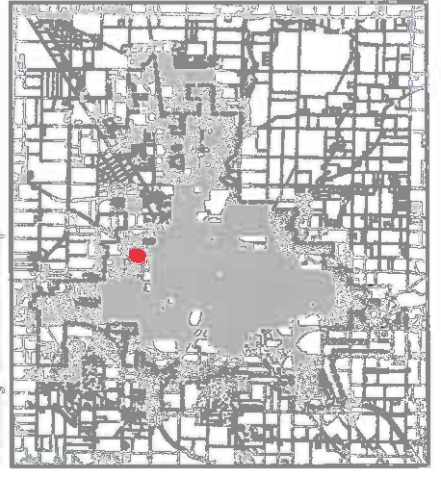
Application for Final Plat to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.

Legend

-  Proposed Easement Vacation
-  Parcels

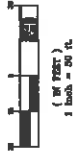


Findlay Locator Map



Replat of LOTS 6 & 7 OF CRYSTAL HILL ADDITION

PLAT BOOK VOLUME 15, PAGE 41, AMENDED IN PLAT BOOK VOLUME 16, PAGE 31
City of Findlay, Hancock County, Ohio
0.932 Acres.



DATE	DESCRIPTION	BY	DATE
05-11-11	REPLAT	J. D. ESTES	05-11-11
05-11-11	REPLAT	J. D. ESTES	05-11-11
05-11-11	REPLAT	J. D. ESTES	05-11-11

BY: J. D. ESTES, Surveyor
No. 10,000, State of Ohio

- based on GPS
 - based on RTK
 - based on other

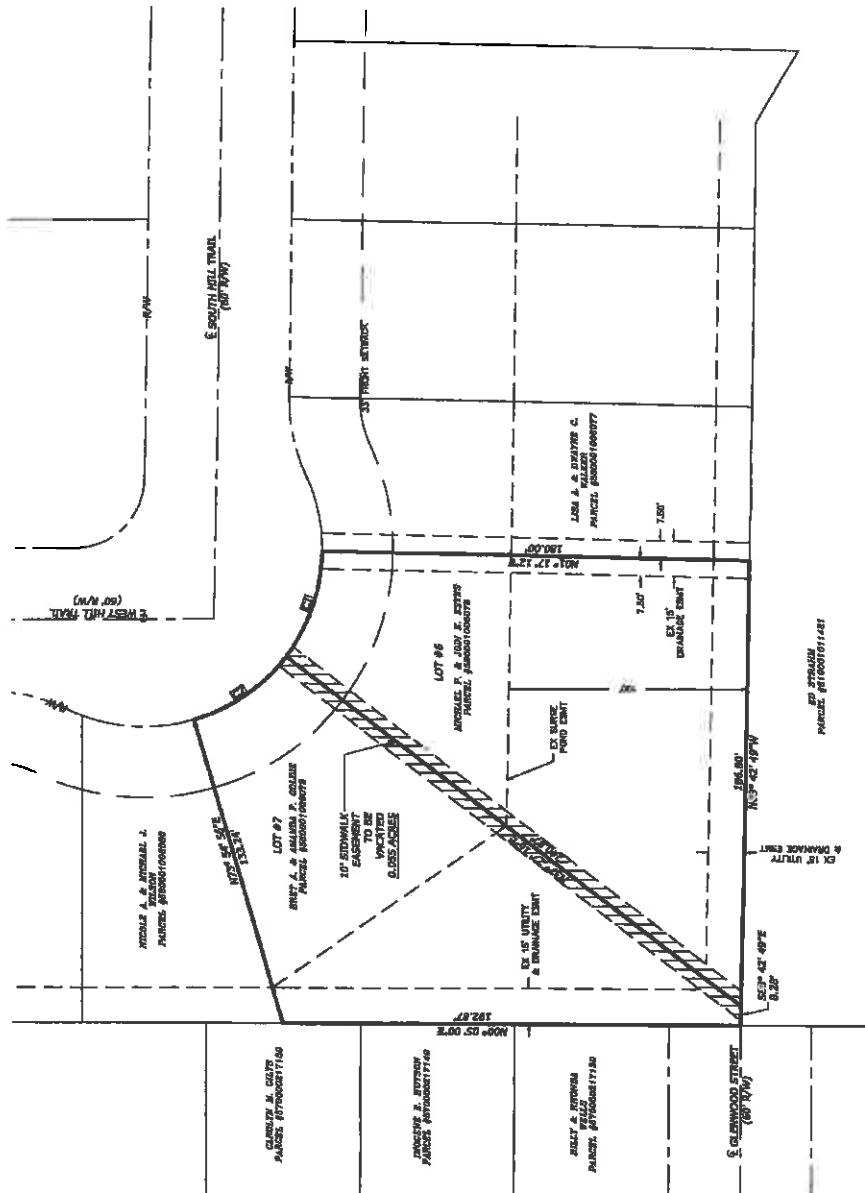
DATE: JUNE 11, 2014
PREPARED FOR:

OWNER:
MICHAEL P. & JODI K. ESTES
801 SOUTH HILL TRAIL
FINDLAY, OH 45840

OWNER:
BRET A. & AMANDA F. GOLDIE
1900 WEST HILL TRAIL
FINDLAY, OH 45840

PREPARED BY
VAN HORN, HOOVER
& ASSOCIATES, INC.
SURVEYING & ENGINEERING
P.O. BOX 612
FINDLAY, OHIO 45839
(419)423-5630

NO.	REVISION	BY	DATE



15000-15000-6148

15000-15000-6148

4. APPLICATION FOR FINAL PLAT #FP-07-2014 filed by Rowmark, LLC, 2040 Industrial Drive, Findlay, OH for a **Replat of Lots 4 & 5 in the Invision Place Subdivision.**

HRPC

General Information

This request is located on the east side of Hamlet Drive. It is currently zoned I-1 Light Industrial. All surrounding parcels are also zoned I-1. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

When the Invision Place Subdivision was initially platted, it was one large lot on Invision Drive (now Hamlet Drive) which was a cul-de-sac road. In 2008 the subdivision was replatted into 5 Lots along the same cul-de-sac. The street was renamed Hamlet Drive when Hamlet Protein established its business there. In 2011, the roadway was dedicated to extend Hamlet Drive south to connect into Production Drive.

Staff Analysis

When Hamlet Drive was extended and connected to Production Drive, the bulb from the former cul-de-sac was left in place. Parts of the bulb are located on both Lot 4 and Lot 5. This replat request will eliminate that unnecessary remaining right-of-way and create a straight line for the east side of Hamlet Drive.

A site plan for Rowmark is the next item on the agenda and the area of the cul-de-sac is being used in their development.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-07-2014** filed by Rowmark, LLC, 2040 Industrial Drive, Findlay, OH for a **Replat of Lots 4 & 5 in the Invision Place Subdivision.**

ENGINEERING

No Objections.

Work in the right-of-way will need to be bonded.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-07-2014 for a Replat of Lots 4 & 5 in the Invision Place Subdivision.**

- Work in the right-of-way will need to be bonded. (ENG)

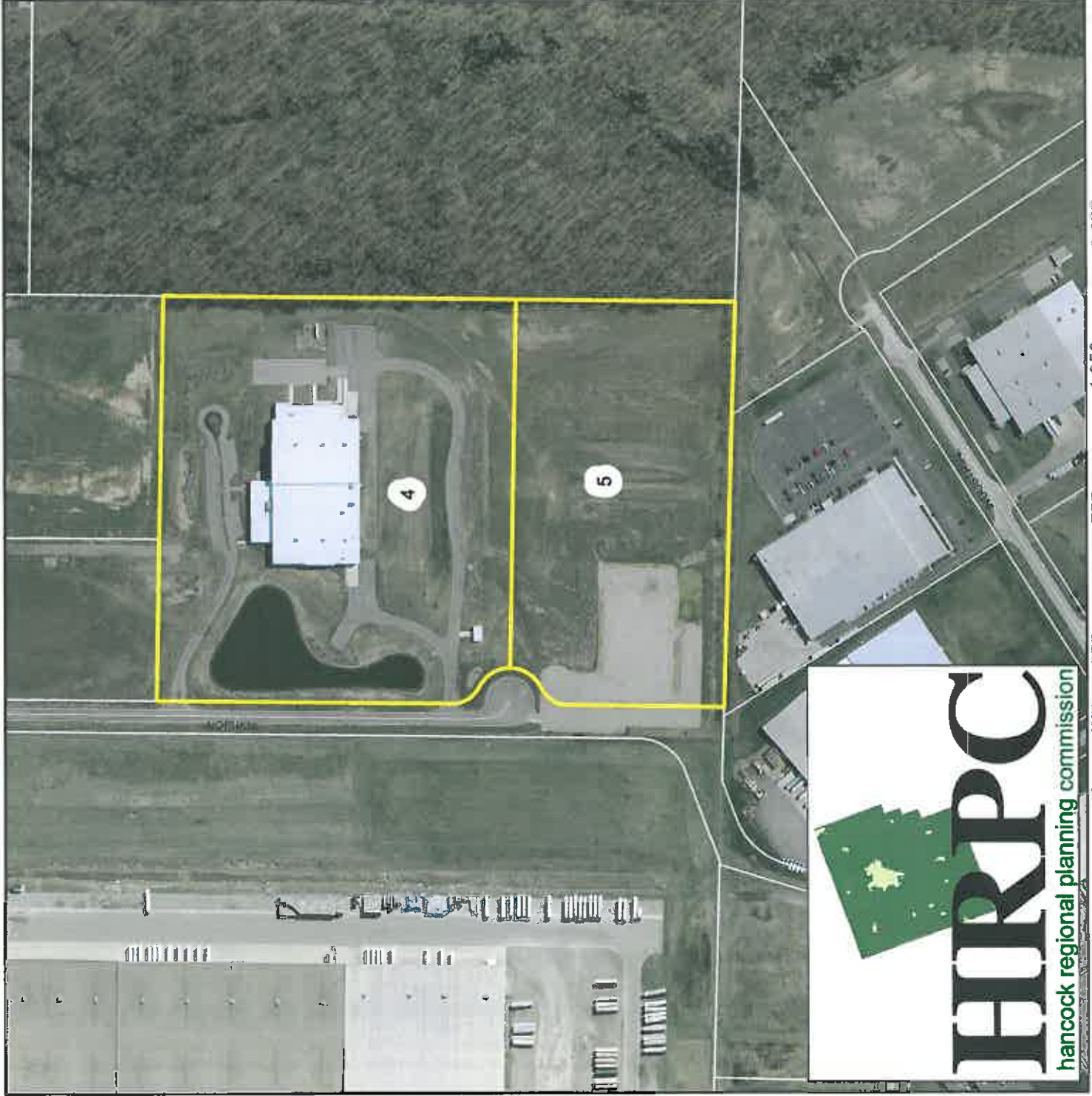
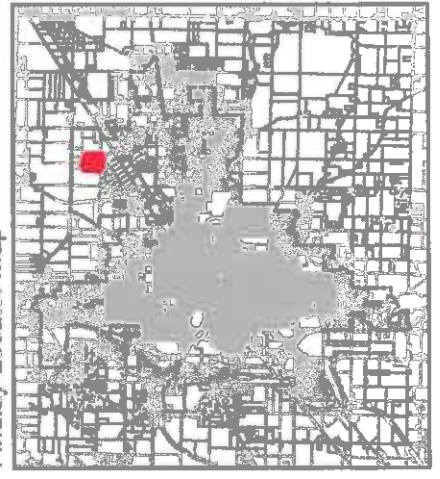
FP-07-2014

Application for Final Plat for replat of Lots 4 & 5 in the Invision Place Subdivision.

Legend

-  Invision Place Lots 4 & 5
-  Parcels

Findlay Locator Map



1/2

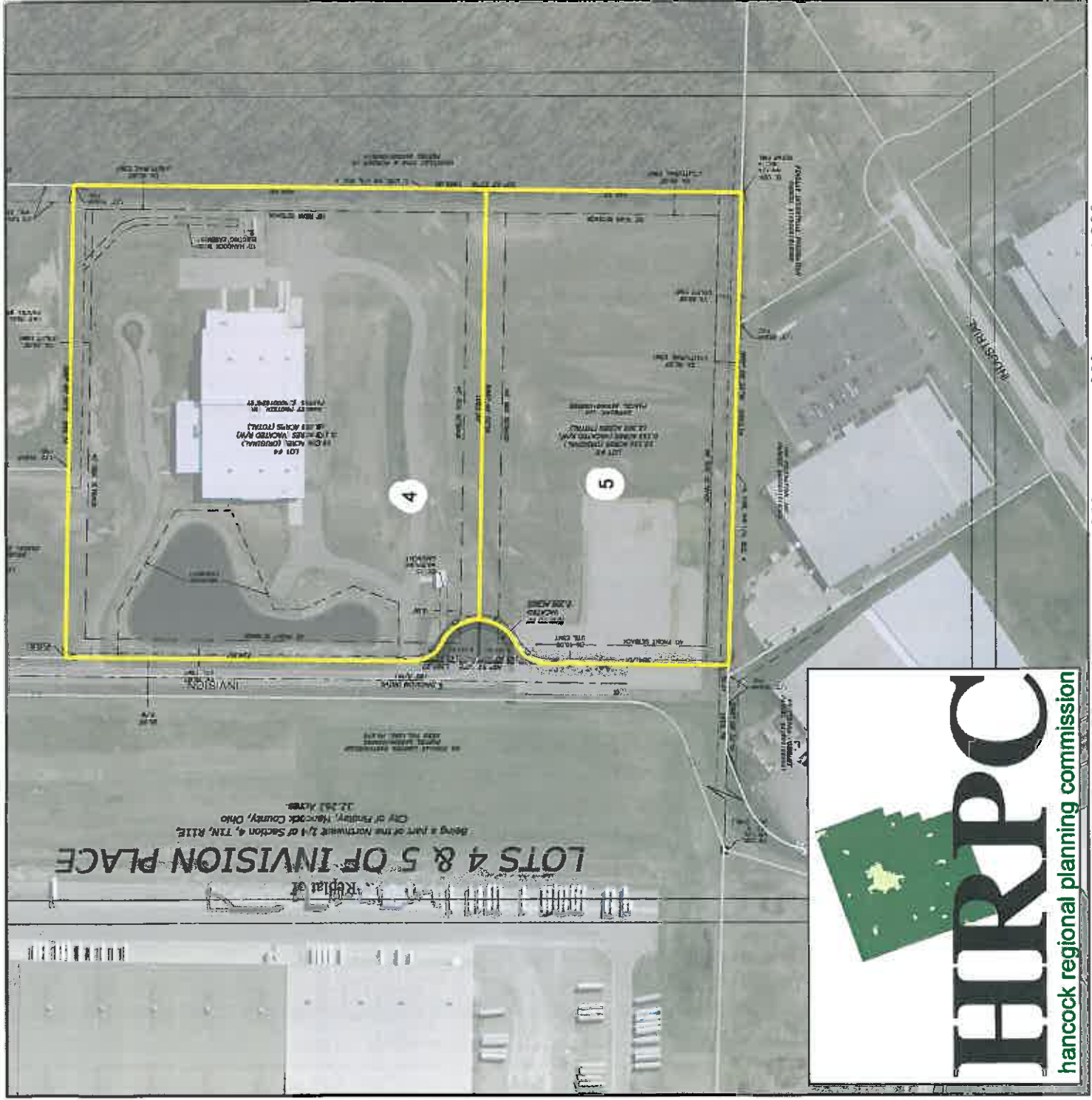
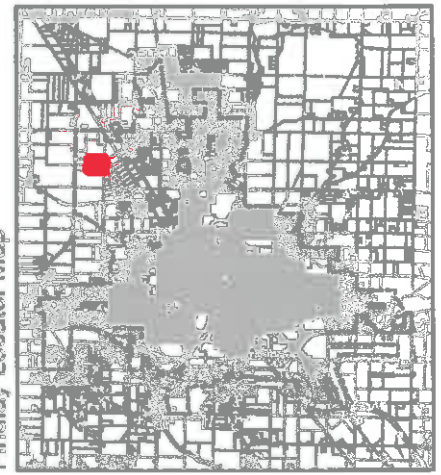
FP-07-2014

Application for Final Plat for replat of Lots 4 & 5 in the Invision Place Subdivision.

Legend

-  Invision Place Lots 4 & 5
-  Parcels

Findlay Locator Map



LOTS 4 & 5 OF INVISION PLACE

Being a part of the Northwest 1/4 of Section 4, T1N, R11E, City of Findlay, Hancock County, Ohio

22.262 Acres



Replat of LOTS 4 & 5 OF INVASION PLACE

Being a part of the Northwest 1/4 of Section 4, T1N, R31E,
City of Findlay, Hancock County, Ohio
32.262 Acres



1" = 50' FEET
1" = 100' FEET

CURVE #	LENGTH	BEARING	CHORD	DELTA
C1	1.82	S 88.45° E	1.82	89.90°
C2	14.57	S 89.90° E	14.57	89.90°
C3	14.57	S 89.90° E	14.57	89.90°
C4	14.57	S 89.90° E	14.57	89.90°

BY: [Signature] [Name]
DATE: [Date]

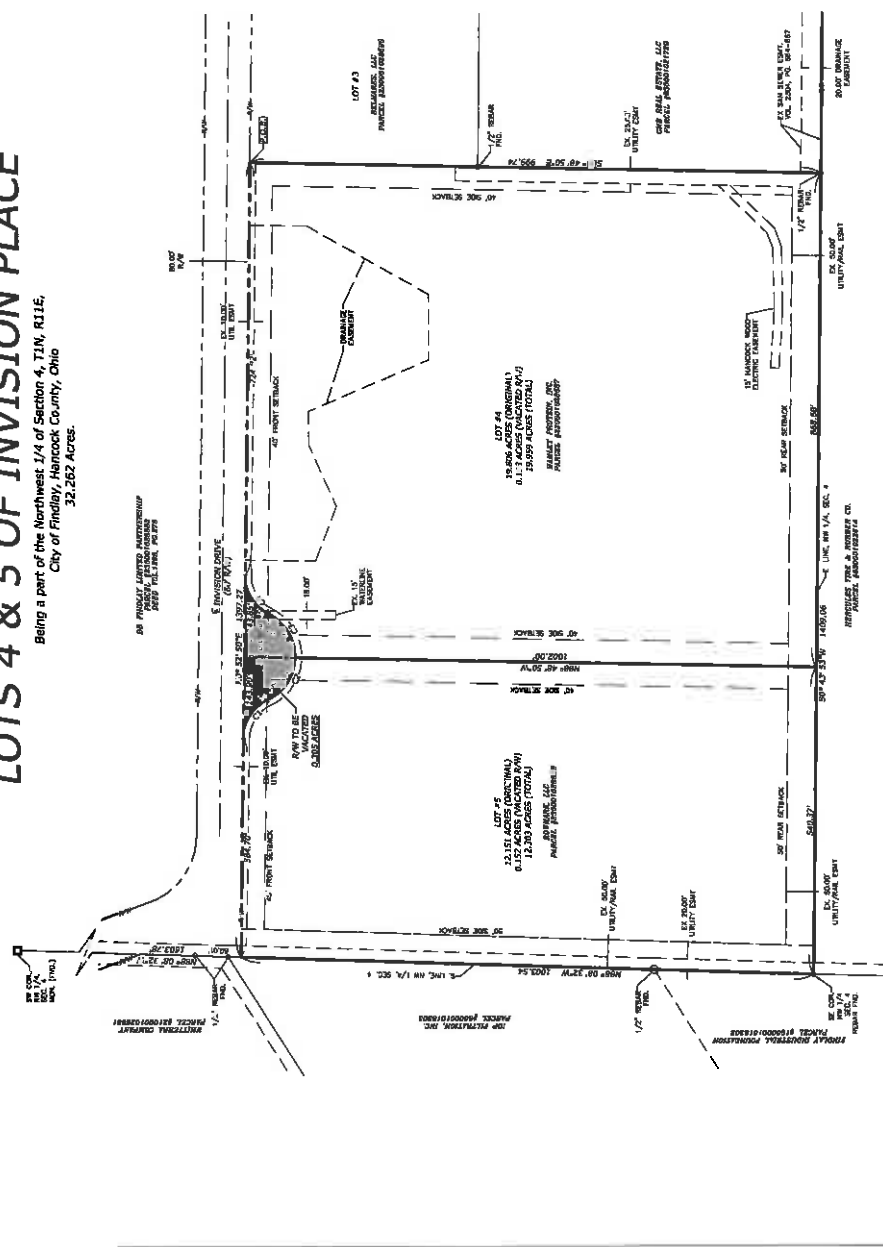
DATE: JUNE 12, 2014
PREPARED FOR:

OWNER:
ROWMARK, LLC
0 HAMLET DRIVE
FINDLAY, OH 45840

OWNER:
HAMLET PROTEIN, INC.
5289 HAMLET DRIVE
FINDLAY, OH 45840

PREPARED BY:
VAN HORN, HOOVER
& ASSOCIATES, INC.
SURVEYING & ENGINEERING
FINDLAY, OHIO 45839
(419)423-5630

NO.	REVISIONS	BY	DATE



5. SITE PLAN APPLICATION #SP-14-2014 filed by Rowmark, LLC, 2040 Industrial Drive, Findlay for construction of a new industrial building at 5409 Hamlet Drive.

HRPC

General Information

This request is located on the east side of Hamlet Drive on Lot 5 of the Invision Place Subdivision. It is zoned I-1 Light Industrial. All surrounding lots are also zoned I-1. It is not located in the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

None

Staff Analysis

The applicant is proposing to construct a new approximately 65,302 square foot industrial building. The building will consist of manufacturing, warehousing, maintenance, showroom and office components.

The building location well exceeds the setback requirements (50' front, 30' sides, 30' rear) for the I-1 District.

There are two (2) access points shown from Hamlet Drive for the facility. The parking lot is accessible from either entry. The north entry will also be used for trucks to access docks on that side of the building. There is also a paved lane along the south side of the building for use by maintenance. A parking lot for employees and visitors will be at the front of the building (west side). The plans state that the largest shift may have 50 employees. According to the parking standards in the City Zoning Ordinance, industrial operations require 1.1 spaces per employee on the largest shift. This formula calculates out to 55 required spaces. The plan shows 63 spaces.

Elevation drawings show the building at 36' high at the peak of the roof. There are two raw product storage silos at the northeast corner of the building which are 54' in height. The Industrial zone permits the primary structure to be a maximum of 60' high and silos are exempt from the height standards. There are no architectural standards for the Industrial district.

The submitted landscape plan shows adequate screening between the roadway and the parking lot. Bump outs within the parking lot have trees. Perimeter plantings abound along the front and partially down the sides of the building. There will be a large green space on the north side of the building until potentially needed for more parking in the future.

The lighting plan shows less than one foot candle at the property lines. The industrial district permits up to one foot candle if not abutting any residential uses.

A monument sign is indicated on the plan. No sign details were submitted. The sign will require a separate approval and permit from the zoning office

ENGINEERING

Access – Two (2) accesses onto Hamlet Drive are proposed which is appropriate for the industrial operation

Water & Sanitary Sewer – Sanitary sewer will be extended to the property from the east side of the Hamlet Protein building. Domestic water and fire services will be extended from the existing line on Hamlet Drive. The tap locations for the water should take place within the right-of-way, not in the easement on the adjoining parcel. Additional fire hydrants will need to be placed per Findlay Fire Department.

Stormwater Management – Detention calculations need to be submitted when the easement issues are resolved with the regional detention facility.

Sidewalks – Sidewalks are not required in industrial areas

Recommendation: Conditional approval of the plan subject to stormwater detention and the water tap locations.

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

Provide fire hydrants in the following locations: On the east side of Hamlet Dr. (south of the southern drive entrance), on the west side of Hamlet Dr. (directly across from northern drive entrance) and also within 100' of the FDC. Recommend to install an 8" fire line and place a private hydrant on this line. This recommendation will be dependent on the hydraulic calculations from a sprinkler engineer and their requirements.

If future expansion is made on the east side of the building or the eastern parcel is sold, provisions for the installation of a hydrant shall be made for the northern drive/north east corner of the lot at that time.

Fire Department Connection (FDC) shall be 5" Stortz connection with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions.

Outside notification shall be a horn/strobe working on water flow only.

A Knox Box is required for this structure.

Any natural gas or electric meters within the driving surface shall have crash protection.

STAFF RECOMMENDATION

Staff recommends that FCPC **approve SITE PLAN APPLICATION #SP-14-2014** filed by Rowmark, LLC for construction of a new industrial building at 5409 Hamlet Drive subject to the following conditions:

- Conditional approval of the plan subject to stormwater detention (ENG)
- Water tap locations are within the right-of-way (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Provide fire hydrants in the following locations: On the east side of Hamlet Dr. (south of the southern drive entrance), on the west side of Hamlet Dr. (directly across from northern drive entrance) and also within 100' of the FDC. Recommend to install an 8" fire line and place a private hydrant on this line. This recommendation will be dependent on the hydraulic calculations from a sprinkler engineer and their requirements. (FIRE)
- If future expansion is made on the east side of the building or the eastern parcel is sold, provisions for the installation of a hydrant shall be made for the northern drive/north east corner of the lot at that time. (FIRE)
- Fire Department Connection (FDC) shall be 5" Storz connection with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions. (FIRE)
- Outside notification shall be a horn/strobe working on water flow only. (FIRE)
- A Knox Box is required for this structure. (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection. (FIRE)

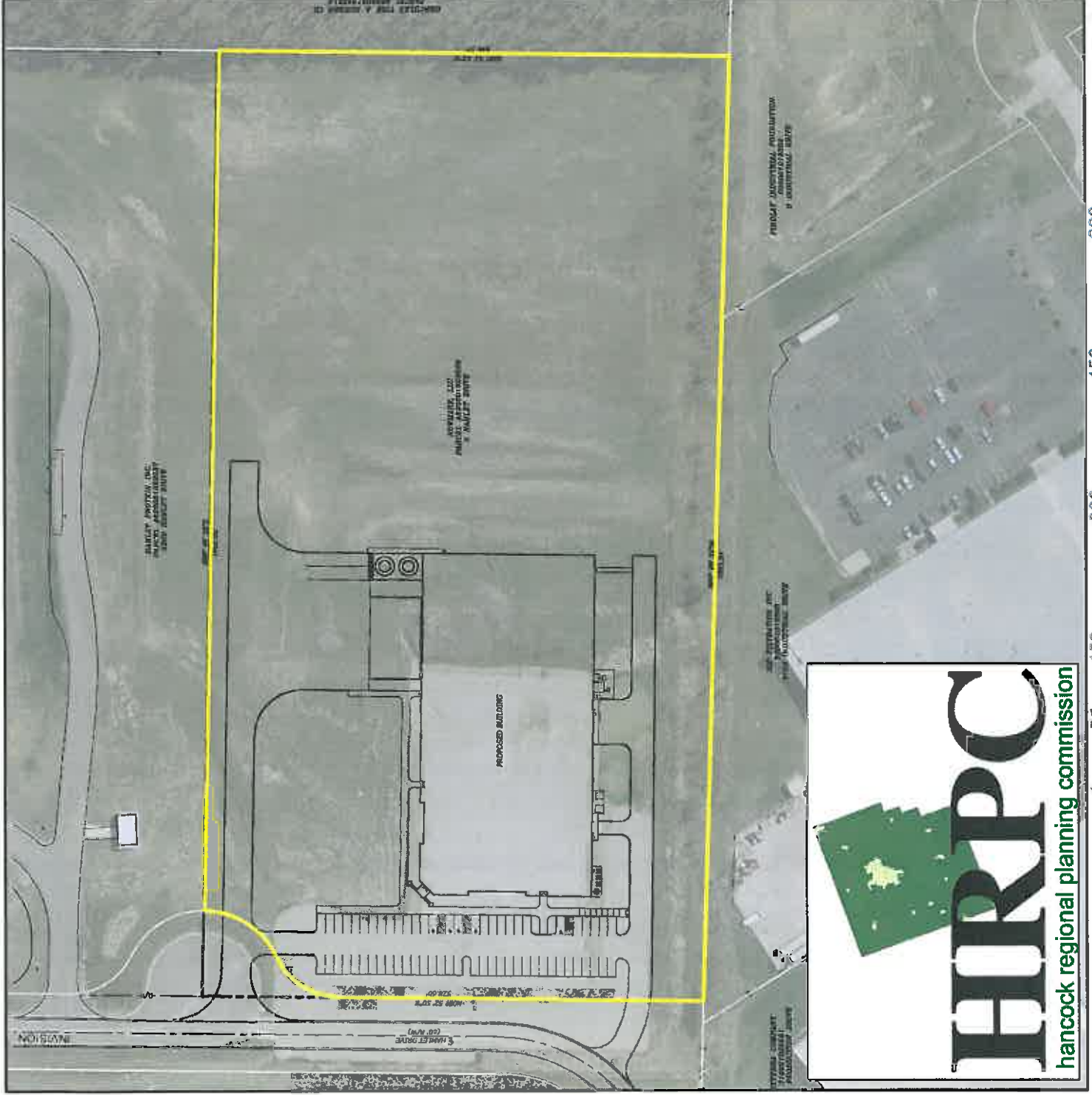
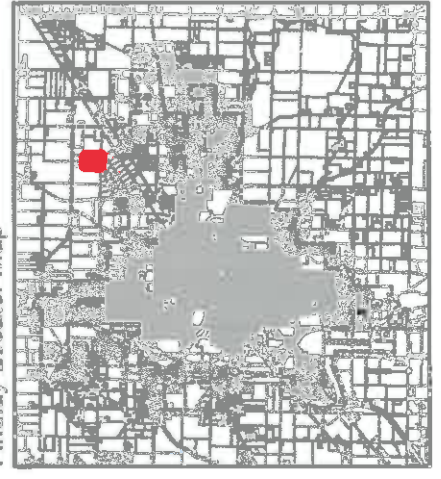
SP-14-2014

Site Plan Application for construction
of a new industrial building at
5409 Hamlet Drive.

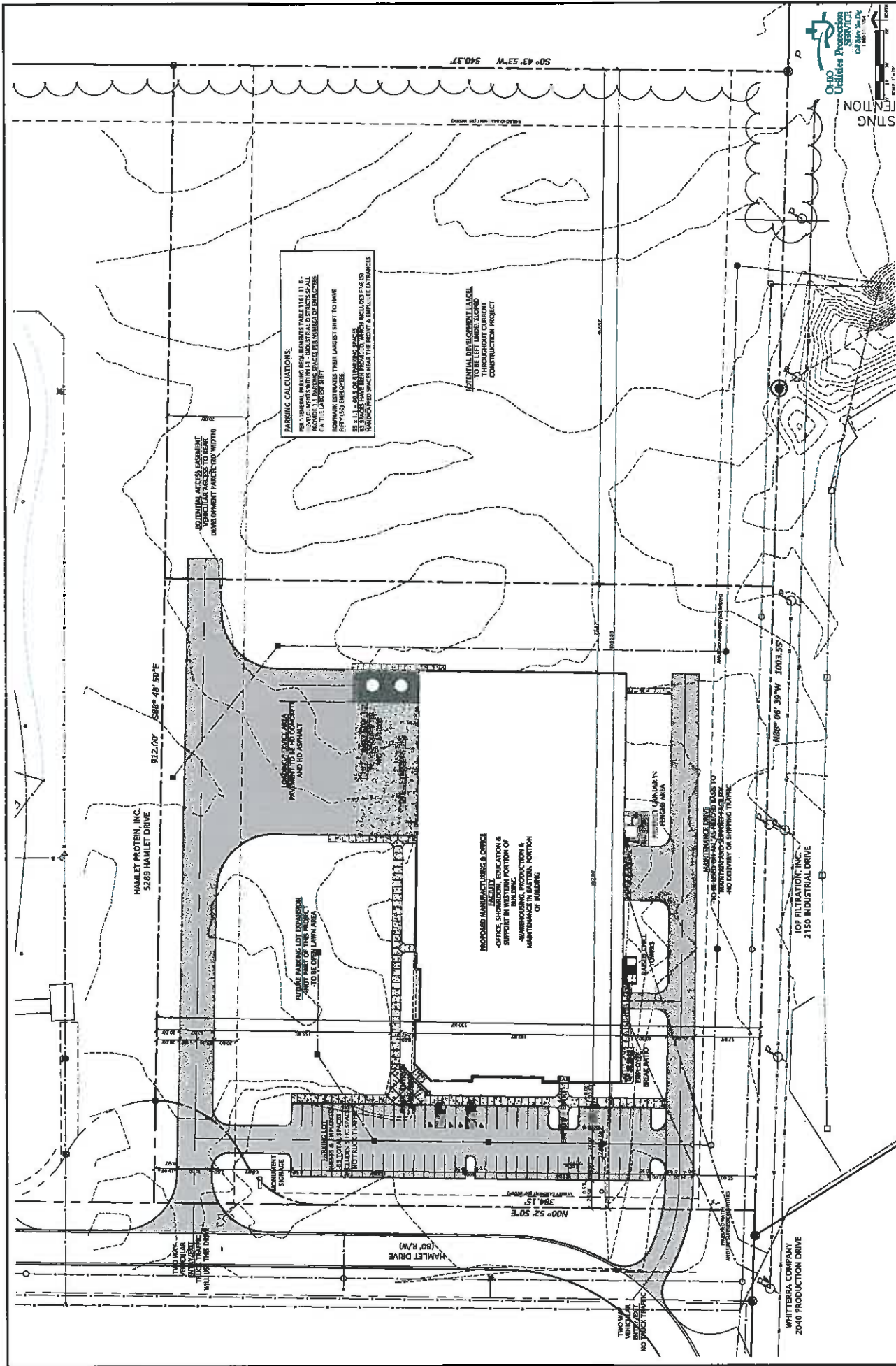
Legend

-  5409 Hamlet Drive
-  Parcels

Findlay Locator Map



600
450
300
150
0 75
Feet



PARKING CALCULATIONS:
 PER FEDERAL PARKING REQUIREMENTS TABLE 1118.4, THE MINIMUM NUMBER OF PARKING SPACES FOR THIS PROJECT IS 110 SPACES. ROWMARK ESTIMATES THEIR LARGEST TRUCK TO HAVE 30 FT X 100 FT PARKING SPACES. THE PROPOSED PARKING SPACES INCLUDE 110 SPACES NEAR THE FRONT & REAR ENTRANCES TO THE FACILITY.

POTENTIAL DEVELOPMENT LAYOUT:
 THIS LAYOUT IS SUBJECT TO THE OUTCOME OF THE TRANSPORTATION CONSTRUCTION PROJECT.

HAMLET PROTEIN, INC.
 5288 HAMLET DRIVE
 912.00' $S88^{\circ} 48' 39'' E$

LOADING STAKE AREA
 PAVEMENT TO BE 10' CONCRETE
 AND 10' ASPHALT

PROPOSED MANUFACTURING & OFFICE
 FACILITY
 OFFICES, STORAGE, PACKAGING &
 SUPPORT IN WESTERN PORTION OF
 BUILDING
 MANUFACTURING, PACKAGING &
 MAINTENANCE IN EASTERN PORTION
 OF BUILDING

MAINTENANCE DRIVE
 TO BE SUBORDINATE TO TRUCKS
 NO DELIVERY OR SHIPPING TO/FR
 FROM THIS DRIVE

ICE FILTRATION, INC.
 2150 INDUSTRIAL DRIVE

WHITTEK COMPANY
 2040 PRODUCTION DRIVE

NOTICE:
 THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

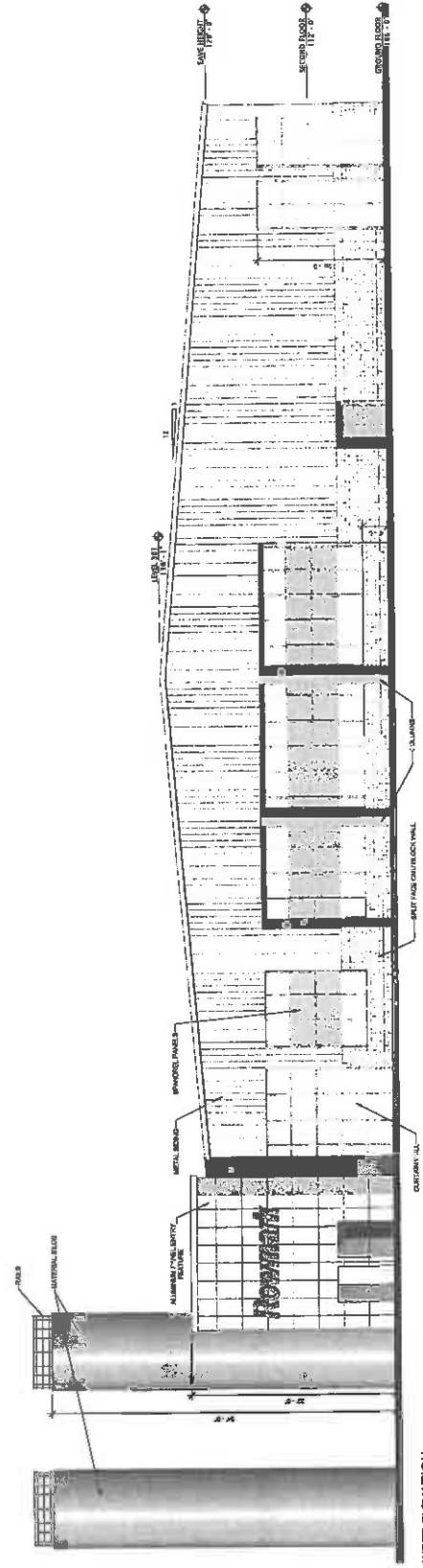
PHASE OF DOCUMENTS

Site Plan	✓
Grading	✓
Utility	✓
Other	✓

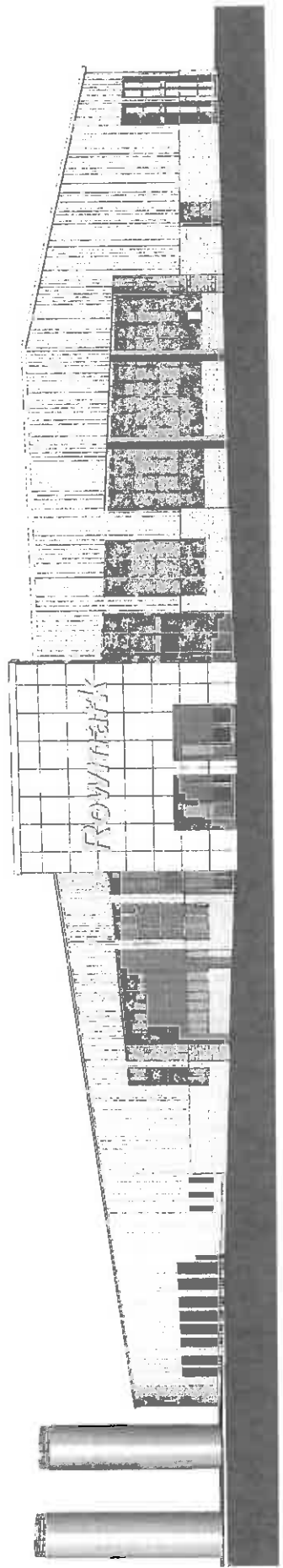
CONSULTANTS:
 landscape architecture
 interior design
 planning
 227 SOUTH MAIN STREET
 FRIDLAND, OHIO 44130
 (419) 324-8789 / (419) 324-8111 FAX
 WWW.CROWTHERS.COM



PROPOSED FACILITY FOR
ROWMARK, LLC
 2040 Industrial Drive
 Prineville, OR 97139



WEST ELEVATION
 1/8" = 1'-0"



ENTRY PERSPECTIVE 1

PHASE OF DOCUMENTS

SCHEMATIC	<input type="checkbox"/>
CONCEPT DESIGN	<input type="checkbox"/>
PRELIMINARY DESIGN	<input type="checkbox"/>
FINAL DESIGN	<input type="checkbox"/>
PERMITTING	<input type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>
AS-BUILT	<input type="checkbox"/>



RCN
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6. SITE PLAN APPLICATION #SP-15-2014 filed by CLTS Enterprises, LLC, 17283 Road H-3, Continental, OH 45831 for **Checkers Express Car Wash to be located at 600 Trenton Ave., Findlay, OH.**

HRPC

General Information

This request is located on the northwest corner of Trenton Avenue and Bolton Street. It is currently zoned C-2 General Commercial. All land to the east, west and south is also zoned C-2. Land to the north is zoned I-1 Light Industrial. The property is not located within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

Site of a self-serve car wash.

Staff Analysis

The applicant is proposing to demolish the existing car wash and construct a new automated car wash on the site.

The plan shows one 3600 square foot building running north/south parallel to Bolton Street. The lot has three (3) street frontages: Trenton Avenue on the south, Bolton Street on the east and Madison Avenue on the north. The zoning code provides a definition of a triple frontage lot which will allow a smaller setback on the Bolton Street side. (potentially as little as 15 feet) Using that definition, the plus or minus 20' on the east side meets the requirement. The Trenton Avenue side requires 50' and the Madison Avenue side is a minimum 45 feet.

An existing curb cut onto Trenton Avenue has been eliminated. Ingress/egress will be via the drive at the north end of the parcel on Bolton Street. Once a vehicle has entered, it will travel around the site to the south side, through the pay islands, enter the car wash exiting out the north end where it can either exit the site by turning right or turn left and use the vacuum area. A second access point at the south end of the lot is a "bypass" drive. In earlier discussions with the developer he had referred to this as an exit only. If someone was queued up and had to leave or there was a problem with the car wash and they had to let people out it would be a way for them to exit. He had talked about a gate that an employee would have to open to allow for the exit. We don't see any gating indicated and would have some concern that a vehicle could accidentally enter here and find themselves going the wrong way.

The building is designed in a race car theme. The color scheme is gray, black and red based. A "checkered flag" band accents three sides of the building. A mix of stone and block look finishes are used. The building is less than 30' tall at the highest point of the roof line. 60' is the maximum height allowed.

A dumpster enclosure is shown in the northwest corner of the lot. It is situated 10' off the property line. Because this is considered a second front yard due to its location on Madison Avenue, an accessory structure would not be permitted here. The options are very limited on this site. The site is however somewhat unique with its three (3) frontages. The north side of Madison Avenue is zoned Industrial and is the site of Modern Builder's Supply. The landscaping plan shows arborvitae planted in the tree lawn area around the enclosure to block it visually from the street and the property to the west. The developer seems to be willing to use

whatever type of fence or wall for the enclosure that the Commission would like to see. HRPC sees this as a good case for the BZA granting a variance. If the developer does not want to pursue the course of a variance, the only option we see is removing the landscape island and one vacuum parking spot on the north end of the vacuum row to perhaps locate the dumpster here.

The sign location is shown at the corner of Trenton Avenue and Bolton Street. The developer has submitted a detail of a 7 ½ foot high low profile sign.

The entire perimeter of the site has landscaping. The island areas are fully planted as well as a great deal of perimeter planting around the building. Although the site is still mostly asphalt, it will definitely be an improvement with the grass areas that are available and all of the landscape details.

Our zoning code lists car washes as a Conditional Use in C-2 General Commercial. The Commission must grant that conditional use. A condition listed for car washes is that vacuum areas are only permitted in Industrial zoning. We recently had the case for the Zippy's car wash in the AutoZone/Wal-Mart area of Trenton Avenue. They are also zoned C-2 and were permitted the vacuums due to the fact that they are surrounded by Commercial zoning and uses and it was not considered as being disruptive to neighboring property. This is of course a similar case so Staff would recommend permitting the conditional use.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-15-2014 for Checkers Express Car Wash to be located at 600 Trenton Ave., Findlay, OH with the following conditions:**

- CPC granting the Conditional Use
- A BZA variance for the location of the dumpster as shown or relocation of the dumpster to another area

ENGINEERING

Access – Two (2) accesses are shown onto Bolton Street with the northerly drive access being the primary entrance to the property.

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

Stormwater Management – The existing site is 100% impervious so stormwater detention will not be required. Any detention that can be accommodated will help with drainage in the area.

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
- Water permit
- Sanitary sewer permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department
Any natural gas or electric meters within the driving surface shall have crash protection

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-15-2014** for **Checkers Express Car Wash** to be located at **600 Trenton Ave., Findlay, OH** subject to the following conditions:

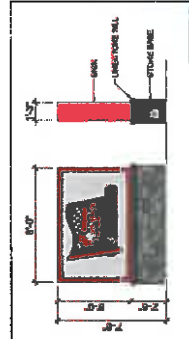
- CPC granting the Conditional Use (HRPC)
- A BZA variance for the location of the dumpster as shown or relocation of the dumpster to another area (HRPC)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection (FIRE)



Side Elevation
Scale: 3/16" = 1'-0"



Side Elevation
Scale: 3/16" = 1'-0"



Signage
Scale: 1/4" = 1'-0"



Entrance Elevation
Scale: 3/16" = 1'-0"



Exit Elevation
Scale: 3/16" = 1'-0"

CHECKERS EXPRESS CAR WASH

7. SITE PLAN APPLICATION #SP-16-2014 filed by City Mission of Findlay, 510 West Main Cross Street, Findlay, OH 45840, for **building addition and parking lot addition at 510 West Main Cross Street, Findlay, OH 45840.**

HRPC

General Information

This site is located on the north side of West Main Cross Street just west of the railroad tracks. It is currently zoned C-3 Downtown Commercial. Land to the east is zoned C-1 Local Commercial and R-3 Single Family High Density. To the west and north is zoned R-3 Single Family High Density and to the south is I-1 Light Industrial. The northern portions of lots on Front Street are located in the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The parcel has been the site of the City Mission for many years. The building was expanded in the late 1990's. The City Mission purchased a home at 508 West Main Cross Street (immediately east of the existing building) in 2009 and has torn the home down. They have also purchased lots from 505 to 519 W. Front Street recently.

A previous Site Plan was given conditional approval by CPC on December 8, 2011. The Mission purchased a zoning permit toward the end of 2012 in order to extend the approval of the plan. All the parcels that the Mission owned at that time were rezoned to C-3 Downtown Commercial in August, 2012.

Staff Analysis

The previous site plan approval and zoning permit have both expired and therefore this is presented as a new site plan review.

The City Mission is proposing to demolish a portion of the existing building and reconstruct there as well as to add on to the east side of their building. The new construction will include a new dining hall, kitchen, chapel, lobby area, offices, and dorm space.

The footprint of the building addition is larger than on the prior site plan. The additional area is on the northeast side of the building. Because the majority of the land is zoned C-3 there is no maximum lot coverage. 505 W. Front Street was not included in the original proposal and is still zoned R-3 Single Family High Density. Currently the only change to that parcel is some asphalt for three parking spaces in the back yard. The applicant will need to apply for a zone change if the home is to remain and be used for any other purpose.

The home at 509 W. Front Street was to remain in the prior plan and is now to be removed in the new site plan and turned into parking. Access points on W. Front and W. Main Cross are shown to be the same as in the prior plan.

There is a proposed "drop off" lane at the front of the building. Access will be at the approximate location of the existing curb cut from the demolished house. Clients can be dropped off at the main entry and vehicles would then exit north through the alley out to Front Street. This was on the first site plan in 2011. It was approved with the stipulation that the alley be made one way north. Staff would now recommend that this drop off be eliminated. It is very

close to the alley. The site now has more parking spaces than on the original plan. Quick drop offs can stop in the alleyway if necessary.

There are 20 parking spaces shown at the rear (Front Street) side of the building. The previous plan only had 10 spaces. This is the area of the site that is still in the 100 year flood plain and any flood balancing will have to be approved by Todd Richard or the area may be able to be removed from the flood plain by FEMA.

A landscaping plan was submitted showing the required landscape buffer along the north side of the parking lot to screen from the residential uses. Perimeter landscaping is also shown at the front and alley sides of the property.

Elevations drawings show the building to be 40' high at the tallest roof peak. The C-2 district does not have any maximum height limit. The structure will have a various roof peaks and will be mostly vinyl sided.

Staff Recommendation

Staff recommends approval of **SITE PLAN APPLICATION #SP-16-2014 for building addition and parking lot addition to City Mission at 510 West Main Cross Street, Findlay, OH 45840 subject to the following conditions:**

- The drop off lane in front of the building be eliminated
- 505 W. Front Street is rezoned if necessary.

ENGINEERING

Access – Existing accesses will remain in place via the alley. The proposed drop-off lane on Main Cross was originally approved on a prior site plan, along with a recommendation that the alley be petitioned for northbound one-way. In spite of the prior approval, the engineering department must recommend the elimination of the drop off lane. The tie-in point to the alley is too close to Main Cross. The use is also not consistent with this type of access. With the elimination of this drive, the engineering department recommends a two-way alley over a one-way north. At least some volume of traffic, routine deliveries, etc., can be directed to access the site from Front Street, thereby alleviating stacking on Main Cross during a northbound turning movement into the alley.

Water & Sanitary Sewer – The proposed water and sanitary sewer locations were not shown on the plan. Additional detail will be required to illustrate if new services are proposed or if the existing services will be utilized.

Stormwater Management – Stormwater detention will be provided underground below one of the parking areas. A significant area of impervious surface is being added to the site which necessitates the detention installation. Any work in the flood plain will require a permit. The applicant may want to explore a FEMA LOMA/LOMR.

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
- Water permit
- Sanitary sewer permit

FIRE PREVENTION

- Apply for all necessary permits with Wood County Building Department
- Plan does not show fire line location
- Fire Department Connection (FDC) shall be 5" Storz with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions
- Outside notification shall be a horn/strobe working on water flow only
- Provide a hydrant within 100 feet of FDC
- Any natural gas or electric meters within the driving surface shall have crash protection

STAFF RECOMMENDATION

Staff recommends the approval of **SITE PLAN APPLICATION #SP-16-2014** for **building addition and parking lot addition to City Mission at 510 West Main Cross Street, Findlay, OH 45840** subject to the following conditions:

- The drop off lane in front of the building be eliminated (HRPC and ENG)
- 505 W. Front Street is rezoned if necessary. (HRPC)
- The proposed water and sanitary sewer locations were not shown on the plan. Additional detail will be required to illustrate if new services are proposed or if the existing services will be utilized (ENG)
- Any work in the flood plain will require a permit. The applicant may want to explore a FEMA LOMA/LOMR (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Plan does not show fire line location (FIRE)
- Fire Department Connection (FDC) shall be 5" Storz with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions (FIRE)
- Outside notification shall be a horn/strobe working on water flow only (FIRE)
- Provide a hydrant within 100' of FDC (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection (FIRE)

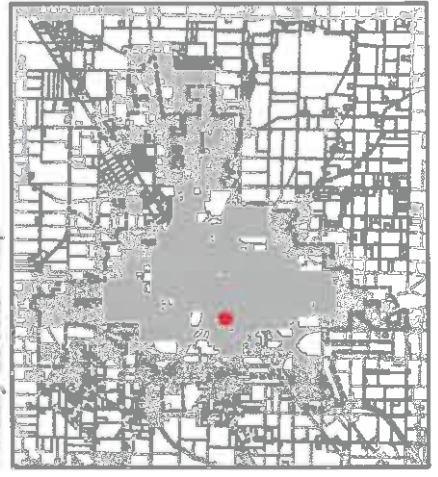
SP-16-2014

Site Plan Application filed by City
Mission for an addition to the existing
building and parking at 510
West Main Cross St.

Legend

-  City Mission
-  Parcels

Findlay Locator Map



SP-16-2014

Site Plan Application filed by City Mission for an addition to the existing building and parking at 510 West Main Cross St.

Legend

-  City Mission
-  Parcels

Findlay Locator Map

