

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT February 8, 2024

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Kevin Shenise, Fire Inspector
Jeremy Kalb, P.E., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
February 8th, 2024 – 9:00 AM
AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

NEW ITEMS

1. **APPLICATION FOR ALLEY VACATION #AV-01-2024** filed by John Crates to vacate a fifteen foot (15') unimproved right-of-way on the west side of Strong Avenue. This right-of-way is located between lots 10, 11, 12, and 13 of the Whiteley M C Addition Block 17.
2. **APPLICATION FOR ALLEY VACATION #AV-02-2024** filed by John Crates to vacate a sixty foot (60') unimproved right-of-way on the west side of Strong Avenue, north of Blanchard Avenue. This right-of-way is located between lot 1 of the Whiteley M C Addition Block 18 , and lots 11, 12, and 13 of the Whiteley M C Addition Block 17.
3. **APPLICATION FOR FINAL PLAT #FP-01-2024** filed by Reingard Enterprises LLC to replat lot 3 of the Tall Timbers 3rd Addition to create an additional lot.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-02-2024** filed by Reingard Enterprises LLC to construct a new 187,500 sf industrial building with associated parking and utilities on the newly created lot 5 of the Tall Timbers 3rd Addition .
5. **APPLICATION FOR SITE PLAN REVIEW #SP-03-2024** filed by Sheetz Distribution Services for a new 511,704 sf building encompassing warehouse production facility, administrative offices, and wellness center, to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.
6. **APPLICATION FOR SITE PLAN REVIEW #SP-04-2024** filed by the JDP Ventures LLC for two spec buildings, measuring 28,500 sf and 20,000 sf, on parcel number 630001022615 along County Road 236.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, February 8, 2024– 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR ALLEY VACATION #AV-01-2024 filed by John Crates to vacate a fifteen foot (15') unimproved right-of-way on the west side of Strong Avenue. This right-of-way is located between lots 10, 11, 12, and 13 of the Whiteley M C Addition Block 17.**

CPC STAFF

General Information

This request is located on the west side of Strong Avenue, north of Blanchard Avenue. It is a fifteen-foot (15') wide right-of-way that measures 135 feet long. It is not located within the 100-year flood plain.

Staff Analysis

The applicant has indicated they would like to vacate this right-of-way to help clean up the right-of-way in the area. The right-of-way on the east side of Strong Avenue, were previously vacated in 1996. The applicant also plans to realign lots 11, 12, and 13 of the Whiteley MC Addition, Block 17. Currently the lots are north/south oriented, but they would like to turn them east/west to face Strong Avenue. All the abutting property owners have signed the petition for the vacation request.

Staff had no concerns about the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-01-2024 filed by John Crates to vacate a fifteen foot (15') unimproved right-of-way on the west side of Strong Avenue. This right-of-way is located between lots 10, 11, 12, and 13 of the Whiteley M C Addition Block 17.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-01-2024 filed by John Crates to vacate a fifteen foot (15') unimproved right-of-way on the west side of Strong Avenue. This right-of-way is located between lots 10, 11, 12, and 13 of the Whiteley M C Addition Block 17.**

AV-01-2024

APPLICATION FOR ALLEY VACATION

filed by John Crates to vacate a fifteen foot (15') unimproved right-of-way on the west side of Strong Avenue. This right-of-way is located between lots 10, 11, 12, and 13 of the Whiteley M C Addition Block 17.

Legend



Parcels

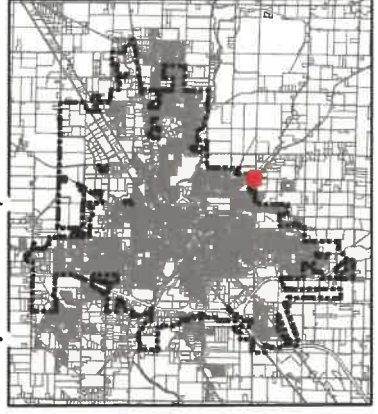


AV012024

Road Centerline



Findlay Locator Map



- 2. APPLICATION FOR ALLEY VACATION #AV-02-2024 filed by John Crates to vacate a sixty foot (60') unimproved right-of-way on the west side of Strong Avenue, north of Blanchard Avenue. This right-of-way is located between lot 1 of the Whiteley M C Addition Block 18, and lots 11, 12, and 13 of the Whiteley M C Addition Block 17.**

CPC STAFF

General Information

This request is located on the west side of Strong Avenue, north of Blanchard Avenue. It is a fifteen-foot (60') wide right-of-way. It is not located within the 100-year flood plain.

Staff Analysis

The applicant has indicated they would like to vacate this right-of-way to help clean up the right-of-way in the area. This right-of-way would have stretched east from Strong Avenue to a platted street; however, that portion was vacated in 2018. The applicant also plans to realign lots 11, 12, and 13 of the Whiteley MC Addition, Block 17. Currently the lots are north/south oriented, but they would like to turn them east/west to face Strong Avenue. All the abutting property owners have signed the petition for the vacation request.

Staff had no concerns about the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-02-2024 filed by John Crates to vacate a sixty foot (60') unimproved right-of-way on the west side of Strong Avenue, north of Blanchard Avenue. This right-of-way is located between lot 1 of the Whiteley M C Addition Block 18, and lots 11, 12, and 13 of the Whiteley M C Addition Block 17.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **CPC recommend approval of approval of APPLICATION FOR ALLEY VACATION #AV-02-2024 filed by John Crates to vacate a sixty foot (60') unimproved right-of-way on the west side of Strong Avenue, north of Blanchard Avenue. This right-of-way is located between lot 1 of the Whiteley M C Addition Block 18, and lots 11, 12, and 13 of the Whiteley M C Addition Block 17.**

AV-02-2024

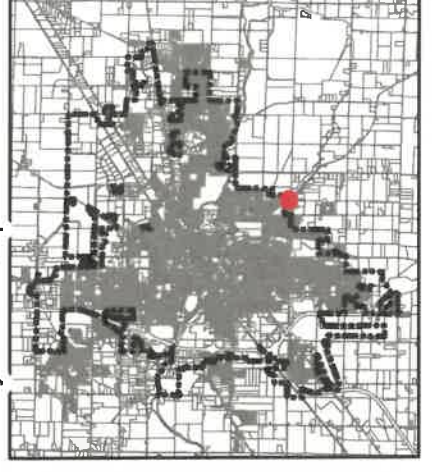
APPLICATION FOR ALLEY VACATION
filed by John Crates to vacate a sixty foot (60') unimproved right-of-way on the west side of Strong Avenue, north of Blanchard Avenue.

This right-of-way is located between lot 1 of the Whiteley M C Addition Block 18, and lots 11, 12, and 13 of the Whiteley M C Addition Block 17.

Legend

- Parcels
- AV022024
- Road Centerline

Findlay Locator Map



3. APPLICATION FOR FINAL PLAT #FP-01-2024 filed by Reingard Enterprises LLC to replat lot 3 of the Tall Timbers 3rd Addition to create an additional lot.

CPC STAFF

General Information

This request is in the Tall Timbers 3rd Addition just south of County Road 212. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This is currently vacant. It previously was heard as a Final Plat in August 2022.

Staff Analysis

The proposed plat would subdivide this area into two parcels. The dividing line of the parcels goes diagonally from the northwest corner of the lot to the southeast corner. This would create Lot 5 on the southwest side of the site, measuring 10.206 acres, and Lot 6 on the northeast side of the site, measuring 11.152. With the split they will have the required frontage of 100 feet for the I-1 Light Industrial district.

There will be two access easement areas as part of the plat. They will allow Lot 6 to have access to the main driveway on Lot 5 and get to the curb cut on the cul-de-sac. The second will allow Lot 5 truck traffic to access a driveway to the south end of their site, which goes onto Lot 6. Staff would just recommend that the easements get recorded with the Final Plat.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2024 filed by Reingard Enterprises LLC to replat lot 3 of the Tall Timbers 3rd Addition to create an additional lot.**

ENGINEERING

Access –

The proposed building will have access from the new cul-de-sac that will be coming off of CR212. The cul-de-sac has not been constructed yet, but it is assumed that it will be built as part of this site plan.

Water Service –

If desired the site can run one 10-inch or 8-inch mainline over to the building that will service the hydrant and the domestic line. Engineering will work with the Site Designer to come up with the final location and sizing.

Sanitary Service –

The proposed sanitary service will connect to the existing sanitary sewer located on the SE site of the cul-de-sac

Stormwater Management –

Engineering will work with the Site Consultant for SP-02 and SP-04 to ensure that drainage calculations and requirements work for both properties. With both of these properties being in the same drainage area, Engineering wants to ensure that both sites work with the current pond design.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the developer has submitted a SWPPP plan.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Waterline Service Tap Permit x 2
- Drive/Curb Cut x1
- Storm Tap Permit x1

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2024 filed by Reingard Enterprises LLC to replat lot 3 of the Tall Timbers 3rd Addition to create an additional lot.**

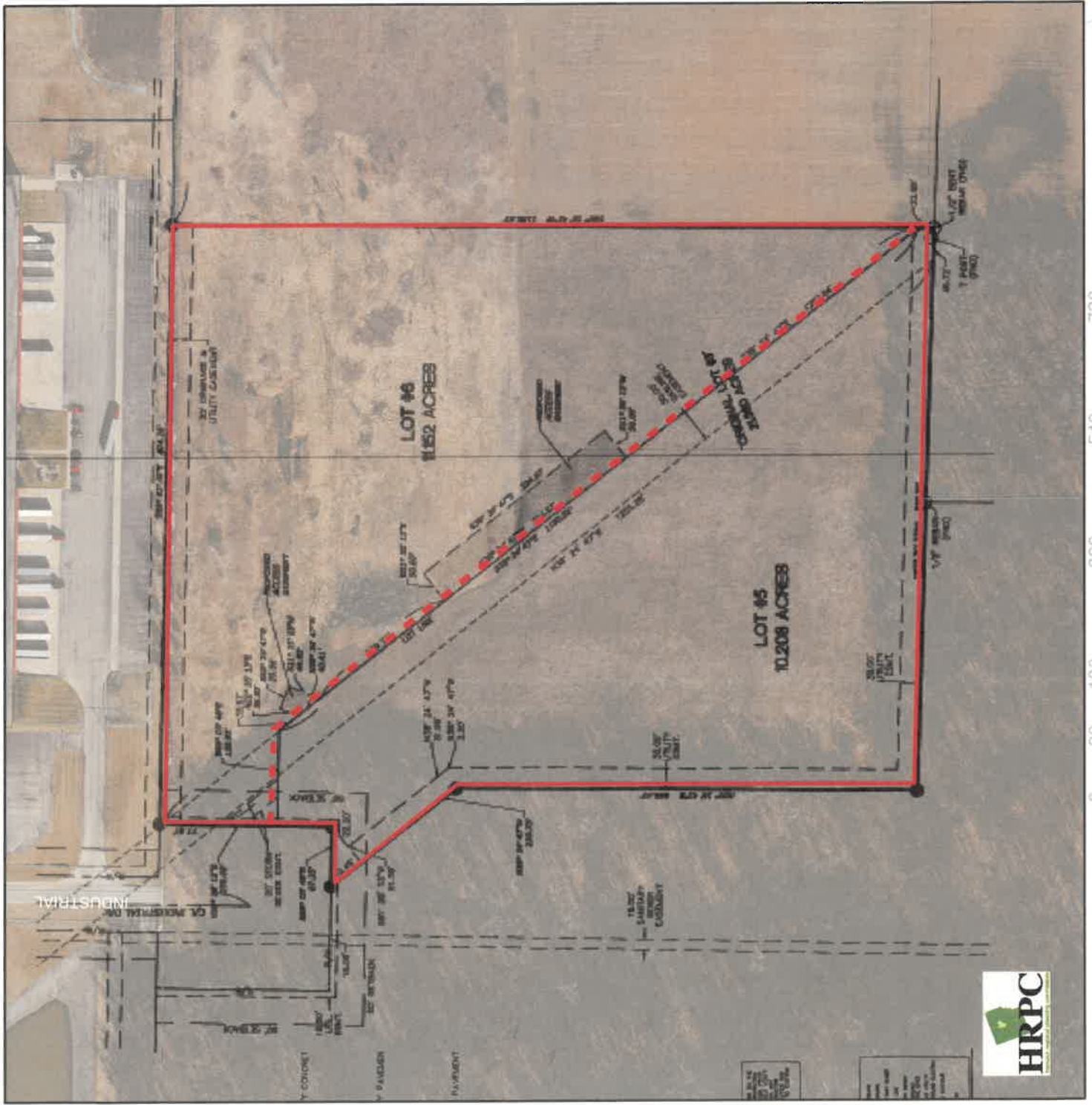
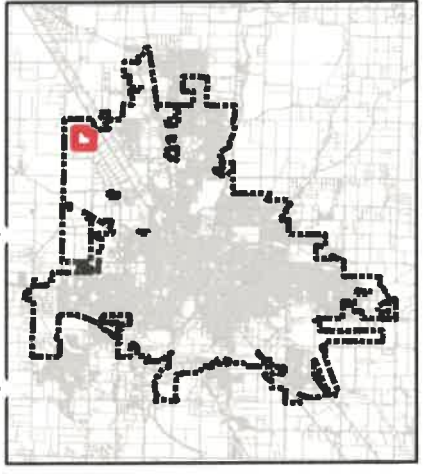
FP-01-2024

APPLICATION FOR
FINAL PLAT
filed by Reingard Enterprises LLC
to replat lot 3 of the
Tall Timbers 3rd Addition to
create an additional lot.

Legend

- Reingard site
- Parcels_Merged
- Road Centerline

Findlay Locator Map



4. APPLICATION FOR SITE PLAN REVIEW #SP-02-2024 filed by Reingard Enterprises LLC to construct a new 187,500 sf industrial building with associated parking and utilities on the newly created lot 5 of the Tall Timbers 3rd Addition.

CPC STAFF

General Information

This request is in the Tall Timbers 3rd Addition just south of County Road 212. This location is not located within the 100-year floodplain. It is in an area zoned I-1 Light Industrial. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This is currently vacant. There was a site plan that received approval for a 100,000 square foot warehouse in June 2022. One of the conditions for approval was recording the final plat.

Staff Analysis

The applicant has expanded the original proposal from a 100,00 square foot warehouse to a 187,500 square foot warehouse. It will occupy the same spot on the site, but now extend further eastward to accommodate the expansion. They have increased the parking from 21 spots to 31 spots. This would accommodate 28 employees at peak shift.

The building height was not included on the plans, but staff would remind the applicant the maximum height in the I-1 district is sixty feet.

As previously mentioned, the driveway will have 2 access easements. One will allow the Lot 6 to have access to the curb cut onto the cul-de-sac. The second will allow the truck traffic for the Lot 5 to have access to an access to a driveway that goes onto Lot 6. Staff would like to make sure that easements are recorded with the plat.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-02-2024 filed by Reingard Enterprises LLC to construct a new 187,500 sf industrial building with associated parking and utilities on the newly created lot 5 of the Tall Timbers 3rd Addition with the following condition:**

- **Record the Final Plat**

ENGINEERING

Access –

The proposed plans are showing two new drives to come off of TR230. The Engineering Department has been working with Sheetz over the past couple of months to widen TR230 for this new development. As part of the process, Sheetz is completing a traffic impact study for the area to ensure no additional improvements will be needed.

Water Service –

The proposed site will be pulling two waterlines off of the existing 20-inch water main on CR212. The fire and domestic lines will be running to a pump house that will then distribute the water to the private water lines within the site. To ease of access the City prefers to have the master meter for the domestic line to be installed in the pump house, and install a backflow preventor and tattle tale on the fire line. Looking

throughout the plans the City suggest to place backflow preventors on all connections going into the buildings (domestic and fire). This will help isolate areas in the event of a line break or line contamination.

Sanitary Service –

The proposed sanitary service will connect to a new sanitary sewer line that is located on the north side of the site.

Storm Water Management –

The site will be utilizing the new detention ponds for storm water management. The consultant has provided detention calculations for the site and the calculations comply with City Standards.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the developer has submitted a SWPPP plan.

Recommendations:

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Storm Tap Permit x1
- Waterline Tap Permit x 2
- Curb Cut Permit x2

FIRE PREVENTION

- Obtain all of the permits need for construction
- Schedule all needed inspections required during construction

RECOMMENDATION




Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-2024 filed by Reingard Enterprises LLC to construct a new 187,500 sf industrial building with associated parking and utilities on the newly created lot 5 of the Tall Timbers 3rd Addition with the following condition:**

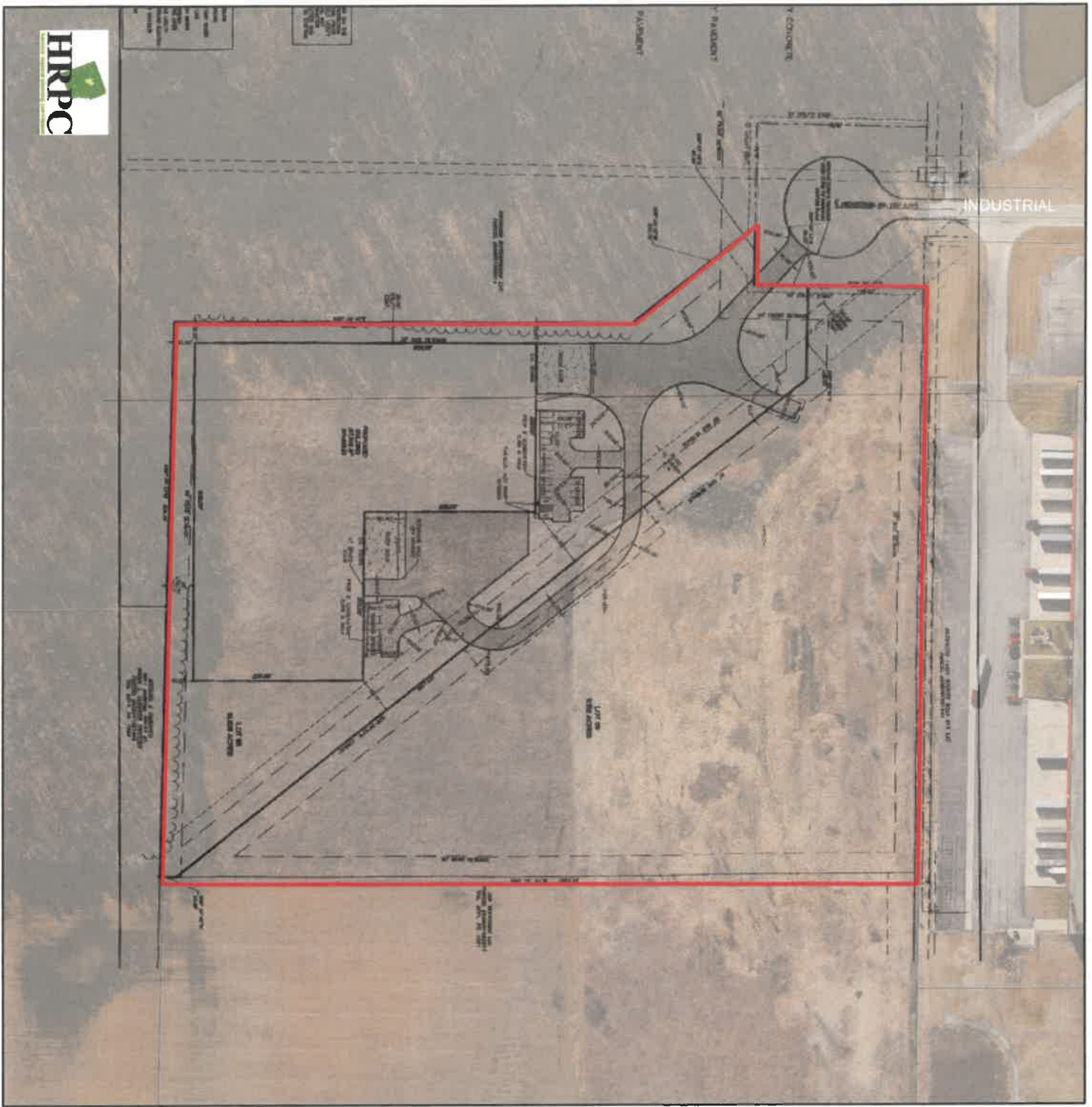
- **Record the Final Plat**

SP-02-2024

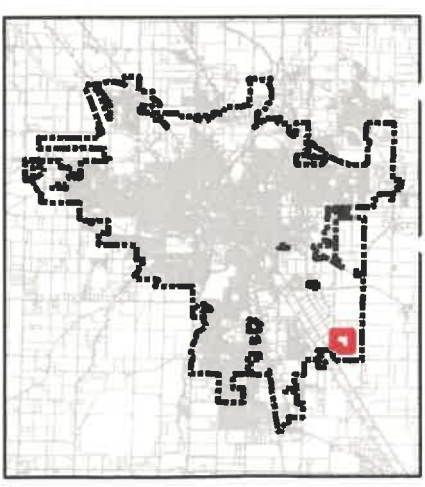
APPLICATION FOR
SITE PLAN REVIEW]
filed by Reingard Enterprises LLC
to construct a new 187,500 sf industrial
building with associated parking
and utilities.

Legend

-  Reingard site
-  Parcels_Merged
-  Road Centerline



Findlay Locator Map



5. APPLICATION FOR SITE PLAN REVIEW #SP-03-2024 filed by Sheetz Distribution Services for a new 511,704 sf building encompassing warehouse production facility, administrative offices, and wellness center, to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.

CPC STAFF

General Information

This request is located at the northwest corner of the intersection of County Road 212 and Township Road 230 in Allen Township. This site is currently vacant. Inside the city limit on the south side of CR 212, it is zoned I-1 Light Industrial and O-1 Office Institution. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is currently vacant land.

Staff Analysis

Staff reviewed the following application using the City of Findlay's I-1 Light Industrial district. The recommendations and conditions would only be applicable after the annexation of the site is completed.

Sheetz Distribution Services has proposed a 511,704 square building which will encompass warehousing, a production facility, administrative offices, and a wellness center. There will be 554 parking spots in the employee parking lot, located on the south side of the building. 12 of those spots are designated handicap accessible. This can accommodate 503 employees at peak shift in the I-1 Light Industrial District. There is also a 1,488 square foot concrete pad south of the parking lot that is designated for motorcycle parking. The truck parking lot on the north of the building has parking stalls for 128 trucks and 24 vehicles. This parking area also includes a canopy fueling station with 6 pumps.

They have submitted a landscaping packet for review. Along the north side of the site, rather than providing 20 shrubs, they have substituted ornamental trees at a 1 tree for 5 shrub ratio. Staff was okay with the substitution given the size of the site, and the visual barrier it would help create for the neighboring residential. They have also provided a 6-foot mound along their driveway to help screen the facility.

A photometric sheet was submitted and they have a zero-foot candle at their property line adjacent to residential. They have also submitted elevations and are within the sixty-foot height maximum for the site.

They have requested two driveways to help with traffic flow on the site. One driveway on the north is for the truck traffic, and a south entrance for employee parking.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2024 filed by Sheetz Distribution Services for a new 511,704 sf building encompassing warehouse production facility, administrative offices, and wellness**

center, to be located at the northwest corner of the intersection of County Road 212 and Township Road 230

ENGINEERING

Access –

The proposed plans are showing two new drives to come off of TR230. The Engineering Department has been working with Sheetz over the past couple of months to widen TR230 for this new development. As part of the process, Sheetz is completing a traffic impact study for the area to ensure no additional improvements will be needed.

Water Service –

The proposed site will be pulling two waterlines off of the existing 20-inch water main on CR212. The fire and domestic lines will be running to a pump house that will then distribute the water to the private water lines within the site. To ease of access the City prefers to have the master meter for the domestic line to be installed in the pump house, and install a backflow preventor and tattle tale on the fire line. Looking throughout the plans the City suggest to place backflow preventors on all connections going into the buildings (domestic and fire). This will help isolate areas in the event of a line break or line contamination.

Sanitary Service –

The proposed sanitary service will connect to a new sanitary sewer line that is located on the north side of the site.

Storm Water Management –

The site will be utilizing the new detention ponds for storm water management. The consultant has provided detention calculations for the site and the calculations comply with City Standards.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the developer has submitted a SWPPP plan.

Recommendations:

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Storm Tap Permit x1
- Waterline Tap Permit x 2
- Curb Cut Permit x2

FIRE PREVENTION

- Obtain all of the permits need for construction
- Schedule all needed inspections required during construction

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2024 filed by Sheetz Distribution Services for a new 511,704 sf building encompassing warehouse production facility, administrative offices, and wellness center, to be located at the northwest corner of the intersection of County Road 212 and Township Road 230**

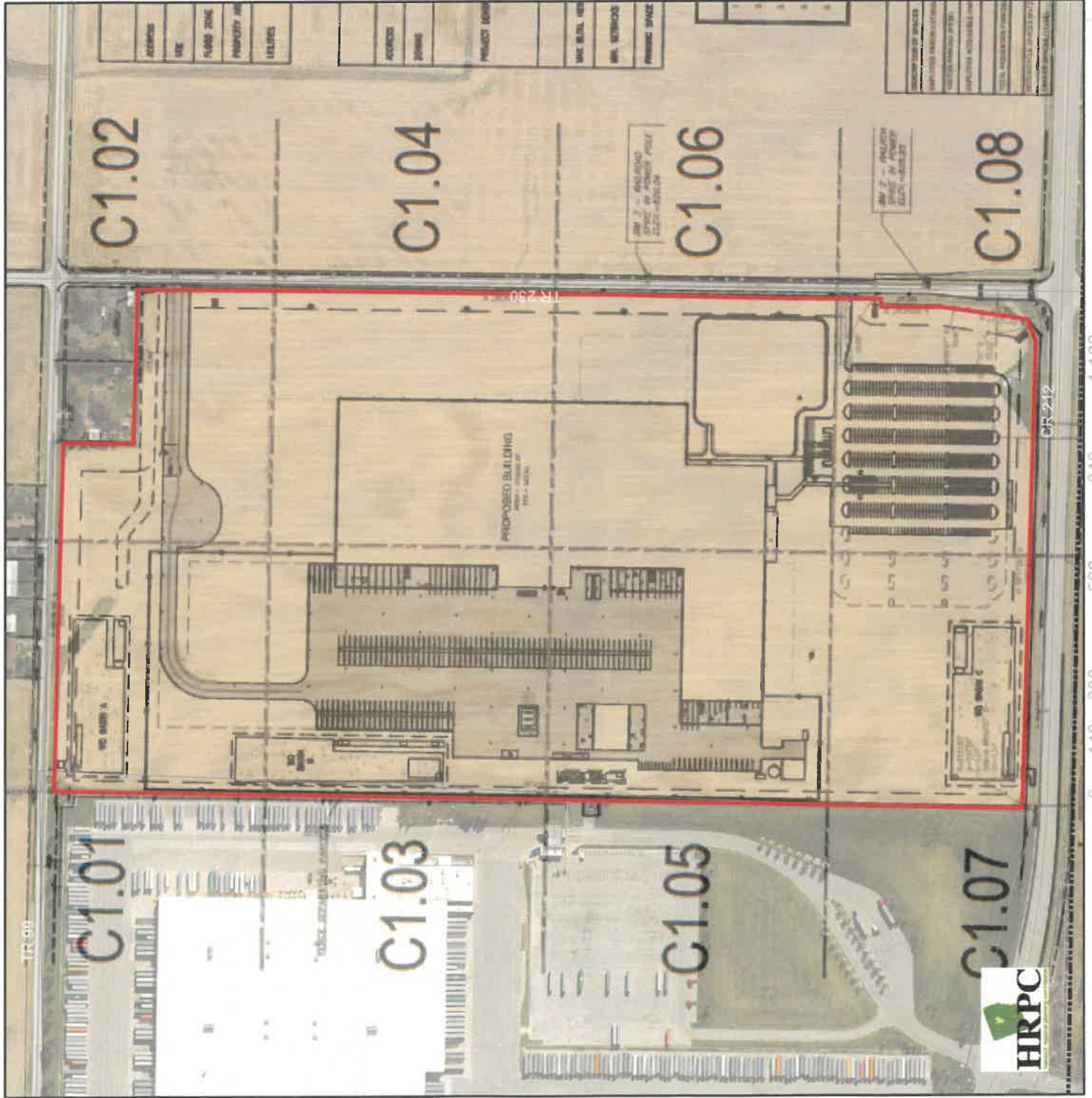
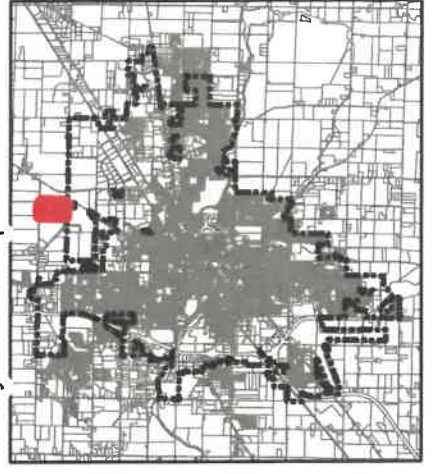
SP-03-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Sheetz Distribution
Services for a new 511,704 sf
building encompassing
warehouse production facility,
administrative offices, and
wellness center, to be located
at the northeast corner of the
intersection of County Road 212
and Township Road 230.

Legend

- SP-03-2024
- Parcels
- Road Centerline

Findlay Locator Map



6. APPLICATION FOR SITE PLAN REVIEW #SP-04-2024 filed by the JDP Ventures LLC for two spec buildings, measuring 28,500 sf and 20,000 sf, on parcel number 630001022615 along County Road 236.

CPC STAFF

General Information

This request is located along the west side of County Road 236, south of County Road 212. It is in an area zoned I-1 Light Industrial. Across the street to the east, is zoned Agriculture in Marion Township. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is currently vacant land.

Staff Analysis

The applicant would like to construct two spec buildings on the site, along with a private drive. There would be a parking lot located on the east side of the site that could accommodate 135 cars with 7 being handicap accessible. The elevations submitted show that the height of the buildings would be nineteen and a half feet tall (19 ½'), which is below the maximum sixty feet.

The driveway was shown as being a private drive that would be a sixty-foot (60') ingress/egress and utility easement. Staff would like to see the driveway dedicated as a public street to allow for orderly future development on the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2024 filed by the JDP Ventures LLC for two spec buildings, measuring 28,500 sf and 20,000 sf, on parcel number 630001022615 along County Road 236 with the following condition:**

- **Dedicate the public right-of-way for the road and cul-de-sac.**

ENGINEERING

Access –

The site will be accessed by a new Ingress/Egress cul-de-sac that is coming off of CR236. It is assumed that the cul-de-sac is a private driveway. In an effort to clean up some of the City Limits throughout the City, Engineering desires that the remaining portion of the property to be annexed into the City. Per County Regulations the City Corp Limit should be taken to the center line of the road. To clean up these areas as much as possible it is desired to annex the remaining strip of land from the ROW to the centerline of road. Once that portion is annexed the site contractor or owner can obtain a drive/ curb cut permit from the City of Findlay.

Water Service –

The current design is showing a new service line to feed the north building and a new watermain that will run down the middle of the cul-de-sac. This new design will be creating a dead end waterline that the City would like to have eventually looped with the dead end line on the cul-de-sac of Industrial Drive. If the water line is going to be public, Engineering is requesting an easement to extend to the west property line. The line will not need to be extended at this time, but with future development the line will need to be

extended at that time. Engineering will work with the Consultant to finalize the waterline location and fittings.

Sanitary Service –

The proposed site will be extending the existing sanitary to the site to service the buildings. The sanitary is shown in an easement so it is assumed that the sanitary line will be a public sewer.

Storm Water Management –

Engineering will work with the Site Consultant for SP-02 and SP-04 to ensure that drainage calculations and requirements work for both properties. With both of these properties being in the same drainage area, Engineering wants to ensure that both sites work with the current pond design.

MS4 Requirements –

The site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the developer has submitted a SWPPP plan.

Recommendations:

Condition: Property Owner to Annex the remaining portion of the property. Per County Regulations the City Corp Limit should be taken to the center line of the road. To clean up these areas as much as possible it is desired to annex the remaining strip of land from the ROW to the centerline of road.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Waterline Tap Permit x 1
- Waterline Service Tap Permit x2
- Curb Cut Permit x1

FIRE PREVENTION

- Obtain all of the permits need for construction
- Schedule all needed inspections required during construction

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2024 filed by the JDP Ventures LLC for two spec buildings, measuring 28,500 sf and 20,000 sf, on parcel number 630001022615 along County Road 236 with the following condition:**

- **Dedicate the public right-of-way for the road and cul-de-sac (HRPC)**
- **Annex the remaining right-of-way to the centerline of CR 236 (Engineer)**

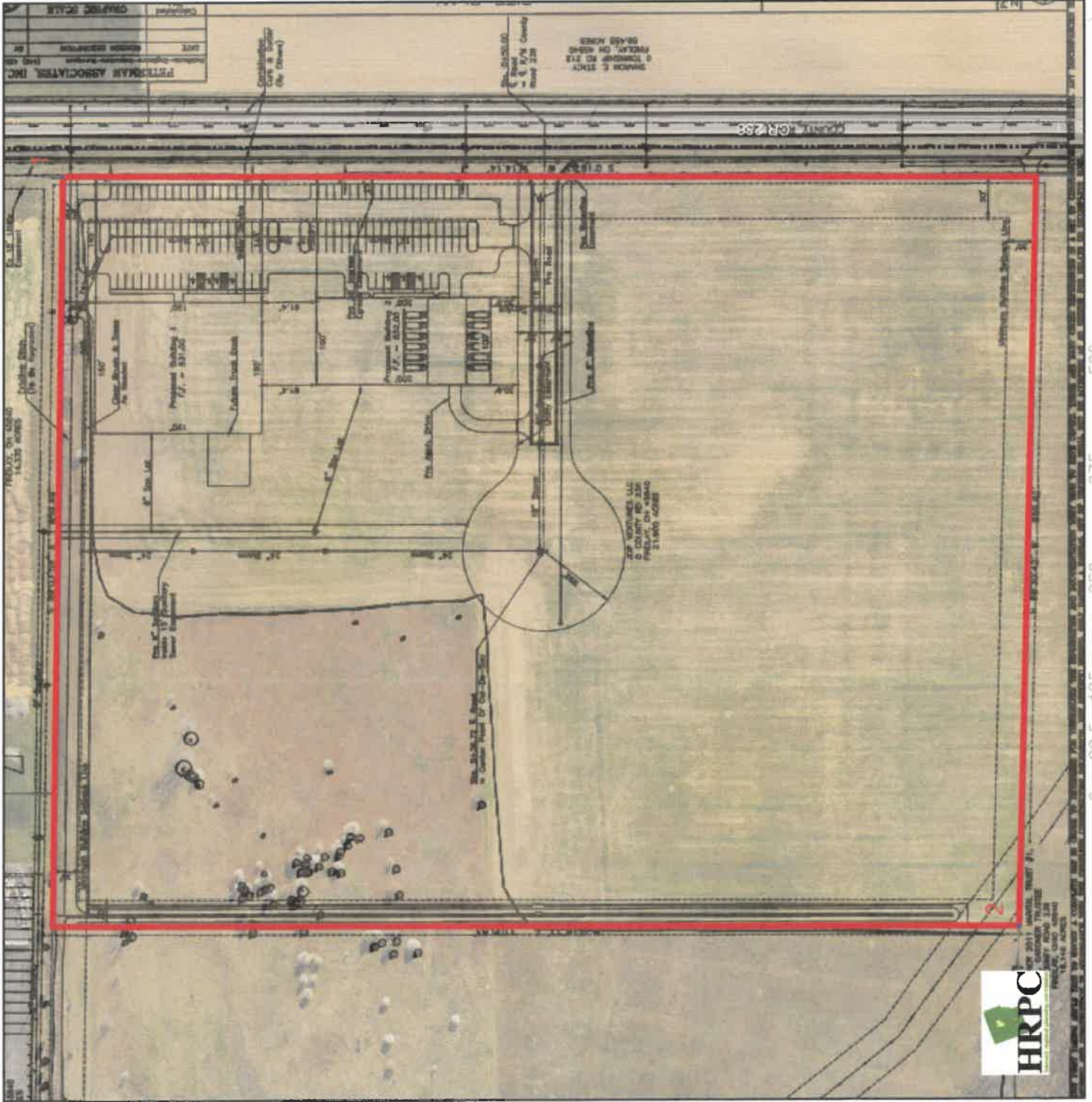
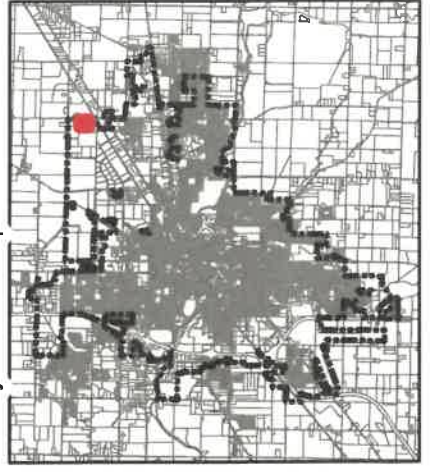
SP-04-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by the JDP Ventures LLC
for two spec buildings, measuring
28,500 sf and 20,000 sf, on parcel
number 630001022615
along County Road 236.

Legend

-  SP-04-2024
-  Parcels
-  Road Centerline

Findlay Locator Map



SP-04-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by the JDP Ventures LLC
for two spec buildings, measuring
28,500 sf and 20,000 sf, on parcel
number 630001022615
along County Road 236.

Legend

- SP-04-2024
- Parcels
- Road Centerline

Findlay Locator Map

