

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT November 12, 2015

### CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman  
Service-Safety Director, Paul E. Schmelzer, P.E., P.S.  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC Staff  
Matt Pickett, Fire Inspector  
Brian Thomas, P.E., P.S., Engineer  
Don Rasmussen, Law Director  
Todd Richard, Zoning Inspector

# City of Findlay City Planning Commission

Thursday, November 12, 2015 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. ALLEY/STREET VACATION PETITION #AV-07-2015 to vacate 5' off the east side of Park Street south of Oakland Avenue.**

### HRPC

#### **General Information**

This request is in an area zoned R-3 Single Family High Density. Property to the north, south and west is also zoned R-3. The land to the east is zoned I-1 Light Industrial. It is not located within the 100 year flood plain. The City of Findlay and Use Plan designates the area as Single Family Small Lot.

#### **Parcel History**

None

#### **Staff Analysis**

The applicant is proposing to vacate 5' of the right-of-way of Park Street along the west side of their property.

The mobile home on the lot was recently replaced and Todd Richard confirmed that it was not located outside the required setback. Adding 5' to the property will bring the home into compliance.

Currently Park Street has 66' of right of way. This is 6' more than the usual for such streets. Staff would rather not see a jog in the right-of-way and would therefore suggest that the vacation be extended south to Olive Street. Because there is an extra 6' of right-of-way staff also thinks that it would be better to vacate that extra 6'.

### ENGINEERING

No Objections

### FIRE PREVENTION

No Comments

### STAFF RECOMMENDATION

**Staff recommends that FCPC recommend to Findlay City Council to vacate 6' of the right-of-way of Park Street and continue it south the full length of the block to Olive Street.**

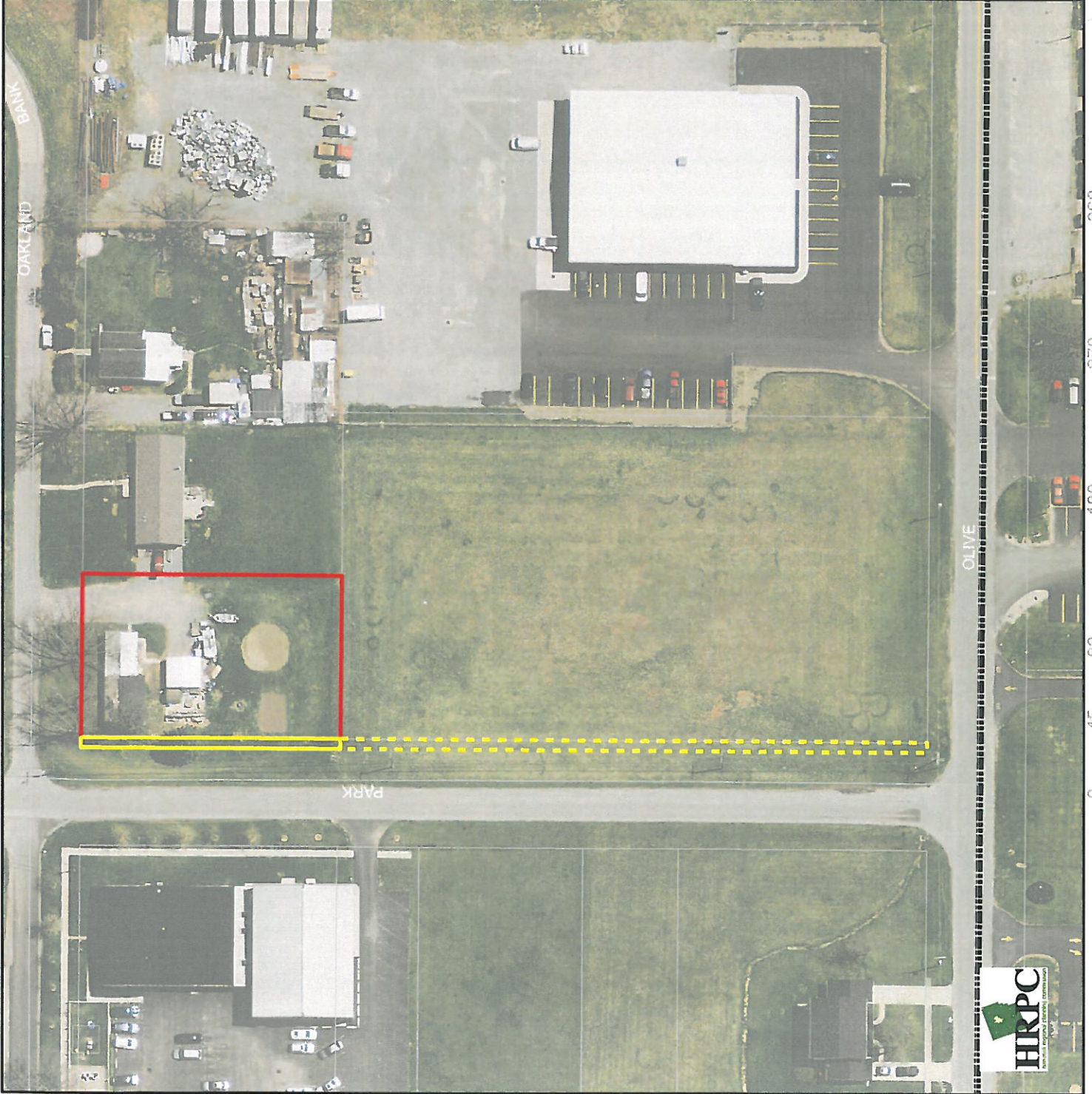
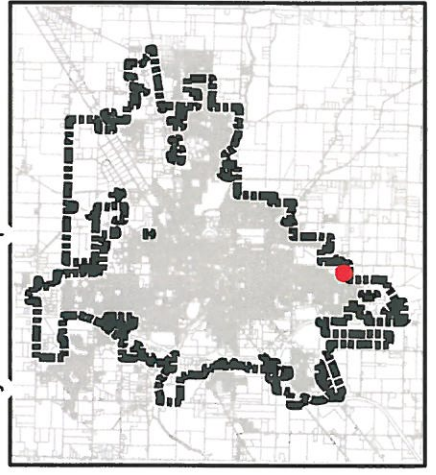
# AV-07-2015

ALLEY/STREET VACATION  
PETITION to vacate 5' off  
the east side of Park Street  
south of Oakland Avenue.

## Legend

- 401 Oakland Street
- 6ft Alley Vacation
- Potential AV Extension
- Road Centerlines
- Parcels
- Findlay City

Findlay Locator Map



**2. SITE PLAN APPLICATION #SP-24-2015 filed by Ohio Logistics, 1800 Industrial Drive, Findlay for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive.**

**HRPC**

**General Information**

This request is located on the east side of Distribution Drive. It is located in Allen Township and therefore has no zoning. All abutting parcels are also in Allen Township. It is not within the 100 year flood plain. The Land Use Plan designates the area as Industrial.

**Parcel History**

None

**Staff Analysis**

Standards in the City of Findlay zoning code will be used to review this project.

The setbacks in the I-1 district are 50' front yard, and 30' on sides and rear. The building is situated 60' from the right-of-way in the front, 90' from the east side lot line and about 205' from the west side lot line. It is located 152' from the rear lot line.

Required parking is based on number of employees times 1.1. The plan states that there will be a maximum of 6 employees on site for a total of 7 required parking spaces. The plan shows 9 spaces at the front of the building.

There are two access points shown on the plan onto Distribution Drive. The front half of the lot is an asphalt surface. The rear half is shown as stone. The rear area can be used for truck storage and a stone surface is permitted for storage in the I-1 district.

The structure is a single story pre-engineered metal building. There are no architectural standards for the industrial zones.

**Staff Recommendation**

HRPC Staff recommends approval to FCPC of **SITE PLAN APPLICATION #SP-24-2015 for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive.**

**ENGINEERING**

Access – The applicant is proposing two (2) drives onto Distribution Drive.

Water & Sanitary Sewer – The proposed sanitary service will be connected to the existing lateral that was installed when the sanitary sewer was installed along Distribution Drive. The domestic water service and fire line will be connected to the existing 10 inch waterline that is located in the existing right-of-way of Logistics Drive. Water meters need to be installed so that they will be located in the grass area on the south side of the pavement when the road is constructed.

Stormwater Management – Stormwater calculations will be approved by the County Engineer.

Sidewalks – There are no existing sidewalks on Distribution Drive.

Recommendations: Conditional approval of the plan subject to:

- Water meters be installed so that they will be located in the grass area on the south side of the pavement for Logistics Drive, when the road is constructed.

The following permits may be required prior to construction:

- Water permits for the Domestic and Firelines
- Sanitary permit
- Storm permit

### **FIRE PREVENTION**

Although the proposed structure is not in FFD's jurisdiction, I am providing comments from Gary Hickman with the Allen Twp. FD. Please contact Chief Hickman at 419-348-4001 for additional information if necessary.

-Apply for all necessary permits with Wood County Building Department.

-Place additional hydrant on the north side of the north drive entrance.

-Fire Department Connection (FDC) shall be placed to the North/Northwest side of the structure. The FDC shall be 2, 2 ½" (Siamese) with an exterior horn/strobe working on water flow. Final FDC location shall be determined by Allen Twp. Vol. FD.

### **STAFF RECOMMENDATION**

Staff recommends approval to FCPC of **SITE PLAN APPLICATION #SP-24-2015 for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive subject to the following conditions:**

- Water meters be installed so that they will be located in the grass area on the south side of the pavement for Logistics Drive, when the road is constructed. (ENG)
- Apply for all necessary permits with Wood County Building Department. (FIRE)
- Place additional hydrant on the north side of the north drive entrance. (FIRE)
- Fire Department Connection (FDC) shall be placed to the North/Northwest side of the structure. The FDC shall be 2, 2 ½" (Siamese) with an exterior horn/strobe working on water flow. Final FDC location shall be determined by Allen Twp. Vol. FD. (FIRE)

# SP-24-2015

SITE PLAN APPLICATION filed by  
Ohio Logistics for a proposed  
Compressed Natural Gas  
and Diesel Truck Maintenance  
Facility to be located at  
5275 Distribution Drive.

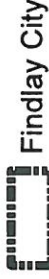
## Legend



5245 Distribution Drive

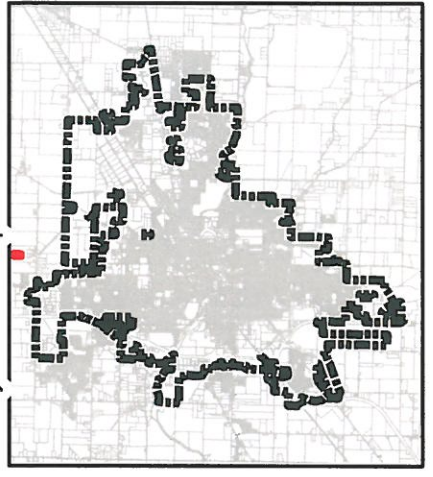
Road Centerlines

Parcels



Findlay City

Findlay Locator Map





**3. SITE PLAN APPLICATION #SP-25-2015 filed by Findlay Implement, 1640 Northridge Rd., Findlay for a proposed addition at that location.**

**HRPC**

**General Information**

This request is located on the south side of Commerce Parkway. It is zoned I-1 Light Industrial in Liberty Township. Property to the west and north is also zoned I-1 in the township. Land to the east and south is in the City of Findlay and is zoned C-2 General Commercial. 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**

Current John Deere dealership

**Staff Analysis**

The applicant is proposing an approximately 11,300 square foot addition to the west side of the building. The use is proposed to be service bays and wash area for large equipment.

The building is attached to the existing structure. It will follow the same front setback line as that building. There is about 140' of rear yard and the business owns all the lots to the west side of the building up to the unimproved right-of-way of Richmond Avenue. So the rear and west side setbacks are not an issue.

The building ranges in height from 19' to 27'. The Industrial zoning permits a maximum height of 60'. There are no architectural standards in the district

There are no new accesses proposed and no other improvements to the site. There is ample parking on site for vehicles.

**Staff Recommendation**

**HRPC Staff recommends approval to FCPC of SITE PLAN APPLICATION #SP-25-2015 filed by Findlay Implement, 1640 Northridge Rd. for a proposed addition.**

**ENGINEERING**

Access – Access for the site will not be changed

Water & Sanitary Sewer – No additional waterlines are shown, we are assuming that any water needed will come through the existing building. A new sanitary service is being shown connecting into the existing 15" sanitary sewer on Commerce Parkway.

Stormwater Management – Stormwater calculations will be approved by the County Engineer.

Sidewalks – There are no existing sidewalks on Commerce Parkway.

Recommendations: Approval of the site plan

The following permits may be required prior to construction:

- Sanitary permit



**FIRE PREVENTION**

The proposed structure is not in FFD's jurisdiction. Please contact Liberty Twp. Chief Gene Stump at 419-421-1087 for additional information.

-Apply for all necessary permits with Wood County Building Department.

**STAFF RECOMMENDATION**

Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-25-2015 for a proposed addition to Findlay Implement at 1640 Northridge Rd. subject to the following conditions:**

- Apply for all necessary permits with Wood County Building Department.





**4. SITE PLAN APPLICATION #SP-26-2015 filed by Findlay City Schools, 1100 Broad Avenue, Findlay for proposed bus garage and parking lot at 1710 Romick Parkway.**

**HRPC**

**General Information**

This site is located on the south side of N. Romick Parkway. It is zoned I-1 Light Industrial. Surrounding parcels on the south, east and west sides are also zoned I-1. Parcels to the north are zoned C-2 General Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Regional Commercial.

**Parcel History**

Former site of Rhino Linings.

**Staff Analysis**

The applicants are proposing to convert the existing building to maintenance area for buses as well as some office space and break rooms.

On the west side of the building there are some stone parking areas and grass. The schools propose to turn this area into a heavy duty asphalt parking lot with spaces for 44 buses to be parked. A new curb cut is proposed to access this lot to separate the bus traffic from other traffic. There is an existing cut at the east edge of the property that is shared access with Flag City Water. The parking lot on the east side of the building will be restriped and used for employees' personal vehicles.

There are no additional improvements proposed for the site at this time.

**Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-26-2015 for proposed bus maintenance garage and parking lot at 1710 Romick Parkway.**

**ENGINEERING**

Access – The Applicant is proposing two (2) drives for the site. The existing shared drive, on the east side of the existing building, will be used for car access while the proposed drive, on the west side of the existing building, will be used for bus access.

The Applicant might want to consider having a consultant look at the existing traffic on Bright Road and Melrose Avenue and determine what effect the traffic will have on the buses when they are trying to leave the site.

Water & Sanitary Sewer – There are no new utility lines shown on the site plan. Water distribution was under the assumption that the Applicant wants to install a larger domestic water service and a fire line to the existing building. If this is the case, the water meters will need to be located in a grass area within the existing right-of-way. This detail can be worked out between the Consultant and Engineering.

Stormwater Management – There is a small detention area located on the southwest corner of the property that will take care of the OEPA water quality requirements. Detention for the site will be provided by the regional detention basin for Deer Meadows Subdivision.

Sidewalks – There are no existing sidewalks on North Romick Parkway.

Recommendations: Conditional approval of the plan subject to:

- Working out the details for a larger domestic water service and fire line to the building with engineering (if applicable).

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permits (if applicable)
- Storm permit

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

-The Fire Department Connection (FDC) location shall be determined by FFD. The FDC shall be a 5” Storz with 30 degree elbow and an exterior horn/strobe working on water flow shall be placed above the connection.

-A Knox box will be required for the structure.

### **STAFF RECOMMENDATION**

**Staff recommends that FCPC approve SITE PLAN APPLICATION #SP-26-2015 for proposed bus maintenance garage and parking lot at 1710 Romick Parkway subject to the following conditions:**

- **Working out the details for a larger domestic water service and fire line to the building with engineering (if applicable). (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**
- **The Fire Department Connection (FDC) location shall be determined by FFD. The FDC shall be a 5” Storz with 30 degree elbow and an exterior horn/strobe working on water flow shall be placed above the connection. (FIRE)**
- **A Knox box will be required for the structure. (FIRE)**

# SP-26-2015

SITE PLAN APPLICATION  
filed by Findlay City Schools  
for proposed bus garage and  
parking lot at 1710 Romick Parkway.

## Legend

-  1710 Romick Parkway
-  Road Centerlines
-  Parcels
-  Findlay City

Findlay Locator Map

