

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

Minutes

MEMBERS:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, City Engineer
Kevin Shenise, Fire Prevention
Erik Adkins, Zoning Administrator & Flood Administrator

GUESTS:

John Crates, Dan Stone, Todd Jenkins, James Walton

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the December 14, 2023 meeting with an amendment to fix a description on page 12. Rob Martin seconded. Motion approved 5-0-0.

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.

DISCUSSION

Mr. Clinger started by asking Jeremy Kalb if they would require an easement for the utility line. Jeremy said it is an AEP transmission line and they will have that to do any work in the area. Mr. Clinger just stated he wanted the applicant to be aware of that.

MOTION

Mayor Muryrn made motion for **CPC to 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.

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

- 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 **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.

DISCUSSION

Mr. Clinger immediately made a motion for approval.

MOTION

Dan Clinger made motion to recommend 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.

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

- 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.

DISCUSSION

Dan Stone was present on behalf of the application. Mayor Muryn agreed with the staff, and reiterated we wanted to document the easements for future use. She thought this was a good use of the property and is consistent with the other phases that we've seen before. Dan Stone reiterated they would have those easements recorded and would stay with the plat.

Mr. Clinger asked if the frontage would measure greater than 100 feet. Dan Stone said they do meet the requirements for the industrial zoning district. He noted that the frontage does jogs down, but that it does meet the 100 feet requirement. Mr. Clinger asked if the easement was completely on lot 5. Dan Stone confirmed it was.

MOTION

Rob Martin made a motion for **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.

2nd: Kerry Trombley

VOTE: Yay (5) Nay (0) Abstain (0)

- 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 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

- 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

DISCUSSION

Dan Stone started by stating that they had discussions with Jeremy Kalb about the water and storm. He's talked with the developers and landowners and they don't have any issues with what Mr. Kalb proposed. The water line connection makes sense since they are both industrial uses. He didn't see any issues with the drainage either. It's all a part of the same drainage region and thought it was good that Mr. Kalb brought the idea forward.

Rob Martin asked if it made sense to have a second access off the cul-de-sac. Mr. Stone said that they would request an access for the second lot, but it's hard to anticipate what the end use will be in the future for that site though. The driveway that extends onto the northern parcel from the proposed driveway was to allow for trucks to have a proper turn radius when backing out of the truck dock. It was not intended to necessarily be the access point for the second site. He noted that that would be the last access for that cul-de-sac because the remaining parcels off the cul-de-sac would not be developed in the future.

Mr. Clinger asked if the cul-de-sac was going to be constructed as part of this project or if it was developed by a different entity. Mr. Stone confirmed it was the same entity doing the development and the cul-de-sac. They started clearing and the owner knew that he needed more warehousing. Given the area is bisected by the gas line, they worked on getting everything set up. The bond has been posted and Mr. Kalb has the construction plans. He added it will be a public roadway.

Mr. Trombley asked where the regional detention for the site would be located. Mr. Stone showed that there was a triangular detention pond just to the northwest of this area. He noted that there was conduit in place already to accept the drainage and the pond was designed to handle the drainage for future phases of development in this area. Mr. Clinger asked if the drainage ditch would be cleaned, level, or regraded. Mr. Stone said they were not planning on touching it because their site was going to provide drainage through the existing storm sewer in the area.

Mr. Clinger asked Kevin Shenise if they did not need 30 feet of clearance around the entirety of the building. Mr. Shenise said that they are providing additional suppression inside to address issues. Mr. Stone said he did meet with Mr. Shenise and he wanted a fire hydrant at the cul-de-sac, so that was included in the plans as well.

MOTION

Mayor Muryn made a motion to **approve 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**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

Given the proximity of SP-02-2024 and SP-04-2024, the CPC decided to address SP-04-2024 before SP-03-2024.

- 5. 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)

DISCUSSION

Todd Jenkins was present on behalf of the application. He said they had no concerns about the driveway needing to be dedicated. It was always their intention to build that to city standards anyways, so he will work on a dedication plat for that. For the waterline, he can work with Mr. Kalb and Mr. Stone to address that. They don't have any issues with that request. He asked Mr. Kalb about the annexation of the right-of-way. Mr. Kalb asked if it was county owned right-of-way. Mr. Jenkins said he believed so. Mr. Kalb said that they would do some research and work with them on it.

Mr. Trombley asked what the proposed use would be for the buildings. Mr. Jenkins said they would be spec use, but he anticipated it would more than likely be warehousing. If it is warehousing, he could see a reduction in parking, due to the parking standards. The proposal was to provide enough in case manufacturing did go in there. He believed they intended to start construction sooner than later, so as soon as these details get worked out, he believed they'd look to start in sometime around the end of March, early April. Mr. Trombley asked if they planned on constructing the cul-de-sac at this point. Mr. Jenkins said they would work with Mr. Kalb on what needs to be built.

Mr. Clinger asked if they were okay shifting the site 20 feet to the north to accommodate the setback change with the dedication of the road. Mr. Jenkins said that would not be a problem.

Mr. Clinger asked about the drainage for the site. Mr. Jenkins said it would all be splash blocked. They do have storm sewers that are within the parking lots which will be graded to drain and discharge up to the swale along the north end. They intend to widen and clean that swale as part of the construction. Mr. Clinger asked if they would just clean the portion of the swale on their property. Mr. Jenkins confirmed that, since Mr. Rinehart owns the property to the west. They would widen it to handle the additional volume created. To do this, they would strip the vegetation, and widen it out. It would then taper back down to the property to the west. Mr. Clinger asked if the swale would pick up drainage from CR 236 and the surrounding farm fields. Mr. Jenkins said he didn't believe those fields drained to the site, but the road does. Mr. Clinger asked if they added a truck dock, how would that change the plan. Mr. Jenkins said that they would have to add storm sewers in that scenario.

MOTION

Dan Clinger made motion for CPC to recommend approval of **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)**
- **Shift the site north to accommodate a front yard setback off the newly dedicated road.**
- **Annex the remaining right-of-way to the centerline of CR 236 (Engineer)**

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

- 6. 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. On the elevations, they do show mechanicals on the roof. Staff would like to see a vinyl fence included to shield that from view.

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. The County has access management regulations which do not allow for multiple driveways on a single parcel. The site will need to be annexed into the City to allow for the multiple driveways.

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**

DISCUSSION

James Walton from the Dennis Group was present on behalf of Sheetz. He added that Sheetz is excited about becoming a community partner, working with the community. Certainly, we've had a pleasant experience working with Mr. Mercer and Mr. Kalb. There are some things, as Mr. Kalb mentioned, just to final coordination on those tie ins, some flow rates and different information. This is a large facility that is mainly warehouse. There's a portion that's kitchen, and there's a pretty significant employee base. They’ve tried to encompass and really provide a good campus on this lot. Being right next to the Lowe's distribution center made it an ideal site.

Mayor Muryn said she appreciated those comments and she liked the change in the landscaping that was provided.

Mr. Trombley asked about the whether the fueling station was diesel fueling and if it had 2 underground storage tanks. Mr. Walton confirmed that the fueling would be for their tractors and vehicles bringing product to the stores. He added that they will have some yard jockeys which just move trailers around the facility. Regarding the underground storage tanks, he confirmed it would be 2 underground tanks and 6 fueling pumps in the dedicated fueling canopy. Mr. Trombley asked if it was all unattended. Mr. Walton confirmed that and added that there is fire suppression for the fueling station.

Mr. Clinger asked if all the sanitary lines for personal hygiene in the building were going to connect to the City sanitary. Mr. Kalb confirmed they have some pre-treatment on site, but that it would all go into a new sanitary main on TR 99. Mr. Walton said only the effluent that needs to be pre-treated would be done on site, but the normal office sanitary would go into the main sanitary system as normal.

Mr. Clinger asked what their future expansion plans would look like. Mr. Walton said there is room on the north side for additional warehouse. On the east side, it would be the kitchen space.

Mr. Clinger asked about the dock sizes since he thought it looked like it varied. Mr. Walton pointed out there is an area with the standard tractor trailer docks, but that they do have some smaller, shorter height docks for other smaller vehicles.

Mr. Clinger asked where the pump house was located and for further details. Mr. Walton pointed it out on the southwest corner of the site. He called it the wastewater building. Inside, it would have a separate room to house all the water treatment and have a backflow preventer.

Mr. Clinger asked if Mr. Walton could explain the water quality ponds. Mr. Walton said the main intent of these is to provide a forebay. They have a smaller section of the basin that is dedicated for all of your incoming flow. Ideally, you're separating out larger particles, sediment. Everything's being trapped in that area. Then, once it gets built up, it actually spills over into the main compartment, and then there's a micro pool, which is kind of on the downstream end, right at the outlet. That provides another measure for settling and additional treatment. It extends the residence time of water in the basin, provides the settling and accommodates the cleanest stormwater that we can possibly manage. Mr. Clinger asked if it retains water at all times or if it was a dry basin. Mr. Walton confirmed it would be wet and that they would be permanent structures, not just for construction.

Mr. Trombley asked the staff if there were any recommendations from the Traffic Impact Study that was submitted. Mr. Walton believed everything was in line with what has been planned and coordinated as far as the traffic in the means of egress and access to the site. Sheetz still has the two driveways in the recommendations supported really that the number of drive lanes that we have and the turning lanes that will be provided out here on the main road. Mr. Kalb said that the main thing was identifying the stacking at TR 230 and CR 212. He thought it would be 120

feet of stacking, so they are finalizing plans for TR 230 to incorporate that. Mr. Clinger asked how much of the area is set to be improved. Mr. Kalb said all of TR 230 from TR 99 to CR 212.

Mr. Clinger asked how much truck traffic they anticipated daily. Mr. Walton said about 100 trucks/day. Mr. Clinger asked if they would be utilizing TR 99 instead of CR 212. Mr. Walton said none of them would. Mr. Kalb said that was the point of the improvements, so that traffic would utilize CR 212.

MOTION

Rob Martin made motion for CPC to recommend 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**

2nd: Kerry Trombley

VOTE: Yay (5) Nay (0) Abstain (0)

With there being no further business, Mayor Muryn adjourned the meeting.