

City of Findlay City Planning Commission

Thursday, April 14, 2016 - 9:00 AM

COMMENTS

NEW ITEMS

1. PRELIMINARY PLAT #PP-01-2016 filed by Dastko, Ltd., 655 Fox Run Rd., Findlay for Ashland Business Park Phase II.

HRPC

General Information

This request is located on the south side of W. Sandusky Street. It is zoned I-1 Light Industrial.

Abutting land to the north and west is also zoned I-1. (The west side is in Liberty Township) To the south is a railroad and I-75 and to the east is I-75. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

The original Ashland Business Park plat was approved in May, 1999.

Staff Analysis

The applicant is now platting a lot off the end of the existing Marathon Boulevard. The road is currently a dead end and the new plat will add a cul-de-sac bulb and one large lot.

The only item we have issue with is the fact that there is a 5' strip on the west side of the cul-de-sac bulb that is a part of the new lot. The prior plat of Ashland Business Park platted in 1999 has a Lot 1A that is 5' wide along the west property line and this strip seems to follow that pattern. This was indicated to be a "landscape buffer" strip at that time. We don't feel that this should have ever been created and feel it was more likely a means to prevent the parcel to the west from being able to use this as access. According to Subdivision Regulations, the developer should have been required to stub into the parcel to the west when the original plat was approved. For that reason, we will require that a stub from the cul-de-sac is created on this plat. The parcel to the west is also zoned I-1 Light Industrial in Liberty Township.

Staff Recommendation

HRPC Staff recommends approval of the Preliminary Plat of Ashland Business Park Phase II subject to the following condition:

- Adding 5' strip along the west side of the cul-de-sac bulb as road right-of-way to provide potential connection to land to the west.

ENGINEERING

There is a 5-foot strip between the proposed right of way and the west property line. This was

also done with Phase I and it was labeled as a landscape buffer. Since the existing property included as part of this plat is zoned Light Industrial in the City of Findlay and the neighboring property is zoning light industrial in Liberty Township, Engineering does not see a need for a landscape buffer. The only thing that this strip is really doing is making sure that the neighbor cannot connect into the road.

Recommendation: Conditional approval of the preliminary plat subject to the elimination of the five (5) foot strip between the proposed right of way and the property line.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends **approval of the Preliminary Plat of Ashland Business Park Phase II subject to the following conditions:**

- **Adding 5' strip along the west side of the cul-de-sac bulb as road right-of-way to provide potential connection to land to the west. (HRPC & ENG)**

2. APPLICATION FOR FINAL PLAT #FP-02-2016 filed by Dastko, Ltd., 655 fox Run Road, Findlay for Ashland Business Park Phase II.

HRPC

General Information

This request is located on the south side of W. Sandusky Street. It is zoned I-1 Light Industrial.

Abutting land to the north and west is also zoned I-1. (The west side is in Liberty Township) To the south is a railroad and I-75 and to the east is I-75. It is not within the 100 year flood plain.

The City Land Use Plan designates the area as Industrial.

Parcel History

The Preliminary Plat of this Subdivision was reviewed in the previous item on the agenda.

Staff Analysis

The applicant is now platting a lot off the end of the existing Marathon Boulevard. The road is currently a dead end and the new plat will add a cul-de-sac bulb and one large lot.

The only item we have issue with is the fact that there is a 5' strip on the west side of the cul-de-sac bulb that is a part of the new lot. The prior plat of Ashland Business Park platted in 1999 has a Lot 1A that is 5' wide along the west property line and this strip seems to follow that pattern. This was indicated to be "landscape buffer" strip at that time. We don't feel that this should have ever been created and feel it was more likely a means to prevent the parcel to the west from being able to use this as access. According to Subdivision Regulations, the developer should have been required to stub into the parcel to the west when the original plat was approved. For that reason, we will require that a stub from the cul-de-sac is created on this plat. The parcel to the west is also zoned I-1 Light Industrial in Liberty Township.

Staff Recommendation

HRPC Staff recommends approval of the Final Plat of Ashland Business Park Phase II subject to the following condition:

- Adding 5' strip along the west side of the cul-de-sac bulb as road right-of-way to provide potential connection to land to the west.

ENGINEERING

Same comment as preliminary plat. Engineering has some minor comments on the construction drawings but since they will have to be revised before we sign off so they can get their permits, there is no reason to hold up the approval of the final plat.

Recommendations: Conditional approval of the preliminary plat subject to the elimination of the five (5) foot strip between the proposed right of way and the property line.

FIRE PREVENTION

No comments.

STAFF RECOMMENDATION

Staff recommends **approval of the Final Plat of Ashland Business Park Phase II subject to the following conditions:**

- **Adding 5' strip along the west side of the cul-de-sac bulb as road right-of-way to**

provide potential connection to land to the west. (HRPC & ENG)

3. APPLICATION FOR FINAL PLAT #FP-03-2016 filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay for Glenmar Subdivision 2nd Addition – Plat 1.

HRPC

General Information

This request is located off the west side of CR 140 north of CR 95 in Liberty Township. It is zoned R-1 One Family Residential in the Township. Parcels to the south and east are also zoned R-1. To the west is zoned Agriculture in Liberty township. Parcels to the north are zoned Agriculture in Portage Township. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Preliminary Plat of this subdivision was approved by FCPC in January, 2016.

Staff Analysis

This is a residential subdivision located in Section 3 of Liberty Township. This phase consists of 13 residential building lots and a common area lot with a pond. Smokies Way will be extended west across the ditch.

All lots meet the requirements of the Liberty Township Zoning Resolution.

Smokies Way is a dead end street on the plat and a temporary cul-de-sac will be required until the street is extended.

Staff Recommendation

HRPC Staff recommends that FCPC **approve Application for Final Plat #FP-03-2016 for Glenmar Subdivision 2nd Addition – Plat 1 subject to the following condition:**

- **A temporary cul-de-sac be constructed at the west end of Smokies Way.**

ENGINEERING

The final plat is in line with the preliminary plat. Engineering has some minor comments on the construction drawings but since they will have to be revised before we sign off so they can get their permits, there is no reason to hold up the approval of the final plat.

Recommendations: Approval of the final plat.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC **approve Application for Final Plat #FP-03-2016 for Glenmar Subdivision 2nd Addition – Plat 1 subject to the following condition:**

- **A temporary cul-de-sac be constructed at the west end of Smokies Way. (HRPC)**

4. SITE PLAN APPLICATION #SP-06-2016 filed by Lewis Real Properties II, 1560 Brookview Trail, Findlay for 40,000 square foot building addition, truck dock and parking at Partitions Plus, 12515 CR 99, Findlay.

HRPC

General Information

The applicant is submitting a site plan located on 6.382 acres in Allen Township. The property is not zoned but is subject to the City of Findlay design standards because they are connected to Findlay water and sanitary sewer. All parcels surrounding the site are also in Allen Township and therefore not zoned. The project is not located in the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The existing facility was reviewed and approved in January, 2013.

Staff Analysis

The applicant is proposing a 40,000 square foot addition to the south end of the existing building. This will double the size of the operation. Setbacks in I-1 are 30' on sides and rear. The building meets the requirements.

New parking spaces on the north, east and west sides of the building will add 42 spaces to the site. The parking calculations submitted state that there will be 20 employees. Based on 1.1 space per employee, the requirement is only 22 spaces.

The driveway on the west side of the building is currently stone. The applicant is proposing to install heavy duty pavement to the south property line as well as into the dock area of the new addition.

Elevation drawings submitted indicate the building will be approximately 28.5' in height. This is well below the maximum permitted of 60'.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-06-2016 for 40,000 square foot building addition, truck dock and parking at Partitions Plus, 12515 CR 99, Findlay.**

ENGINEERING

Access – The site is located in Allen Township so Engineering has no comment on access.

Water & Sanitary Sewer – The applicant is not proposing any changes to the existing water or sewer services.

Storm water Management – The site is located in Allen Township so the Hancock County Engineer has jurisdiction on the Storm water management. Engineering has no comments.

Sidewalks – The site is located in Allen Township so Engineering has no comment on sidewalks.

Recommendations: Approval of the site plan.

FIRE PREVENTION

Apply for all permits and plan review with Wood County Building Department
Out of FFD jurisdiction but consulted with ATFD Chief Gary Hickman (419-348-4001)

STAFF RECOMMENDATION

Staff recommends that FCPC **approve SITE PLAN APPLICATION #SP-06-2016 for 40,000 square foot building addition, truck dock and parking at Partitions Plus, 12515 CR 99, Findlay subject to the following:**

- **Apply for all permits and plan review with Wood County Building Department (FIRE)**
- **Out of FFD jurisdiction but consulted with ATFD Chief Gary Hickman (419-348-4001 (FIRE))**

5. SITE PLAN APPLICATION #SP-07-2016 filed by Ohio Hometown Realty Investors II, 1805 N. Dixie Highway, Lima, OH for an 11,700 square foot manufacturing and warehousing building at 1320 Commerce Parkway, Findlay.

HRPC

General Information

This project is located on the north side of Commerce Parkway in Liberty Township. It is zoned I-1 Light Industrial. All parcels to the south, east and west are also zoned I-1 in the Township. Land to the north is zoned R-2 One Family in Liberty Township. 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

This is a vacant lot.

Staff Analysis

The applicant is proposing to construct an 11,700 square foot building for manufacturing, warehousing and related office.

Setbacks for both Liberty Township and the City of Findlay are listed on the plans and the building meets both.

Parking in the industrial zoning is required at 1.1 per each employee on the largest shift. The plan states that there will be 9 employees and 10 spaces are shown which is the bare minimum required.

One access point is shown at the east end of the lot onto Commerce Parkway. Heavy duty asphalt is proposed for the drive running north to the dock area of the building.

A sign location is indicated on the west side of the entry drive. It is place 10' back from the right-of-way as required.

The City of Findlay requires screening between industrial uses and residential uses or zoning. Because the land to the north is zoned residential, we would expect proper screening to be installed on the north property line. The land there is currently vacant with some wooded area and farm ground. The HRPC office did have a recent inquiry regarding the splitting of that land for houses. The land is currently owned by the applicant for this project. Because the property is in Liberty Township, the City will not issue any building permits. In reviewing the Township's zoning resolution, there is a requirement in Section 1413 for an obscuring wall to be constructed between Industrial and an adjacent residential district. Staff has spoken with Dale Weaver, Liberty Township Zoning Inspector, and he stated that they have spoken with Todd Jenkins and a plan will be submitted for screening.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2016 for an 11,700 square foot manufacturing and warehousing building at 1320 Commerce Parkway, Findlay subject to:**

- **Approval of screening on the north side of the lot per Township code.**

ENGINEERING

Access – The site is located in Liberty Township so Engineering has no comment on access.

Water Service – The applicant is proposing one (1) new water tap. Engineer has no issues with the proposed water as long as the water meter is located in the grass area of the right of way. Once the size of the domestic line is determined, the applicant will need to let water distribution know so that they can make sure that they have the properly sized water meter in stock.

Sanitary Service - The applicant is proposing one (1) new sanitary tap. Engineering does not have an issue with the proposed service but based upon a search of our records, the existing 15 inch sanitary sewer shown coming out of SANMH2 is the lateral that was installed to service lot 19 and 20. We are talking with the consultant about possibly rerouting the proposed sanitary sewer so that the road will not have to be cut to install a new lateral.

Storm water Management – The site is located in Liberty Township so the Hancock County Engineer has jurisdiction on the Storm water management. Engineering has no comments.

Sidewalks – The site is located in Liberty Township so Engineering has no comment on sidewalks.

Recommendations: Conditional approval of the site plan subject to the following conditions:

- The consultant work with Engineering to determine if the existing sanitary sewer lateral can be used to eliminate the need to cut the road to install a new lateral.

The following permits may be required prior to construction:

- Water Tap Permit
- Sanitary Tap Permit
- Storm Tap Permit
- Curb Cut Permit

FIRE PREVENTION

Apply for all permits and plan review with Wood County Building Department
Out of FFD jurisdiction but consulted with LTFD Chief Gene Stump (419-421-1087)

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-07-2016 for an 11,700 square foot manufacturing and warehousing building at 1320 Commerce Parkway, Findlay subject to:**

- **Approval of screening on the north side of the lot per Township code. (HRPC)**
- **The consultant work with Engineering to determine if the existing sanitary sewer lateral can be used to eliminate the need to cut the road to install a new lateral. (ENG)**
- **Apply for all permits and plan review with Wood County Building Department (FIRE)**
- **Out of FFD jurisdiction but consulted with LTFD Chief Gene Stump (419-421-1087) (FIRE)**

6. SITE PLAN APPLICATION #SP-08-2016 filed by Quality Lines, Inc., 2440 Bright Rd, Findlay for storage unit buildings.

HRPC

General Information

This site is located on the west side of Bright Road in the Tiny Timbers Subdivision. It is zoned I-1 Light Industrial. Land surrounding the parcel is 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

In March, 2015 the applicant had a plan approved for an outdoor storage lot on the north portion of this lot.

Staff Analysis

The applicant is proposing to construct four 320' x 40' storage unit buildings on the south portion of Lot 2 in the Tiny Timbers Subdivision. The units are spaced 25' apart which is the minimum required in the I-1 district. All of the buildings are more than 30' from the property lines as required also.

No new accesses are proposed. There is an existing drive from Bright Road located at the north end of Lot 1 which will serve this project also.

There do not appear to be any light posts on the plans. Notes on the plan say that all lighting will be directed to shine on subject property only. We assume that lighting will be mounted on the building.

A landscape plan shows a heavy tree line around the perimeter of the site.

Staff Recommendation

HRPC Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-08-2016 for storage unit buildings at 2440 Bright Road.**

ENGINEERING

Access – The proposed storage units will use the existing drive on Bright Road.

Water & Sanitary Sewer – The applicant is not proposing any water or sewer services for the proposed storage units.

Storm water Management – Storm water detention is being provided by the existing regional detention basin for Deer Meadows. This regional detention basin was sized to provide detention for this property.

MS4 Requirements – Since the project will be disturbing more than one (1) acre, the project will need to comply with the City of Findlay's Ordinance 937 which list the requirements for Drainage, Erosion and Sediment Control. The consultant is familiar with the ordinance but the property owner should be made aware that there are some requirements that are more stringent than the OEPA requirements and as the property owner, they are ultimately responsible for

making sure that the ordinance is being followed by the contractor.

Sidewalks – There are existing sidewalks on Bright Road. Any areas where the sidewalk is currently damaged or becomes damaged due to construction traffic will need to be replaced.

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

The CPESC for the project will need to come to the engineering office and sign the storm water management implementation authorization form after the erosion control has been installed before earth disturbing activities will be allowed to start.

FIRE PREVENTION

Apply for all permits and plan review with Wood County Building Department
Provide street address numbers on the building and if applicable at the street

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-08-2016 for storage unit buildings at 2440 Bright Road.**

- **Clarification of lighting plans (HRPC)**
- **Apply for all permits and plan review with Wood County Building Department (FIRE)**
- **Provide street address numbers on the building and if applicable at the street (FIRE)**

7. SITE PLAN APPLICATION #SP-09-2016 filed by Len-Baugh Properties, PO Box 1256, Findlay, OH for bulk powder storage and transfer facility at 200 Stanford Parkway, Findlay.

HRPC

General Information

This site is located on the southwest corner of Stanford Pkwy. and Harvard Ave on Lot 4 of the Findlay OH Industrial Park. It is zoned I-1 Light Industrial. Land on all sides of the proposed project is also zoned I-1. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This was the former site of G 2 Revolution Recycling which was destroyed by fire in 2011.

Staff Analysis

The Mt. Carmel Stabilization Group, Inc. is proposing to use the site as a bulk powder storage and transfer facility for lime kiln dust. They plan to erect a silo, scales and temporary operator building as well as have some storage containers on site. There is existing asphalt and concrete slabs from the former use remaining on site that will be used.

The first question HRPC has is if this is a permitted use in the I-1 district. Section 1411.02 Permitted Uses does not list any category that we feel necessarily fits this use. There is a caveat in the Conditional Use (1141.03) Section that allow the Planning Commission discretion on approving a use if they see it as less intensive and non-objectionable.

As far as the layout is concerned, all structures are being located near the west side of the lot. All are shown well within the setback requirements. A small parking lot is proposed to be striped on some existing asphalt on the east side of the lot. The plan states that there will only be 2 employees on site which will require 3 parking spaces per code. There are 4 spaces delineated on the plan.

The maximum height in I-1 is 60'. The silo exceeds this at a little over 77' in height. Section 1161.04 Height Standards does not limit height on silos however. No screening is required between industrial uses.

Staff is also wondering if this is a temporary use because it called the operator building temporary. There was also some discussion last week as to whether there are any environmental concerns with the material. Can this be hazardous, flammable? The immediately abutting properties are some sort of industrial operations, but there is a residential use (Riverside Mobile Home Park) in very close proximity.

Staff Recommendation

HRPC Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-09-2016 for bulk powder storage and transfer facility at 200 Stanford Parkway, Findlay subject to the following:**

- **Approval granted by CPC of the use as a Conditional Use per Section 1141.03**
- **Clarification of whether the use is only temporary**
- **Clarification of the status of materials being hazardous in any way.**

ENGINEERING

Access – The site is currently accessed by a total of five (5) drives. Engineering would like to see the removal of the two (2) drives closest to the intersection.

Water & Sanitary Sewer – The applicant is not proposing any water or sewer services for this site.

Storm water Management – No changes are being made to the site that would increase the Storm water runoff from the site so Storm water detention will not be required.

Sidewalks – Stanford Parkway and Harvard Avenue do not have existing sidewalks.

Recommendations: When we had our staff meeting to discuss this site, there were questions as to if the proposed use is temporary or permanent, noise levels, if there will be any negative impacts to air quality, etc. We suggested to the consultant that they try to make sure that the developer is present at the planning commission meeting to answer these questions and any others that the planning commission might have. If the planning commission is satisfied with the answers that they are given during the meeting, Engineering would recommend conditional approval of the site plan subject to the following conditions:

- Removal of the two (2) drives closest to the intersection.

The following permits may be required prior to construction:

- Curb Cut Permits (to remove the 2 existing drives)

FIRE PREVENTION

Apply for all permits and plan review with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-09-2016 for bulk powder storage and transfer facility at 200 Stanford Parkway, Findlay subject to the following conditions:**

- **Approval granted by CPC of the use as a Conditional Use per Section 1141.03 (HRPC)**
- **Clarification of whether the use is only temporary (HRPC)**
- **Clarification of the status of materials being hazardous in any way. (HRPC)**
- **Removal of the two (2) drives closest to the intersection. (ENG)**
- **Apply for all permits and plan review with Wood County Building Department (FIRE)**

7. SITE PLAN APPLICATION #SP-10-2016 filed by Country Club Acres, 655 Fox Run Rd., Findlay for a storage building at 215 Stanford Parkway, Findlay.

HRPC

General Information

This project is located on the east side of Stanford Parkway on Part of Lot 11 in the Findlay Ohio Industrial Park. It is zoned I-1 Light Industrial. All land to the north, south and west is also zoned I-1. To the east is Interstate 75. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The site is currently used as self-storage units and storage buildings.

Staff Analysis

The applicant is proposing to construct a new storage building between two (2) existing buildings.

The new building will be a Morton building of similar construction. It is proposed to fill in the full gap of vacant space between the two existing units. It will follow the same front building line as the existing units. The Industrial District does allow for encroachments into the normal setbacks if an existing building line is followed.

There is no new access proposed for the site. Much of the area is stone. There is some pavement being added in front of the new building.

We did not see any indication of new signage or lighting.

Staff had inquired why water and sewer were being added to the site as storage units do not normally require utilities. We were informed that the applicant is interested in having multi-purpose ability. There may be a need for some small offices to serve some of the clients using the storage. While we would not want to see a building turned in to an office complex in the industrial area, offices are an accessory to industrial operations. There is limited parking on the site (11 or 12 spaces). If a number of offices would go in and have clients visiting, additional parking may be required.

Staff Recommendation

HRPC Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-10-2016 for a storage building at 215 Stanford Parkway, Findlay.**

ENGINEERING

Access – The site is currently accessed by a drive on Stanford Parkway. The applicant is not proposing any changes to the access for the site.

Water & Sanitary Sewer – The applicant is proposing that they add water and sanitary services for the proposed building and the existing buildings adjacent to the proposed building. The water and sewer are being added to allow for the addition of small offices in the buildings to serve the building use. Water Distribution will require the three (3) 1” water meters to be placed in a pit located in a grassed area in the Stanford Parkway right of way.

Storm water Management – No changes are being made to the site that would increase the Storm water runoff from the site so Storm water detention will not be required.

Sidewalks – Stanford Parkway does not have existing sidewalks

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Water Tap Permit x 3
- Sanitary Tap Permit

FIRE PREVENTION

Apply for all permits and plan review with Wood County Building Department
Provide street address numbers on the building and if applicable at the street

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-10-2016 for a storage building at 215 Stanford Parkway, Findlay subject to the following conditions:**

- **Apply for all permits and plan review with Wood County Building Department (FIRE)**
- **Provide street address numbers on the building and if applicable at the street. (FIRE)**