

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT June 13, 2024

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Kerry Trombley
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
June 13, 2024 – 9:00 AM
AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS – FOR THE JUNE 13, 2024 MEETING

1. **APPLICATION FOR SITE PLAN REVIEW #SP-06-2024** filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township.

NEW ITEMS

1. **APPLICATION FOR PRELIMINARY PLAT #PP-01-2024** filed by Country Club Acres Inc, for the LB Estates subdivision. This will be a 46-lot subdivision connecting Monto Lane and Eisenbrandt Avenue with Wagner Way in Liberty Township.
2. **APPLICATION FOR FINAL PLAT #FP-05-2024** filed by Pnueman Properties LLC c/o with Joe Built Homes, for the replat of the Covington Green subdivision.
3. **APPLICATION FOR ALLEY VACATION #AV-03-2024** filed by Ron King to vacate a fifty-two and ½ foot (52.5') wide unimproved right-of-way of Tappan Street from the north right-of-way of Lagrange Street.
4. **APPLICATION FOR ALLEY VACATION #AV-04-2024** filed by Melinda Speck to vacate the west one hundred sixty one and ¾ feet (161.75') of the east-west alley on the east side of Leiser Avenue between 2nd Street and 3rd Street
5. **APPLICATION FOR CONDITIONAL USE #CU-07-2024** filed by Tesla Inc., to install an electric charging station at the 1215 W. Main Cross Street.
6. **APPLICATION FOR CONDITIONAL USE #CU-08-2024** filed by the City Mission of Findlay for an emergency shelter for women and children to be located at 1918 N. Main Street.
7. **APPLICATION FOR SITE PLAN REVIEW #SP-09-2024** filed by Ohio Logistics to construct a new warehouse on lots 1-3 of the Invision Place Subdivision along Hamlet Drive.

8. **APPLICATION FOR SITE PLAN REVIEW #SP-10-2024 filed by Young Men's Christian Association, for a redevelopment of the Findlay YMCA at 300 E. Lincoln Street.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, June 13, 2024– 9:00 a.m.

COMMENTS

TABLED ITEMS – FOR THE JUNE 13, 2024 MEETING

1. **APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township.**

CPC STAFF

General Information

This site is located within Allen Township, but abuts the Findlay corporate boundary to the east. The parcel is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

Parcel History

The site is currently vacant land. This site originally returned to City Planning Commission for the March 14, 2024 meeting. It also went through a similar site plan review back in July 2021 (SP-16-2021). Since this project was reviewed in 2021, it has been determined that the CPC may not put any conditions on properties outside city limits that don't relate to water and sanitary sewer connections. The CPC may not apply their standards to any other portion of the project. This includes zoning and drainage standards. If the CPC wishes to apply their standards to properties using their water and sewer, the properties must be annexed into the City of Findlay.

Staff Analysis

The applicant has submitted a site plan that would have a 47 building, 94-unit condo development. When they originally went through site plan approval in 2021, they received approval with the following conditions:

- A second point of access into the site is created from CR 99 (HRPC)
- Receive approval from the County Engineer for the access off Silver Creek Drive (HRPC)
- Begin the annexation process with the City of Findlay (HRPC)
- Construction Plans approved by City Engineer's Office (Engineering)
- Allow the northern boundary have a 10-foot setback to allow for the creation of a riparian easement along the south and west boundary, the size of which can be addressed administratively with CPC staff
- Phasing the development from east to west, with access from CR 99 first

Since the original submission in 2021, they have shifted the plans north to avoid the tree line on the south side of the site. They also established a clearing setback on the west and south side. The plans were tabled at the March 2024 meeting to give the applicant time to investigate whether the County would permit a curb cut permit on CR 99. They have submitted an exhibit of their driveway plan which shows they have been granted approval. The applicant is working

on filing for annexation which has not yet begun with the County.

Regarding site plan details, the City Planning Commission has two options:

1. CPC can review the site plan and only comment on the water/sewer connections and give a determination based on that alone.
2. CPC can table the request until annexation is completed. Upon annexation, the applicant can resubmit and the CPC can review the site based on the City of Findlay Condominium District Standards.

Staff Recommendation

Staff recommends **tabling APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township until annexation is complete.**

ENGINEERING

Access –

The development will be accessed from a new roadway that will be extended to the east from the existing stub on Silver Creek Drive. Silver Creek Drive will be extended to the east side of the power lines and will then split into Loop Drive. For safety personnel, Engineering would like to see a second drive access to the site.

Water Service –

The proposed plans show an 8” waterline being extended with Silver Creek Drive and Loop Drive. The waterline will be placed on the north side of Silver Creek and on the outside of Loop Drive. With the configuration of the buildings there will be a two water meters installed at each building (one for each condo). The installation will be a TBR through the City of Findlay Engineering Office. There are a couple of comments on the construction plans that Engineering will work out with the Developer/ Engineer before construction starts.

Sanitary Service –

The proposed plans show two separate runs for the sanitary sewer. On Silver Creek Drive there will be an 8-inch sanitary sewer installed on the south side of the roadway, and a separate 8-inch sanitary sewer will run on the inside of Loop Drive. Each of the sanitary sewer mainlines will tap into existing manholes that are within the sanitary easement. Due to the drop distance that are shown in the profile, each of the tie-ins at the existing manholes will require an outside drop. The installation of the sanitary sewer will be a TBR through the City of Findlay Engineering office.

Stormwater Management –

The site is not located within the City of Findlay so any approval for stormwater and detention would need to come from Hancock County Engineers.

MS4 Requirements –

The site is outside of City Limits so the applicant will not need to comply with the City of

Findlay's Erosion & Sediment Control Ordinance. Applicant should contact the Hancock County Engineer's office for their requirements.

Recommendations:

Conditional Approval of the Site Plan:

- Construction plans are approved by the Engineering Office.

The following permits may be required prior to construction:

- Water Tap Permit x 1
- Water Service Connections x 94
- Sanitary Mainline Tap Permit x 2
- Sewer Service Connections x 47

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **tabling APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township until annexation is complete.**

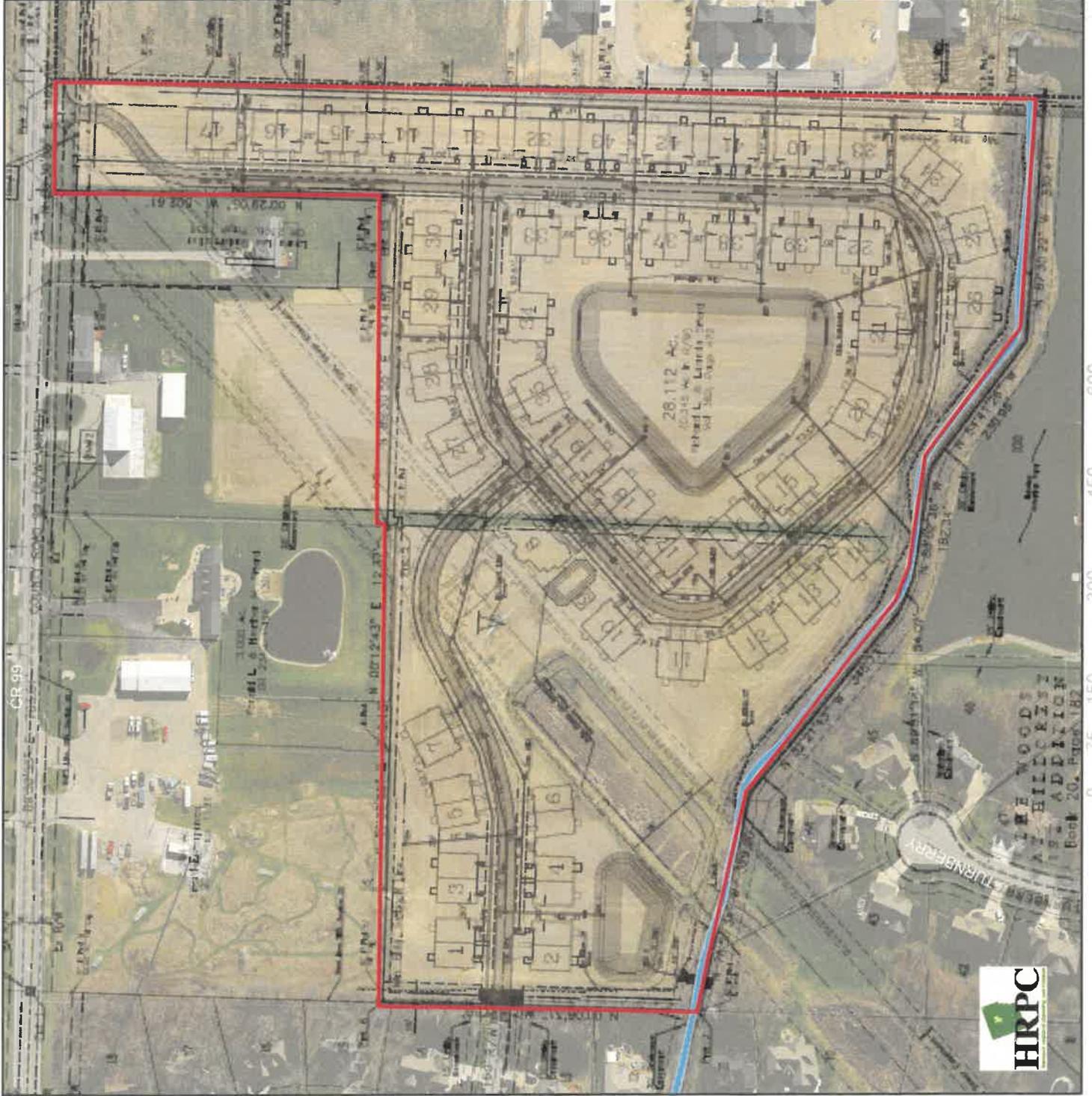
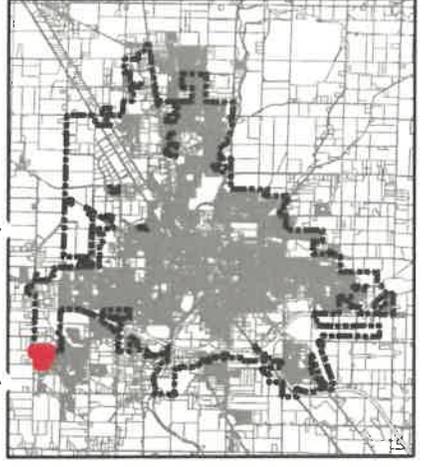
SP-06-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Ron Siferd/Siferd Farms
for a 94-unit condo development
at the east end of
Silver Creek Drive in
Allen Township.

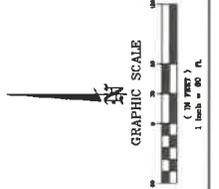
Legend

-  Siferd site
-  Parcels
-  Road Centerline

Findlay Locator Map



COUNTY ROAD 99 DRIVEWAY SEPARATIONS
 BEING A PART OF THE W $\frac{1}{2}$. OF THE SE $\frac{1}{4}$, SECTION 35, T2N, R10E,
 ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO



PETERMAN ASSOCIATES INC.
 ARCHITECTS - ENGINEERS - SURVEYORS -
 INTERIORS - EXTERIORS - INSPECTORS -
 PLANNING - DESIGN - CONSTRUCTION
 10000 W. 10th Street
 Suite 1000
 Overland Park, KS 66211
 Phone: (913) 241-2444
 Fax: (913) 241-2444

NEW ITEMS

- 1. APPLICATION FOR PRELIMINARY PLAT #PP-01-2024 filed by Country Club Acres Inc, for the LB Estates subdivision. This will be a 46-lot subdivision connecting Monto Lane and Eisenbrandt Avenue with Wagner Way in Liberty Township.**

CPC STAFF

General Information

This request is located at the southeast intersection of State Route 12 and County Road 9 in Liberty Township. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

Parcel History

The site is currently vacant land.

Staff Analysis

The proposed plat would subdivide this area into forty-six parcels. There would be an extension of Monto Lane and Eisenbrandt Avenue to connect to Wagner Way. This would be completed in three phases. Since the plat is consistent with the Findlay Land Use Plan and is in keeping with the development in the area, staff had no concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of PRELIMINARY PLAT #PP-01-2024 filed by Country Club Acres Inc, for the LB Estates subdivision. This will be a 46-lot subdivision connecting Monto Lane and Eisenbrandt Avenue with Wagner Way in Liberty Township.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2024 filed by Country Club Acres Inc, for the LB Estates subdivision. This will be a 46-lot subdivision connecting Monto Lane and Eisenbrandt Avenue with Wagner Way in Liberty Township.**

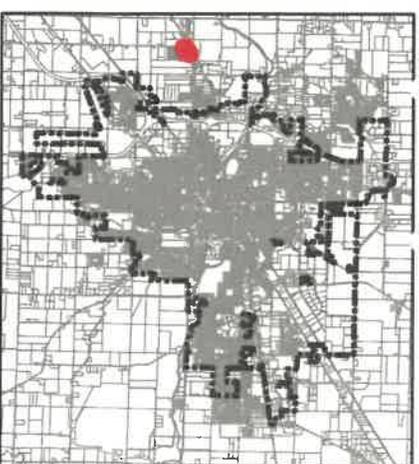
PP-01-2024

APPLICATION FOR
PRELIMINARY PLAT
filed by Country Club Acres Inc,
for the LB Estates subdivision.
This will be a 46-lot subdivision
connecting Monto Lane
and Eisenbrandt Avenue
with Wagner Way in
Liberty Township.

Legend

-  LB Estates
-  Parcels
-  Road Centerline

Findlay Locator Map



2. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by Pneuman Properties LLC c/o with Joe Built Homes, for the replat of the Covington Green subdivision.

CPC STAFF

General Information

This request is located on the west side of Timberstone Drive, just west of County Road 236. To the south, it is zoned C-2 General Commercial. There is an apartment complex down the private street called Milestone Drive. To the north it is zoned R-2 Medium Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is currently vacant along with a parking lot for Ashley Furniture.

Staff Analysis

This request is to subdivide the existing 13.745-acre parcel, Lot 73 of the subdivision, into seven lots. This would allow the developer to more easily begin to develop the remainder of the site. As part of the replat, they would dedicate their section of Milestone Drive, which was previously only a private street.

While the street dedication makes it easier for the interior lots to get the required road frontage in the C-2 District, Lot 79 was landlocked as part of the plat. To help combat issues, they have indicated that there will be an access agreement from Lot 79 to Milestone Drive. They also show 40' access easements at the existing curb cuts on lots 82 and 83. These access agreements will need to be recorded along with the final plat. Some lots are relatively small and adding the additional frontage may make redeveloping some lots, such as Lot 83 at the southeast corner, more difficult to develop in the future.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR FINAL PLAT filed by Pneuman Properties LLC c/o with Joe Built Homes, for the replat of Covington Green subdivision with the following condition:**

- **Record the access easements with the Final Plat**

ENGINEERING

- Would like to see the roadway be dedicated all the way to Milestone Drive. Right now there is a gap between the two Public Right of Ways.

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT filed by Pneuman Properties LLC c/o with Joe Built Homes, for the replat of Covington Green subdivision with the following condition:**

- **Record the access easements with the Final Plat**

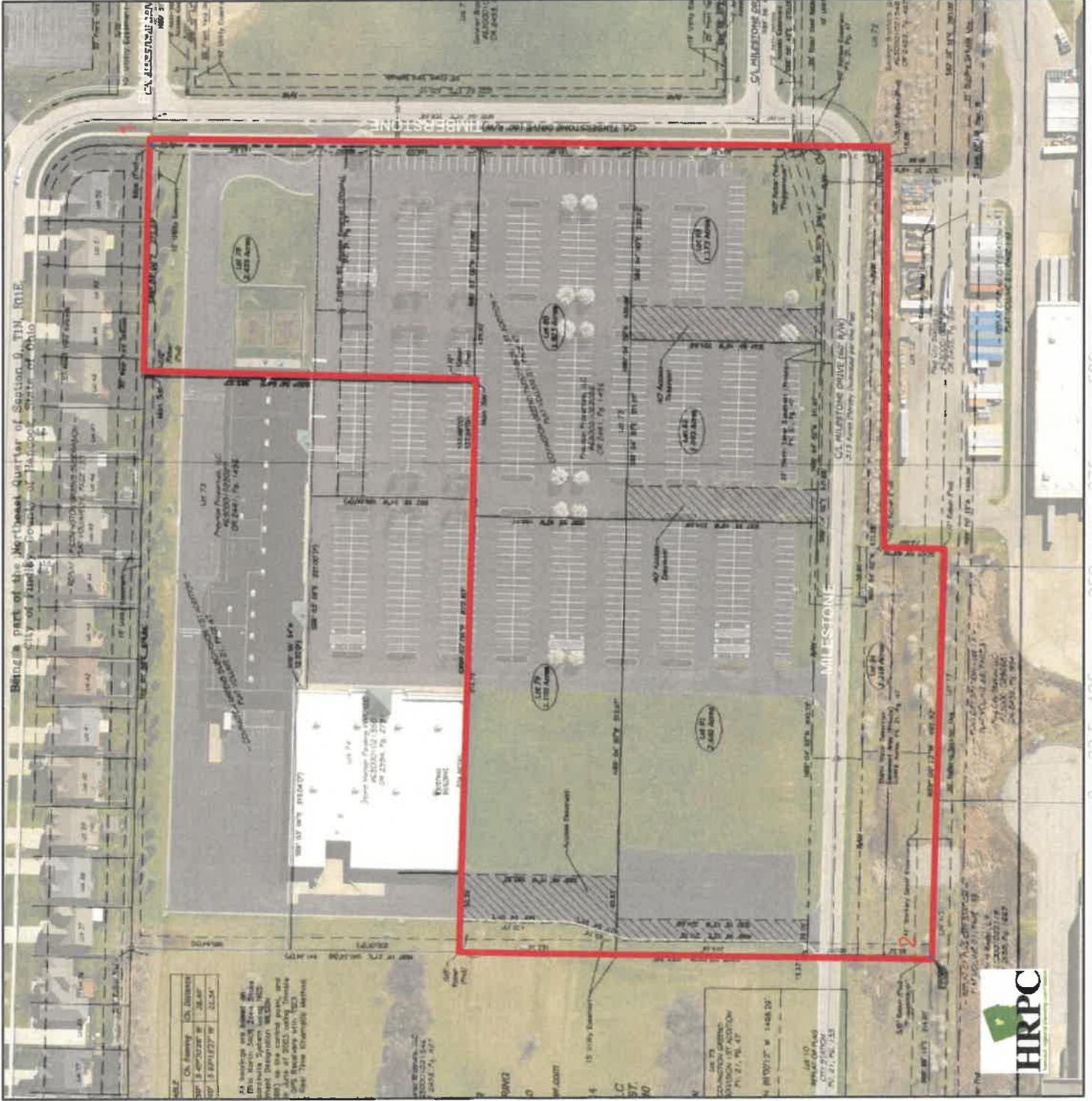
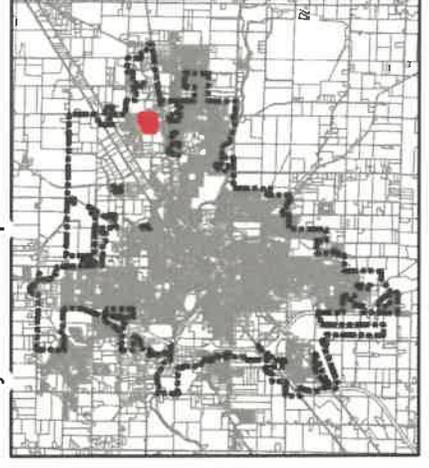
FP-05-2024

APPLICATION FOR
PRELIMINARY PLAT
filed by Joe Built Homes, for
the replat of
Covington Green subdivision.

Legend

-  Covington Green Replat
-  Parcels
-  Road Centerline

Findlay Locator Map



3. APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Ron King to vacate a fifty-two and ½ foot (52.5') wide unimproved right-of-way of Tappan Street from the north right-of-way of Lagrange Street.

CPC STAFF

General Information

This request is located at the north end of Tappan Street. The end of this right-of-way ends at the I-75 right-of-way. This location is partially located within the 100-year floodplain.

Staff Analysis

This request is an unimproved right-of-way north of Lagrange Street. The applicant is the only property owner on either side of the request, along with the City of Findlay. There are no utilities in this right-of-way and the City of Findlay would still have access to their pond from Lagrange Street. Staff had no concerns with the request.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Ron King to vacate a fifty-two and ½ foot (52.5') wide unimproved right-of-way of Tappan Street from the north right-of-way of LaGrange Street.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Ron King to vacate a fifty-two and ½ foot (52.5') wide unimproved right-of-way of Tappan Street from the north right-of-way of LaGrange Street.**

AV-03-2024

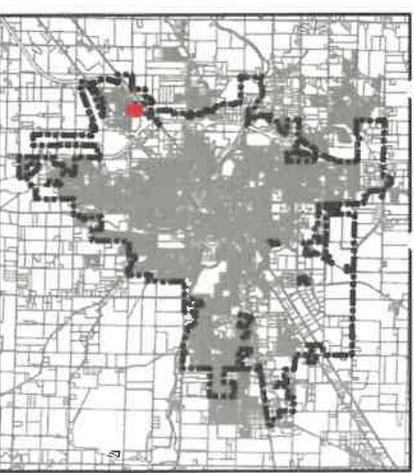
APPLICATION FOR
ALLEY/VACATION
filed by Ron King to vacate
a fifty-two and 1/2 foot (52.5') wide
unimproved right-of-way of
Tappan Street from the
orth right-of-way of
LaGrange Street.

Legend

-  TappanAV
-  Parcels
-  Road Centerline



Findlay Locator Map



4. APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Melinda Speck to vacate the west one hundred sixty-one and $\frac{3}{4}$ feet (161.75') of the east-west alley on the east side of Leiser Avenue between 2nd Street and 3rd Street

CPC STAFF

General Information

This request is located on the east side of Leiser Avenue, between 2nd and 3rd Streets. It is located within the 100-year floodplain.

Staff Analysis

This unimproved right-of-way is one of the only remaining platted alleys in this neighborhood. There was a north-south right-of-way that would have connected to the east end of this request, but it was vacated in 1995. The right-of-way that ran parallel to the north of this alley was partially vacated during that request.

While this is an unimproved right-of-way, and there are no utilities in this stretch, staff would recommend that they either deny the request for partial vacation or request that the full right-of-way be vacated.

Staff Recommendation

CPC Staff recommends denial of **APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Melinda Speck to vacate the west one hundred sixty-one and $\frac{3}{4}$ feet (161.75') of the east-west alley on the east side of Leiser Avenue between 2nd Street and 3rd Street**

ENGINEERING

- Would like to see the whole alley/ unimproved roadway to be vacated and not just a portion.

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Melinda Speck to vacate the west one hundred sixty-one and $\frac{3}{4}$ feet (161.75') of the east-west alley on the east side of Leiser Avenue between 2nd Street and 3rd Street.**

AV-04-2024

APPLICATION FOR
ALLEY VACATION
filed by Melinda Speck to
vacate the west
one hundred sixty one
and ¾ feet (161.75')
of the east-west alley on
the east side of Leiser Avenue
between 2nd Street and 3rd Street

Legend

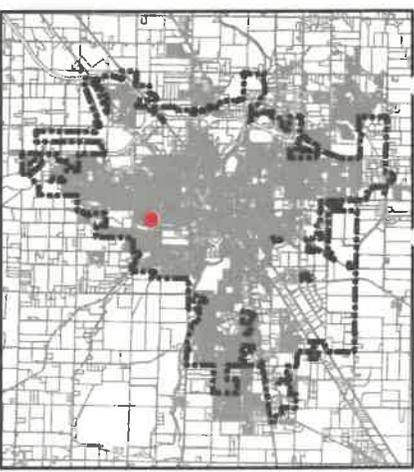
 AV-04-2024

 Parcels

 Road Centerline



Findlay Locator Map



5. APPLICATION FOR CONDITIONAL USE #CU-07-2024 filed by Tesla Inc., to install an electric charging station at the 1215 W. Main Cross Street.

CPC STAFF

General Information

This request is located on the south side of W. Main Cross Street, just to the east of the interchange with I-75. This parcel is zoned C-2 General Commercial. It is in a neighborhood of C-2 General Commercial and O-1 Office/Institution. Across the street is the cemetery which is zoned PO Parks and Open Space.

Parcel History

This site is currently the Bell's Car Wash that is a part of the Marathon Gas Station services at 1215 W. Main Cross Street.

Staff Analysis

The applicant has indicated they intend to install 12 charging stations along the west side of the car wash building. These spaces currently exist, and they will be adding the charging components to the site. The plan shows them adding a pad mounted utility transformer for the system on the west side of the drive aisle in an existing landscape island. They would install bollards to help protect this component. Staff did not have any concerns on the location.

Prior to receiving permits, the applicant will need to work with the Floodplain Administrator Erik Adkins to make sure they have a documentation that the site is no longer in the 100-year floodplain.

Given that the plans for these spots are not interrupting the current parking plans for the site, and given the proximity to the interchange, the request for conditional use is appropriate for the site.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-07-2024 filed by Tesla Inc., to install an electric charging station at the 1215 W. Main Cross Street with the following condition:**

- **Work with the Floodplain Administrator to address any permitting requirements**

ENGINEERING

No Comment

FIRE PREVENTION

- Obtain all required permits before construction and inspection during construction

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-07-2024 filed by Tesla Inc., to install an electric charging station at the 1215 W. Main Cross Street with the following condition:**

- **Work with the Floodplain Administrator to address any permitting requirements**

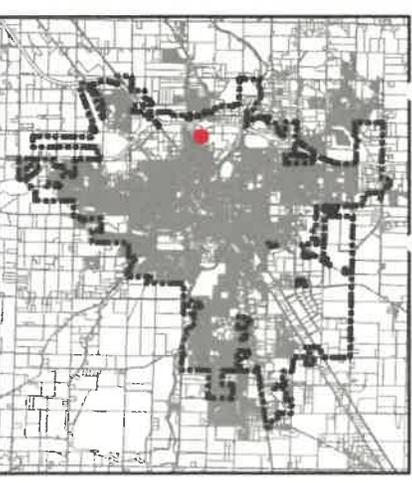
CU-07-2024

APPLICATION FOR
CONDITIONAL USE
filed by Tesla Inc., to install
an electric charging station
at 1215 W. Main Cross Street.

Legend

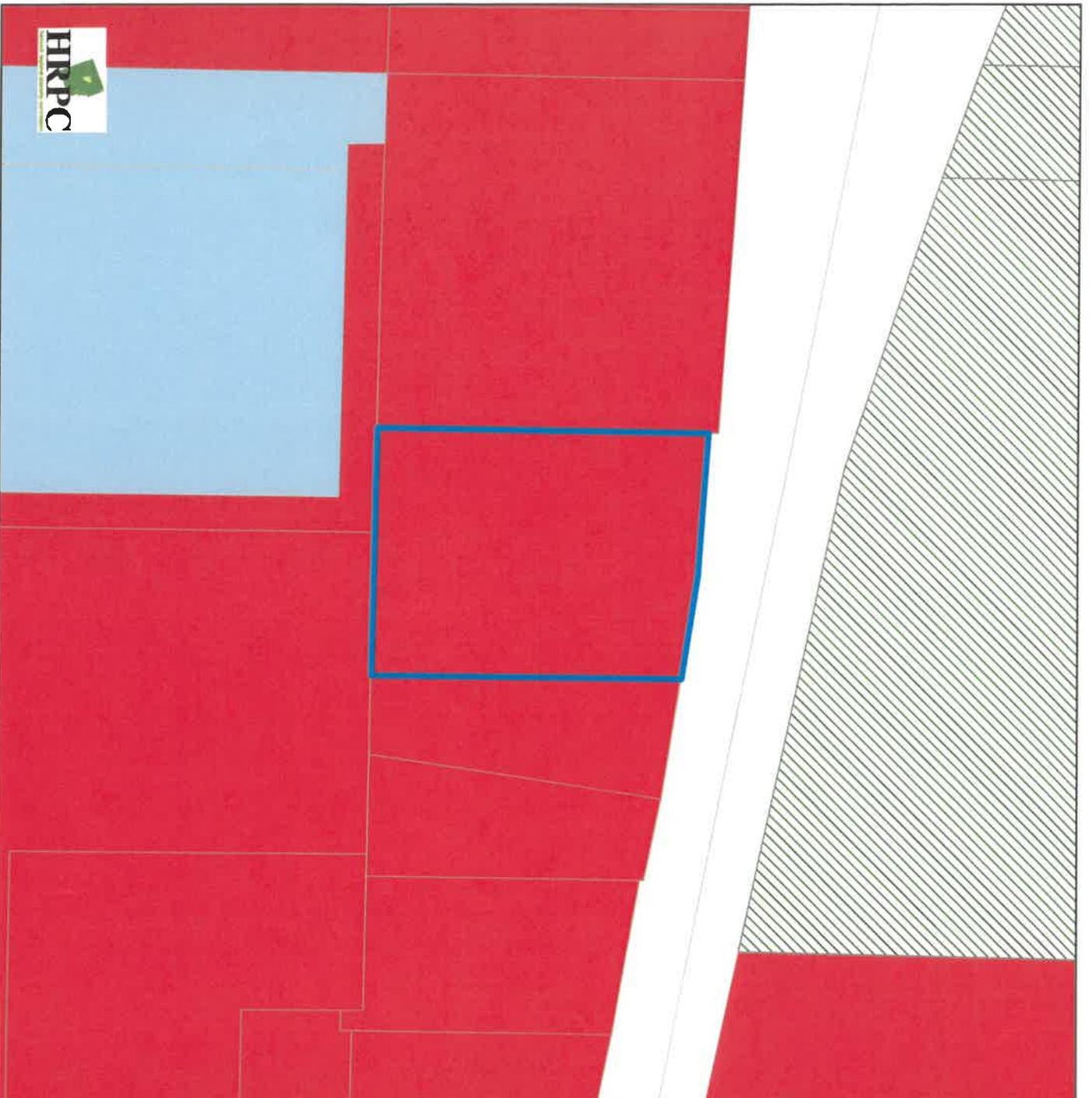
-  EV Site
-  Parcels
-  Road Centerline

Findlay Locator Map



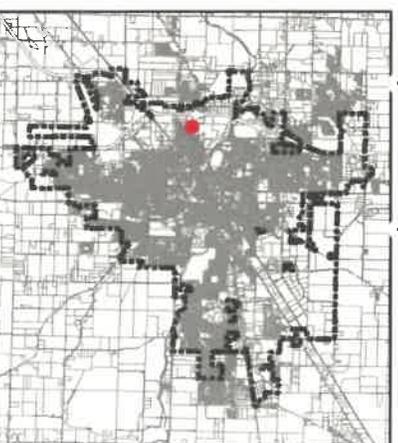
CU-07-2024

APPLICATION FOR
CONDITIONAL USE
filed by Tesla Inc., to install
an electric charging station
at 1215 W. Main Cross Street.



Legend	
	EV Site
	Parcels
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Dupev/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH
	Multizoned/Parcels
	<all other values>
ZONING_NEW	
	M2
	R3
	R4

Findlay Locator Map



6. APPLICATION FOR CONDITIONAL USE #CU-08-2024 filed by the City Mission of Findlay for an emergency shelter for women and children to be located at 1918 N. Main Street.

CPC STAFF

General Information

This request is located on the east side of N. Main Street between Lester Avenue and Rector Avenue. It is surrounded by a neighborhood of R-3 Small Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the parcel as Single-Family Small Lot.

Parcel History

The site is currently vacant after the City Mission acquired the site from the Family Resource Center in early 2024.

Staff Analysis

The applicant has indicated they intend to renovate the space into an emergency shelter for women and children. This would help them accommodate more people as they have overflow at their downtown campus. They have submitted a floorplan that shows that they would renovate 9 rooms on the first floor as bedrooms. They would also like to renovate a second-floor space in a second phase, that would house an on-site staff member and provide an additional 9 more rooms.

There is an existing parking lot on the south side of the building and in the rear. This can accommodate 15 vehicles. There is an existing fence along the north side of the property, which screens the parking lot from the neighbor to the north. This will help protect the surrounding neighborhood from an increase in activity. Staff would add that Conditional Use permits are revocable if there are any issues with this use in the future.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-08-2024 filed by the City Mission of Findlay for an emergency shelter for women and children to be located at 1918 N. Main Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Obtain a new Certificate of Occupancy
- Obtain any needed permits for any work being completed
- Obtain a fire inspection before opening

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-08-2024 filed by the City Mission of Findlay for an emergency shelter for women and children to be located at 1918 N. Main Street.**

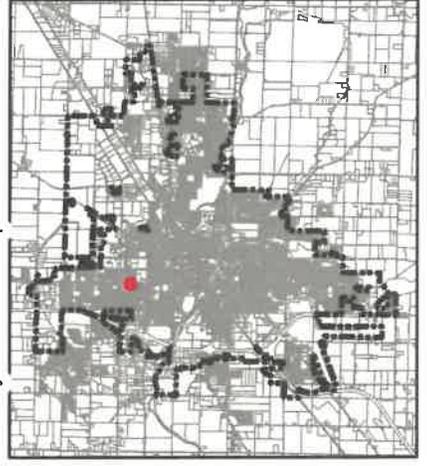
CU-08-2024

APPLICATION FOR
CONDITIONAL USE
filed by the City Mission
of Findlay for an
emergency shelter for
women and children to be
located at 1918 N. Main Street.

Legend

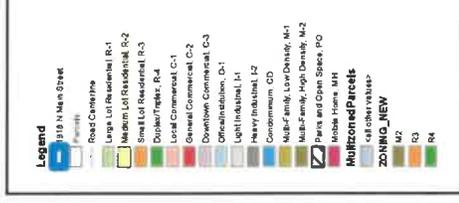
- 1918 N Main Street
- Parcels
- Road Centerline

Findlay Locator Map

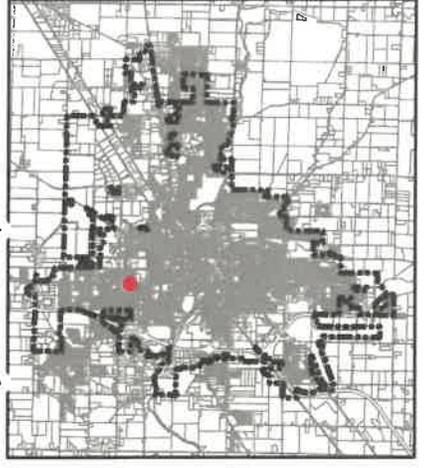


CU-08-2024

APPLICATION FOR
CONDITIONAL USE
filed by the City Mission
of Findlay for an
emergency shelter for
women and children to be
located at 1918 N. Main Street.



Findlay Locator Map



7. APPLICATION FOR SITE PLAN REVIEW #SP-09-2024 filed by Ohio Logistics to construct a new warehouse on lots 1-3 of the Invision Place Subdivision along Hamlet Drive.

CPC STAFF

General Information

This request is located on the east side of Hamlet Drive, just south of CR 212. This parcel is zoned I-1 Light Industrial. It is in an area of I-1 Light Industrial. This parcel is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates this parcel as Light Industrial.

Parcel History

The site is vacant.

Staff Analysis

The applicant has indicated they would like to combine the three lots into one site for a new 207,904 sf warehouse. This would include 22 truck docks on the rear of the property. This facility will mostly be storage. They have provided 18 parking spots, with 2 being handicap accessible. This would accommodate 16 employees during peak shift.

There is an existing roadside ditch that is north of the proposed building. This will remain and be the overflow outlet for a new retention pond at the north of the site.

The building meets all the setbacks and height requirements for the I-1 district. The applicant has indicated they will install 12 trees along Hamlet Drive as part of their landscaping. It is in the City right-of-way, and has been discussed with the City Engineer. If at any point the trees need to be removed for the City to do maintenance in the right-of-way, the owner is required to replace the trees. At the rear of the property, they have provided some river rock to help address the slope with the neighboring property.

The site also slopes towards the north end. This means that the foundation at the south end will be underground but will become exposed as you move north on the site. Elevations were included in the application for review.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-09-2024 filed by Ohio Logistics to construct a new warehouse on lots 1-3 of the Invision Place Subdivision along Hamlet Drive.**

ENGINEERING

Access –

Access to the site will be from two new drive approaches off of Hamlet Drive. The site is proposing to have one drive at the north of the site and one at the south end.

Water Service –

The proposed plans show an 8” waterline to loop around the building and make two taps onto the

20-inch main line that is on the west side of Hamlet Drive. On the east side of the building the 2-inch domestic and 6-inch fire line will come off of this 8-inch loop. On the 6-inch fire line that is going into the building a 6-inch gate valve will need to be installed on the line before it goes into the building. The same will need to be done for the 2-inch domestic line.

Sanitary Service --

The proposed plans show a new sanitary sewer to be extended from the east. The new line will be running in an easement so it is assumed the sanitary sewer will be a public sewer. If this is going to be a public sewer there are a couple of things that will need revised.

- At SAN MH No.4 the line is pretty shallow so I would like to see that pushed a little lower so it does not freeze. It looks like the line can be flattened out to push the sewer deeper.
- Due to the shallow depths at MH No. 3 and No.4 the sanitary manholes will need to be Type G manholes.

Stormwater Management –

The site consultant has sent in stormwater retention calculations and they comply with the City's Standards. The site is proposing to install a new retention pond to be located on the north side of the site.

MS4 Requirements –

The site is located within the City Limits and 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.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Tap Permit x 2
- Water Service Connections x 2
- Sanitary Mainline Tap Permit x 1
- Sewer Service Connections x 1
- Curb Cut Permit x2

FIRE PREVENTION

- Obtain all required permits before construction and inspection during construction

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2024 filed by Ohio Logistics to construct a new warehouse on lots 1-3 of the Invision Place Subdivision along Hamlet Drive.**

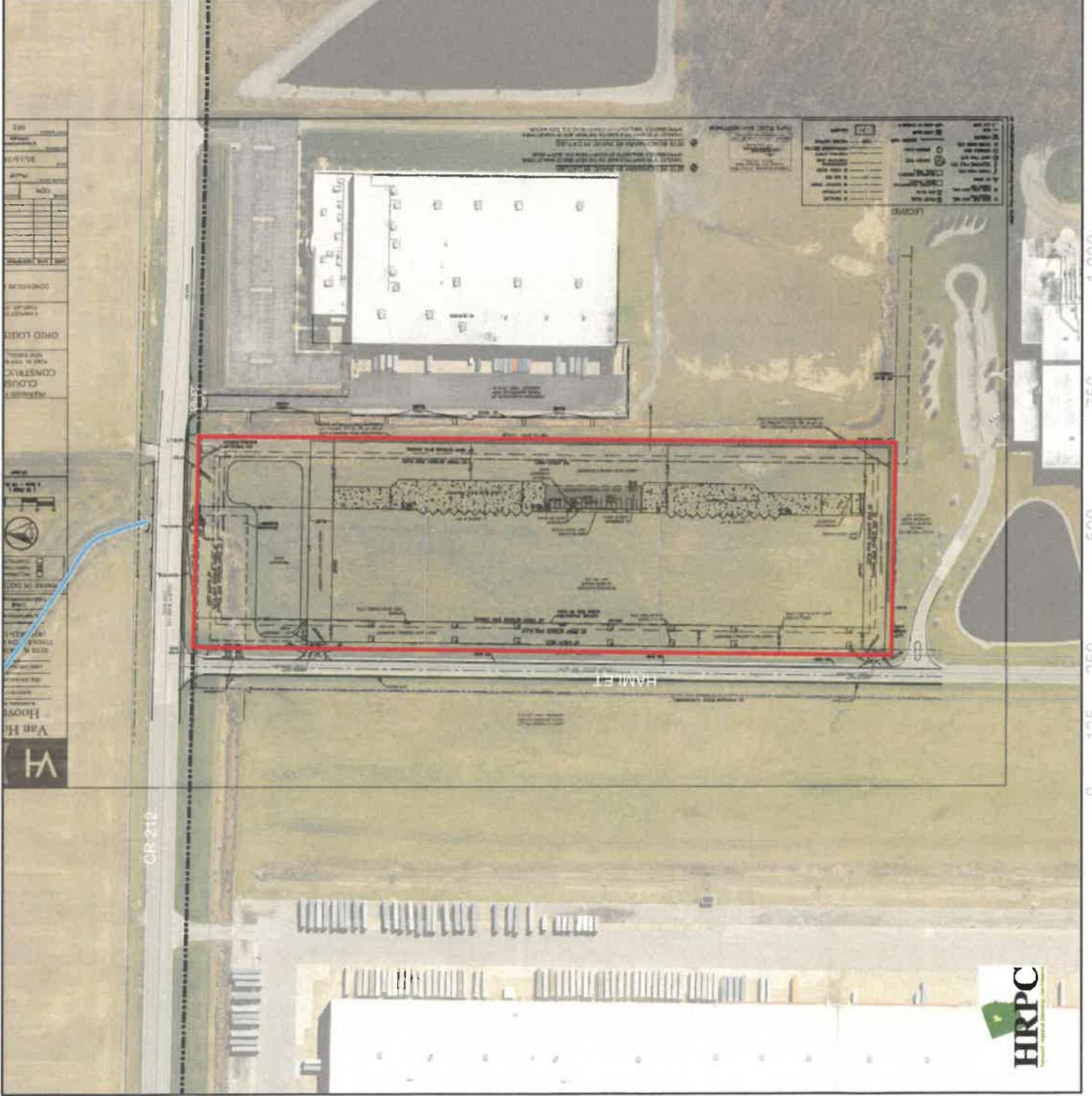
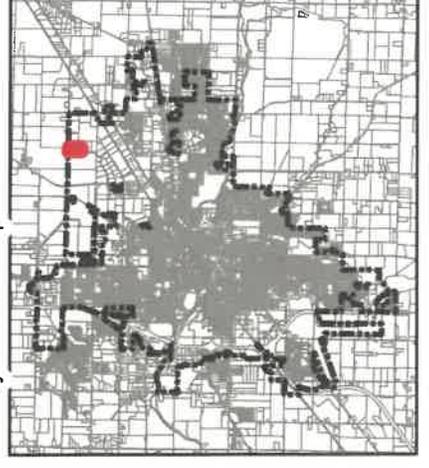
SP-09-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Ohio Logistics to
construct a new warehouse
on lots 1-3 of the
Invision Place Subdivision
along Hamlet Drive.

Legend

- SP-09-2024 site
- Parcels
- Road Centerline

Findlay Locator Map



8. APPLICATION FOR SITE PLAN REVIEW #SP-10-2024 filed by Young Men's Christian Association, for a redevelopment of the Findlay YMCA at 300 E. Lincoln Street.

CPC STAFF

General Information

This request is located at the northeast corner of the YMCA campus, at the intersection of Hardin Street and Grand Avenue. It is zoned C-3 Downtown Commercial. It is in an area that is a mix of C-3 Downtown Commercial, R-3 Small Lot Residential, and M-2 Multi-Family, High Density. It is not located within the 100-year floodplain.

Parcel History

The site is currently vacant after the YMCA acquired the site and removed the existing structures.

Staff Analysis

The applicant this is the first phase of a multi-phase development to redevelop the YMCA campus. This phase would see the completion of a new Early Learning Center. This would include a new parking area with a temporary curb cut on E. Hardin Street. There is currently a curb cut that is abutting the church parking lot. This would be widened to provide easier turn access into the parking lot.

The C-3 district does not have any setback requirements, so no front or side yard is required. There is a requirement that the building be at least a minimum of 60% of the lot width, which the project will meet after completion of the second phase.

The applicant has provided adequate landscaping to meet the C-3 Parking Lot Screening standards. The parking lot is screened by a combination of street trees and a line of shrubs at the north end of the parking lot.

The applicant submitted elevations for the new structure. It uses a variety of materials and provides both vertical and horizontal articulation. Since the site is located in the Downtown Design Review District, they will need to receive a Certificate of Appropriateness from the Board regarding the aesthetic and materials for the project.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-10-2024 filed by Young Men's Christian Association, for a redevelopment of the Findlay YMCA at 300 E. Lincoln Street with the following condition:**

- **Receive approval from the Downtown Design Review Board.**

ENGINEERING

Access –

The development will be accessed from a new roadway that will be extended to the east from the existing stub on Silver Creek Drive. Silver Creek Drive will be extended to the east side of the power lines and will then split into Loop Drive. For safety personnel, Engineering would like to

see a second drive access to the site.

Water Service –

Did not see any water service proposed on the plans. Assuming water service and fire suppression will be needed, so Engineering will review the revised plans when received.

Sanitary Service –

Did not see any sanitary sewer proposed on the plans. Assuming sewer will be needed, so Engineering will review the revised plans when received.

Stormwater Management –

Engineering is working with the consultant to finalize the stormwater detention design and outlets. The City is currently evaluating some storm lines that are expected to be used as storm outlets to ensure they have enough capacity.

MS4 Requirements –

The site is located within the City Limits and 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.

Recommendations:

Conditional Approval of the Site Plan:

- Construction plans are approved by the Engineering Office.
- Second Roadway access for the development

The following permits may be required prior to construction:

- Storm Sewer Tap x 2
- Curb Cut Permit x 2
- Sidewalk Permit x1
- Water Taps?
- Sanitary Sewer Taps

FIRE PREVENTION

- Obtain all required permits before construction and inspection during construction

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-10-2024 filed by Young Men's Christian Association, for a redevelopment of the Findlay YMCA at 300 E. Lincoln Street with the following condition:**

- **Receive approval from the Downtown Design Review Board.**

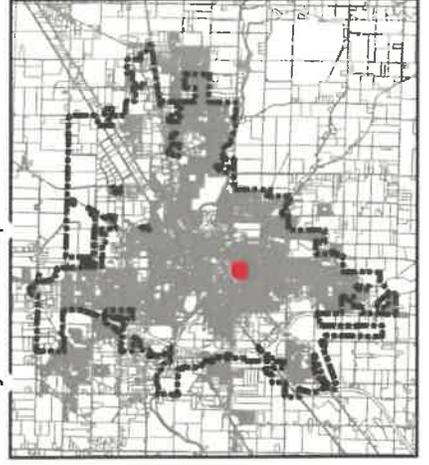
SP-10-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by the
Young Men's Christian Association
for a redevelopment of the
Findlay YMCA at
300 E. Lincoln Street.

Legend

- YMCASite
- Parcels
- Road Centerline

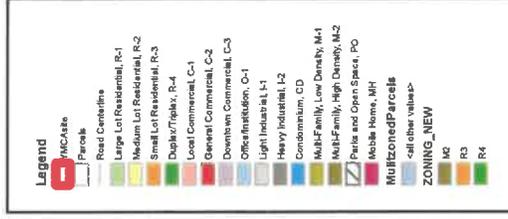
Findlay Locator Map



SP-10-2024

APPLICATION FOR SITE PLAN REVIEW

filed by the
Young Men's Christian Association
for a redevelopment of the
Findlay YMCA at
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Findlay Locator Map

