

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT July 11, 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
July 11, 2024 – 9:00 AM
AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **APPLICATION FOR SITE PLAN REVIEW #SP-11-2024** filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy Drive.
2. **APPLICATION FOR CONDITIONAL USE #CU-10-2024** filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, July 11, 2024– 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-11-2024 filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy Drive.**

CPC STAFF

General Information

This request is located in the Findlay Village Mall Subdivision on Tiffin Avenue next to the intersection with Cory Drive. It is zoned C-2 General Commercial. It is in a C-2 General Commercial area. 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

The site is currently parking for RP Home & Harvest of Findlay. GetGo had a similar gas station and convenience store site plan for the site that went through CPC in May 2023 (SP-10-2023).

Staff Analysis

Sheetz is proposing a 6,132 sf convenience store and gas station on this site. This would include 38 parking spots for the convenience store, which meets the standards. On the south side of the site is the 12-pump gas station. On the west side of the site, there is a dumpster enclosure area. This enclosure would use vinyl and brick, which matches the elevations of the building.

The site has two proposed new curb cuts. One is a full entrance onto Croy Drive, while the other is a right-in/right-out onto Tiffin Avenue. Staff would like to see the right-in/right-out changed into a fully dedicated drive-in lane to discourage people from being able to turn left out of the site.

In terms of landscaping, staff discussed with the applicant that the foundation plantings were not necessarily required along the building, but could be clustered around the perimeter. They have included landscaping along the east, north, and west sides of the lot. Staff appreciated the applicant's willingness to meet the number of required plantings for the site.

They have submitted to the BZA for two variances. One is a reduction of the front yard setback to be 7 feet from the front property line. This is in keeping with the setback of the Raising Cane's site to the west, so our staff is supportive of the request. The second is a reduction on the rear-yard setback to ten feet. Staff was supportive of the request as well.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2024 filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy Drive with the following condition:**

- **Receive the variances for the 10-foot rear yard setback and the parking lot will be 7-feet from the front property line**

ENGINEERING

Access –

Access to the site will be from two separate curb cuts. The first curb cut will be a full access drive off of Croy Drive, and the second drive will be a right in/ right out on the north side of Tiffin Avenue. During the construction of the drives (and the taps) the site contractor will need to provide an MOT plan to the Engineering Office for approval. Looking at the grading plan there are a couple of locations where the cross slope of the proposed sidewalk is over 2.0%, the sidewalk will need to be adjusted in the field prior to placement.

Water Service –

Site is proposing a 2-inch domestic tap to come off of the 12-inch mainline on the north side of Tiffin Avenue. The site is also proposing an irrigation system to be installed for the landscaping, the irrigation line will need to be a separate tap from the domestic line.

Sanitary Service –

The site is proposing a mainline tap on the sanitary line that is on the west site of Croy Drive. The grease interceptor will be inspected by the Health Department.

Stormwater Management –

Due to the site reducing the amount of impervious area, storm detention is not required. The site is proposing a water quality structure to be installed within 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:

- Storm Sewer Tap x 1
- Curb Cut Permit x 2
- Sidewalk Permit x1
- Curb Cut/ Drive x2
- Water Taps x2
- Sanitary Sewer Tap x1

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2024 filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy Drive with the following condition:

- Receive the variances for the 10-foot rear yard setback and the parking lot will be 7-feet from the front property line

SP-11-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Sheetz to construct
a new gas station at the
northwest intersection of
Tiffin Avenue and Croy Drive.

Legend



Sheetz Lot

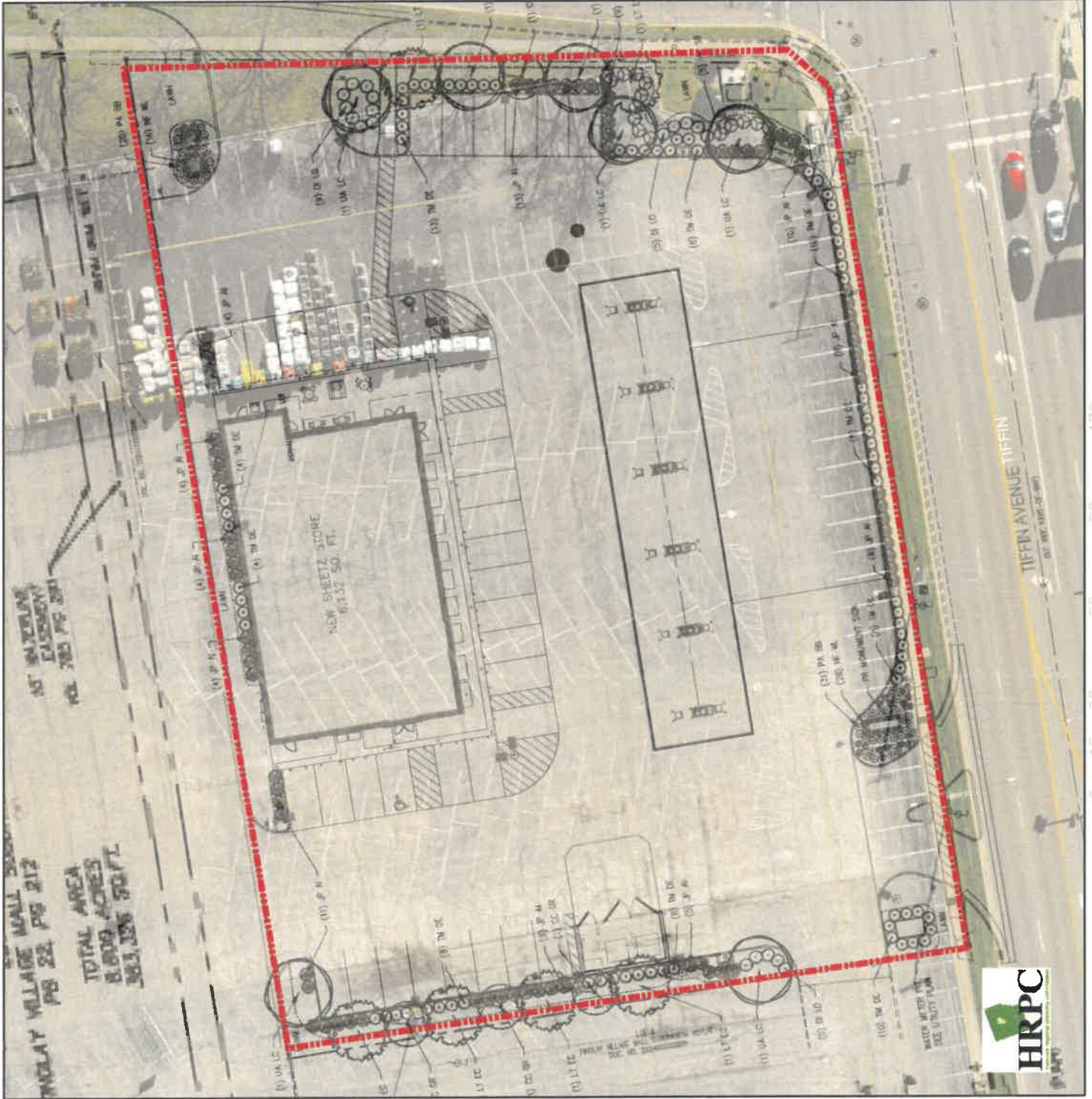
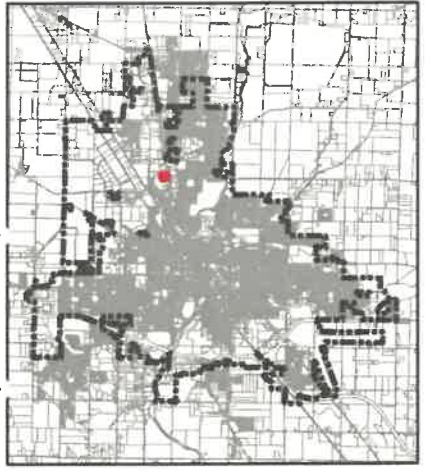


Parcels



Road Centerline

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-10-2024 filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.

CPC STAFF

General Information

This request is located on the south side of Lima Avenue at the corner of Summit Street. This parcel is zoned C-1 Local Commercial. To the south, the neighborhood is zoned R-1 Large Lot residential. To the north, it is zoned R-3 Small Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

The site was previously a dog grooming business.

Staff Analysis

The applicant has indicated they would like to operate a convenience store and have the residential unit available for an employee. The footprint of the building would not change, but they would be re-establishing the residential unit in the space.

Staff has concern about the intensity of the use. Going from a dog grooming business that only has a customer or two at a time, to a convenience store which could have multiple visitors at a time, can lead to disruption of the neighbor. The hours of operation would also increase the intensity of the use. There is a lack of screening on the site for the structure with the neighbors. Staff would note that two of the existing parking spaces would need to be used for the residential component, which could lead to congestion issues within the parking area.

Staff Recommendation

CPC Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-10-2024 filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-10-2024 filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.**

CU-09-2024

APPLICATION FOR
CONDITIONAL USE
filed by HHNV LLC for a
multi-use convenience
store/apartment located
at 1101 Summit Street.

Legend



1101 Summit Street

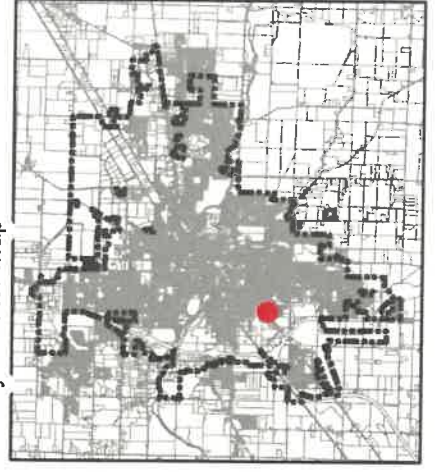


Parcels

Road Centerline



Findlay Locator Map



CU-09-2024

APPLICATION FOR
CONDITIONAL USE
filed by HHNV LLC for a
multi-use convenience
store/apartment located
at 1101 Summit Street.

- Legend**
- 1101 Summit Street
 - Parcel
 - Road Centerline
 - Large Lot Residential, R-1
 - Medium Lot Residential, R-2
 - Small Lot Residential, R-3
 - Duplex/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

