

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT December 8, 2016

CITY PLANNING COMMISSION MEMBERS

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

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

City of Findlay City Planning Commission

Thursday, December 8, 2016 - 9:00 AM

COMMENTS

NEW ITEMS

1. APPLICATION FOR SITE PLAN #SP-22-2016 filed by Findlay Elks Lodge, 900 W. Melrose Avenue, Findlay for proposed clubhouse expansion at 900 W. Melrose Avenue, Findlay.

HRPC

General Information

This request is located off the north side of E. Melrose Avenue west of I-75. It is zoned C-2 General Commercial. To the north is zoned M-2 Multiple Family. To the south is RM-1 Multiple Family in Liberty Township and to the west is R-1 One Family in the Township. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Multi-Family.

Parcel History

The site has historically been a private swimming/tennis club and rental hall business. The Elks Lodge purchased it in October, 2013, relocated their lodge to the site and maintain the swim/tennis club and rental hall business. FCPC reviewed and approved plans for an additional building and parking lot at their meeting on July 14, 2016.

Staff Analysis

This phase of the project will fill in the area between the old banquet hall and the currently under construction clubhouse building which was approved last summer.

As it is infill, the setbacks are not an issue. Parking calculations were based on the recreational standard. The previous plan was determined to need 57 spaces and there were 81 provided on the plan. With the addition of approximately 4600 square feet of new building, another 15 spaces are required. The current number of spaces shown is still adequate to meet requirements. There was discussion of the eventual removal of the old 2 story clubhouse which would open up the possibility of some additional parking area in the future.

The building is designed to fit in with the architectural features of the current phase and no changes are being made in access or traffic flow on the site.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR SITE PLAN #SP-22-2016 for proposed clubhouse expansion of the Findlay Elks Lodge at 900 W. Melrose Avenue.**

ENGINEERING

Access – Access to the site will not be changed.

Sanitary Sewer – No additional sanitary taps are being requested.

Waterline – No additional water taps are being requested.

Stormwater Management – Detention is being provided by the underground detention system that is being constructed with the first phase of construction.

MS4 Requirements – The MS4 requirements from the first phase of construction will cover this phase also.

Sidewalks – There are no existing sidewalks on West Melrose Avenue.

Recommendations: Approval of the site plan.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN #SP-22-2016 for proposed clubhouse expansion of the Findlay Elks Lodge at 900 W. Melrose Avenue.**

2. APPLICATION FOR SITE PLAN REVIEW #SP-24-2016 filed by Celtic Materials, LLC, 4426 N Old State Rd, Norwalk, OH for a proposed temporary asphalt plant and offices to be located at 1150 Lima Avenue, Findlay.

HRPC

General Information

This request is located along the east side of the SR 15/I-75 loop. It is zoned I- 2 General Industrial. All surrounding parcels are also zoned I-2. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

None

Staff Analysis

The applicant is proposing to use the site as a temporary asphalt plant operation in conjunction with the ODOT Interstate 75 widening project through the Findlay area.

The I-1 district does not specifically list such an operation in the code, but in section 1143.03 Conditional Uses J. we have a clause for any additional less intensive, non-objectionable uses subject to Planning Commission approval. FCPC will have to first grant approval of this operation as a conditional use. The I-2 is certainly the best district for such a purpose and this particular location is surrounding by a stone quarry and an excavation business now.

Access to the site will be from Lima Avenue at the current location of the drive beside the ODNR office building. There has been a service road here to accommodate access for the parcels along the highway that do not have frontage on to a public street. The plan is for a new public right-of-way with a cul-de-sac.

The company will locate three temporary office trailers on the site, various stock piles for materials, some storage boxes and of course the temporary plant equipment.

A parking area with 61 spaces is shown. They have estimated 30 construction workers' vehicles on site at any given time plus 25 spaces to accommodate the offices. The parking area is indicated as gravel. Normally, paved parking is required. Staff would like to waive that requirement due to the temporary nature of the operation. It may be here for 3 years, but once the roadway work is completed it will cease operation and everything will be moved out. We don't see any value in having a paved parking lot on a vacant site in the future.

The height of the plant will be 45' at the tallest point. That is well below the maximum height permitted in I-2 of 60'.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-24-2016 for a proposed temporary asphalt plant and offices to be located at 1150 Lima Avenue subject to the following conditions:**

- **Granting of the Conditional Use by FCPC**
- **Waiving of the requirement to pave the parking area.**

ENGINEERING

Access – Access to the site will be from a service road that will be installed as part of the I-75 widening project.

Sanitary Sewer – The closest sanitary sewer is the existing 8-inch sanitary sewer located on Lima Avenue. The ground elevation falls from Lima Avenue to the site so it will not be possible to extend a gravity sanitary sewer to the site. Sanitary service for the site will have to include a sanitary pump station with a force main that will connect into the existing sanitary sewer on Lima Avenue.

Waterline – The closest waterline is the existing 8-inch waterline located on Lima Avenue. Water service for the site will have to include a proposed waterline from the site to the existing waterline on Lima Avenue.

Stormwater Management – The proposed development will only be used during the I-75 widening project. Once the project is completed, the proposed offices and asphalt plant will be removed from the site. This means that the runoff from the site after the project will be the same as the runoff from the site prior to the project so no detention will be required.

MS4 Requirements – The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.

General Comments – Since the site is located so close to the airport, an FAA permit application should be submitted to ensure that there will not be any issues due to the height of the proposed asphalt plant. The applicant will also be required to obtain any OEPA permits that might be required for the proposed use (air permit, etc.)

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

- Water and sewer be extended to the site so that the proposed development can have public water and sewer services.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit

FIRE PREVENTION

Provide a minimum 6" waterline extended to the site with hydrant placed near cul-de-sac

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-24-2016 for a proposed temporary asphalt plant and offices to be located at 1150 Lima Avenue subject to the following conditions:**

- **Granting of the Conditional Use by FCPC (HRPC)**
- **Waiving of the requirement to pave the parking area. (HRPC)**
- **Water and sewer be extended to the site so that the proposed development can have public water and sewer services (ENG)**
- **Provide a minimum 6" waterline extended to the site with a hydrant placed near the**

cul-de-sac. (FIRE)

SP-24-2016

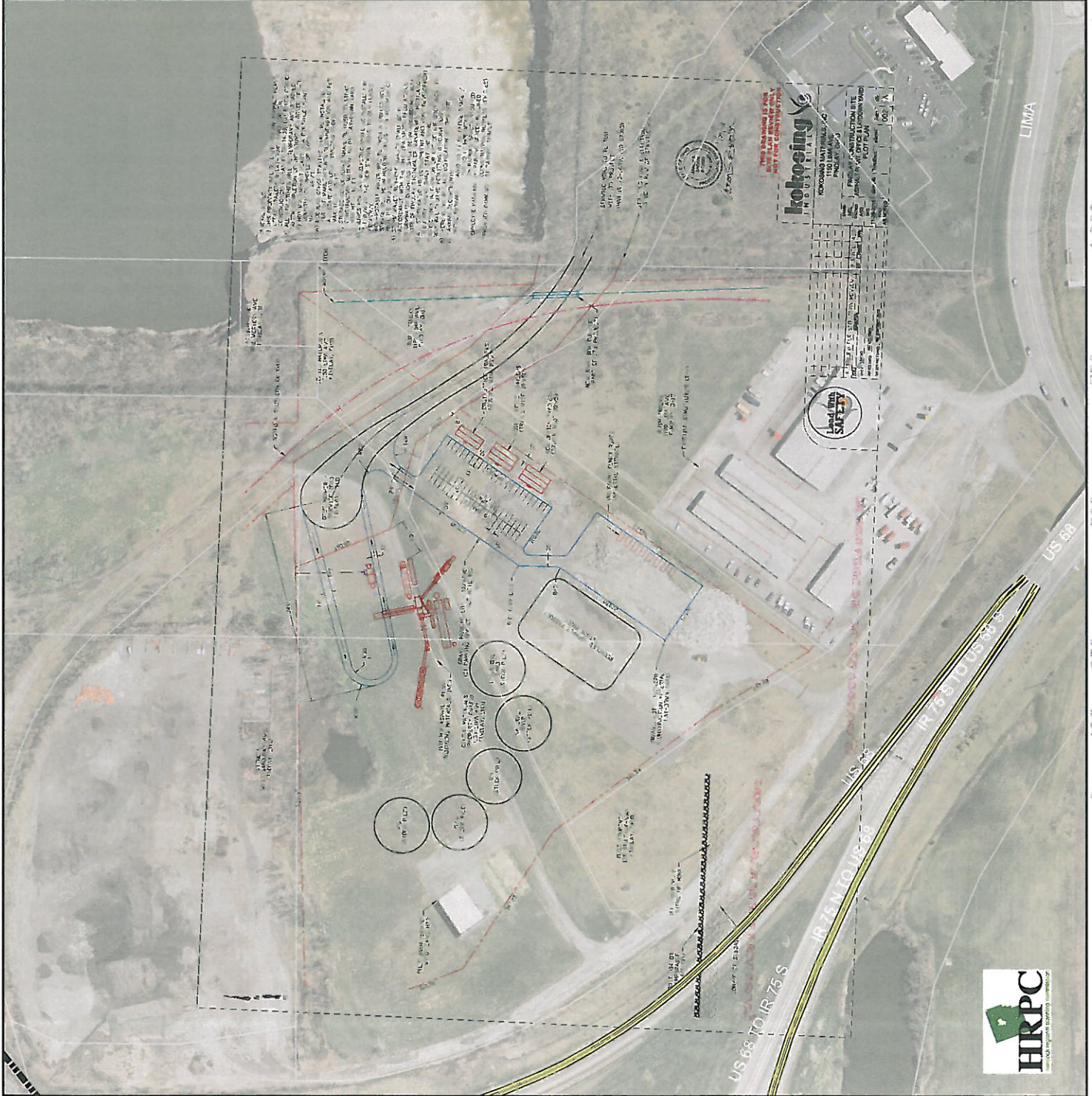
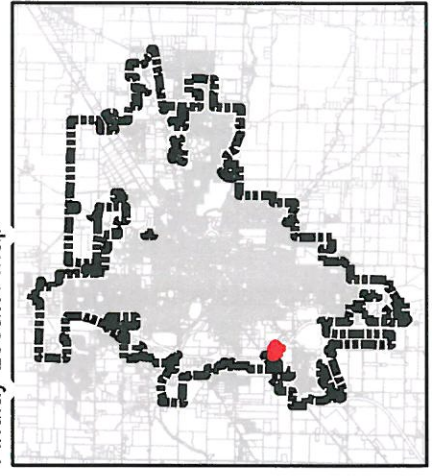
APPLICATION FOR SITE
PLAN REVIEW
filed by Celtic Materials, LLC
for a proposed temporary asphalt
plant and offices to be located
at 1150 Lima Avenue, Findlay.

Legend

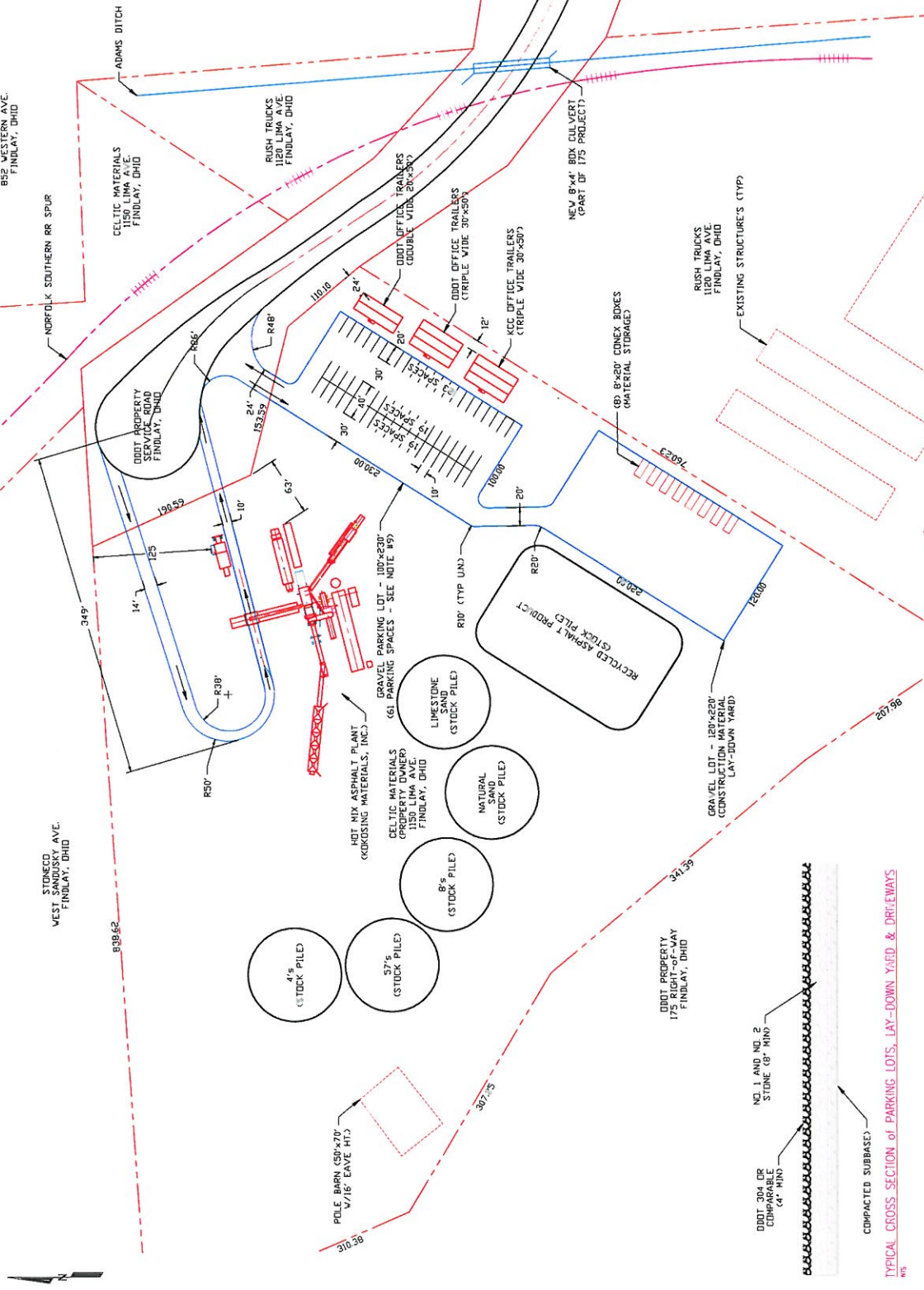
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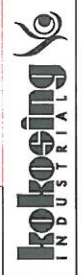
Findlay Locator Map



- GENERAL NOTES:
- 1) THE PROPERTY WILL BE USED FOR AN ASPHALT PLANT, CONSTRUCTION OF HAN IR 75-14.39, PID 87005 PROJECT. ALL STRUCTURES WILL BE TEMPORARY AND REMOVED AFTER COMPLETION OF THE ABOVE MENTIONED PROJECT.
 - 2) ALL STRUCTURES WILL BE TEMPORARY AND REMOVED AFTER COMPLETION OF THE ABOVE MENTIONED PROJECT.
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 - 9) ALL STRUCTURES WILL BE TEMPORARY AND REMOVED AFTER COMPLETION OF THE ABOVE MENTIONED PROJECT.



THIS DRAWING IS FOR
SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



KOKOSING MATERIALS, INC.
1150 LIMA AVE.
FINDLAY, OHIO

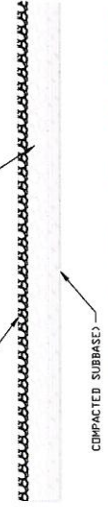
NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
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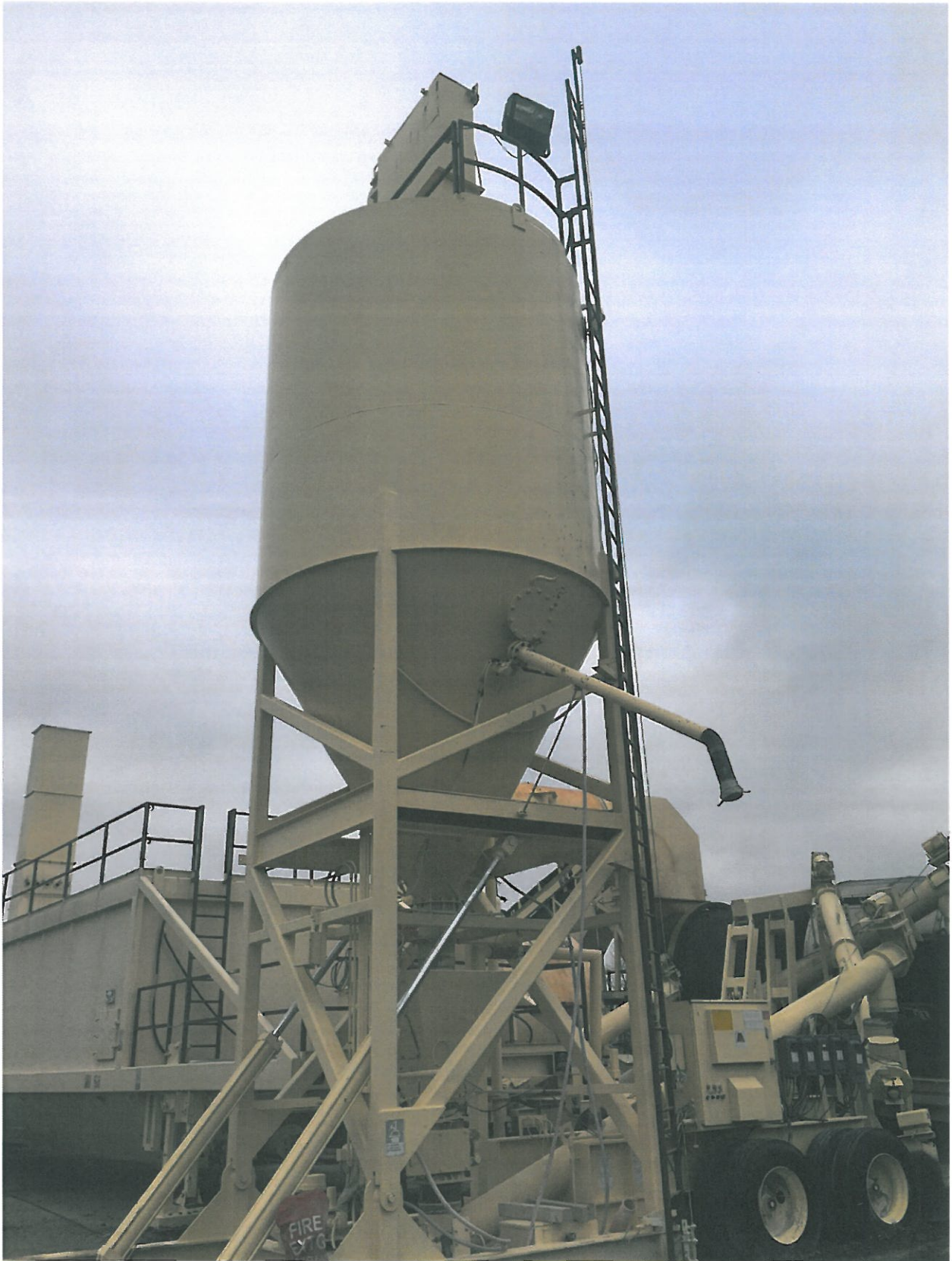
FINDLAY CONSTRUCTION SITE
ASPHALT PLANT, OFFICE & LAYDOWN YARD
PLOT PLAN

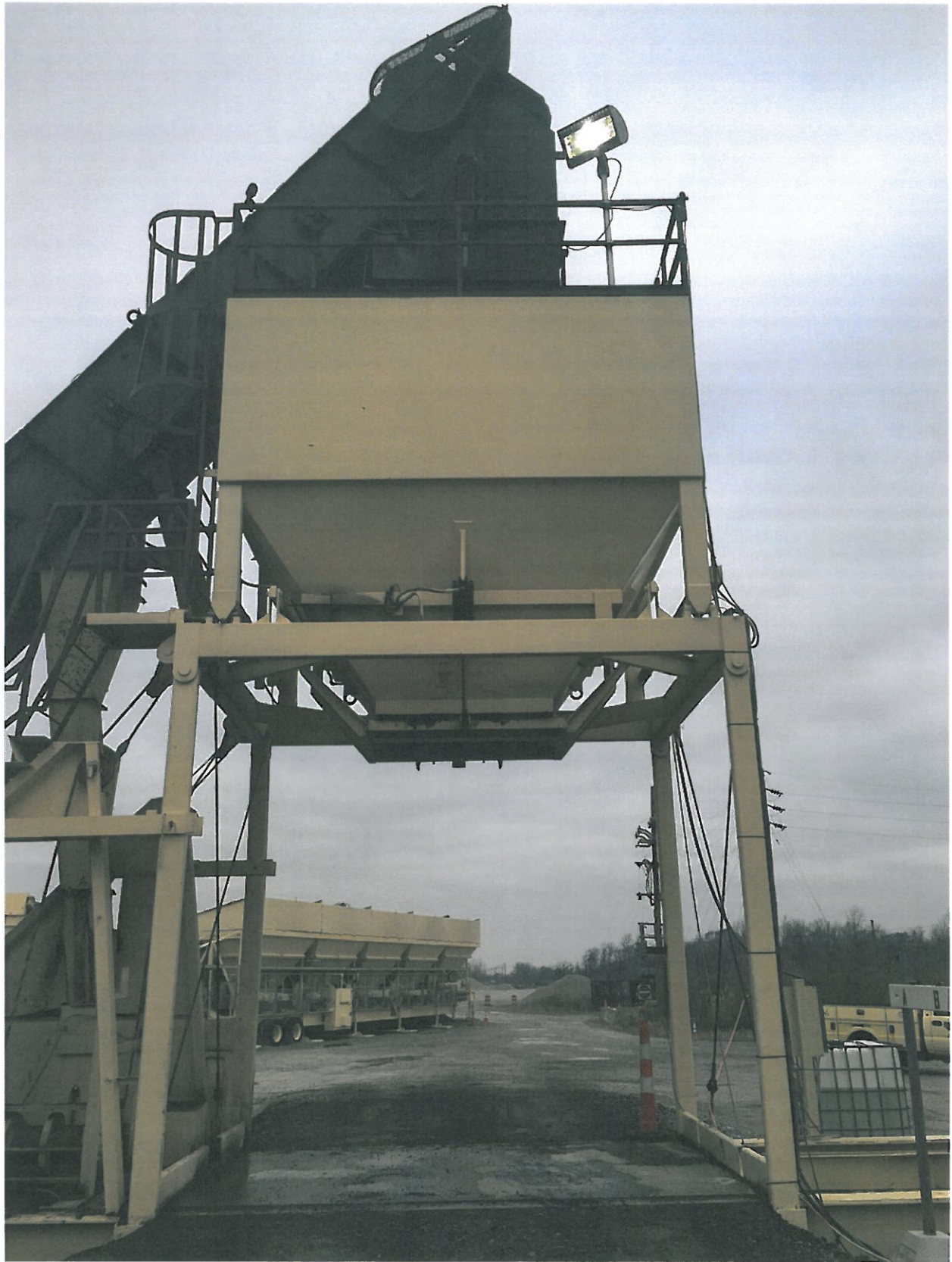
DATE: 11-28-2018
SCALE: AS NOTED
SHEET: 002
REV: A

PLOT PLAN OF PROPOSED ASPHALT PLANT, OFFICE TRAILERS & LAYDOWN YARD
1" = 50'



TYPICAL CROSS SECTION of PARKING LOTS, LAY-DOWN YARD & DRIVEWAYS





3. APPLICATION FOR SITE PLAN REVIEW #SP-25-2016 filed by M-Two Limited Liability Company, 1199 Imperial Drive, Naples, FL for proposed 6,000 square foot storage building at 235 Stanford Parkway, Findlay.

HRPC

General Information

This site is located off the east side of Stanford Parkway on Lots 9 & 10 of the Mill Six Subdivision. It is zoned I-1 Light Industrial and all abutting lots on the north, east and west sides are also I-1. To the south is zoned C-2 General Commercial. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as industrial.

Parcel History

The Legacy Marble and Stone business is located here.

Staff Analysis

The applicant is proposing to construct a 40' x 150' building for display and storage of stone slabs. It is to be attached to the east side of an existing building by a 10' x 20' connection. The building will follow the same north building line as the existing structure.

There is an asphalt area being added to the north side of the building also which will connect with a current asphalt pad.

The applicant has stated that no new jobs or employees will be added with the construction, so no additional parking is proposed. There are nine (9) parking spaces on the east side of the existing building which this is being connected to.

All of the buildings are served by an existing private drive that loops back to Stanford Parkway.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-25-2016 for proposed 6,000 square foot storage building at 235 Stanford Parkway, Findlay.**

ENGINEERING

Access – Access to the site will be from an extension of the existing drive located on the property to the north of the proposed building (Lot 11). Since Lot 11 is shown as having different ownership, a cross share agreement or access easement should be setup so that access will not become a problem in the future if either of the lots are sold.

Sanitary Sewer – No additional sanitary taps are being requested.

Waterline – No additional water taps are being requested.

Stormwater Management – Detention calculations have been provided as required. Engineering has contacted the consultant about some questions on the detention calculations. Depending upon the answers from the consultant, some minor grading changes may have to be made. This item can be worked out between Engineering and the consultant as a condition for approval. The outlet for the proposed detention basin is being connected into the existing catch basin located on Lot 11 to the north. The catch basin is not shown to be in an existing utility easement. A utility

easement should be obtained from Lot 11 so that an issue will not arise in the future if either of the lots are sold.

MS4 Requirements – The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

Sidewalks – There are not existing sidewalks on Stanford Parkway or the Private Drive.

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

- Access easement or agreement be put into place between the two properties.
- The consultant answers the detention questions and make any minor grading changes that will be required to the satisfaction of Engineering.
- Utility easement be put into place between the two properties for the outlet from the proposed detention basin.

The following permits may be required prior to construction:

- Storm Tap Permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-25-2016 for proposed 6,000 square foot storage building at 235 Stanford Parkway, Findlay subject to the following conditions:**

- **Access easement or agreement be put into place between the two properties. (ENG)**
- **The consultant answers the detention questions and make any minor grading changes that will be required to the satisfaction of Engineering. (ENG)**
- **Utility easement be put into place between the two properties for the outlet from the proposed detention basin. (ENG)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**

