

# **FINDLAY CITY PLANNING COMMISSION**



## **STAFF REPORT March 9, 2017**

### **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, March 9, 2017 - 9:00 AM

## AGENDA

### CALL TO ORDER

### ROLL CALL

### SWEARING IN

### APPROVAL OF MINUTES

### NEW ITEMS

1. **ALLEY/STREET VACATION PETITION #AV-01-2017** filed to vacate a portion of Lippincott Avenue between Fishlock Avenue and Williams Street.
2. **ALLEY/STREET VACATION PETITION #AV-02-2017** filed to vacate the first east/west alley north of Lippincott Avenue between Fishlock Avenue and Williams Street and the first north/south alley east of Fishlock Avenue from 1<sup>st</sup> Street south to Lye Creek.
3. **APPLICATION FOR SPECIAL REVIEW #SR-01-2017** filed by Country Club Acres, 655 Fox Run Rd, Findlay for an approximately 12,000 square foot general retail building to be located at 10505 US 224 in Liberty Township.
4. **APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-01-2017** filed by Brown Automotive Diagnostics and Repair, LLC, 1226 W Sandusky Street, Findlay to add a paved parking lot to the east of the business.
5. **APPLICATION FOR SITE PLAN REVIEW #SP-02-2017** filed by Brown Automotive Diagnostics and Repair, LLC, 1226 W Sandusky Street, Findlay for a proposed parking lot.
6. **APPLICATION FOR PRELIMINARY PLAT #PP-01-2017** for Tall Timbers West 1<sup>st</sup> Addition.
7. **APPLICATION FOR FINAL PLAT #FP-02-2017** for Tall Timbers West 1<sup>st</sup> Addition.
8. **APPLICATION FOR SITE PLAN REVIEW #SP-04-2017** filed by George & Camille Ranzau/Campbell Soup Supply Company, LLC, PO Box 1261, Findlay for an approximately 741,000 square foot warehouse facility to be located on Lot 2 of Tall Timbers West 1<sup>st</sup> Addition.
9. **APPLICATION FOR SITE PLAN REVIEW #SP-05-2017** filed by George M Whitson, 1706 Imperial Lane, Findlay for a proposed Holiday Inn Express Hotel to

be located at 1920 King Ct, Findlay.

## **10. REVIEW OF AMENDMENTS TO FINDLAY ZONING ORDINANCE**

### **ADMINISTRATIVE REVIEW**

**1. APPLICATION FOR SITE PLAN REVIEW #SP-03-2017 filed by Werk-Brau Company, 2800 Fostoria Avenue, Findlay for an approximately 4,198 square foot building addition.**

### **ADJOURNMENT**

# City of Findlay City Planning Commission

Thursday, March 9, 2017 - 9:00 AM

## COMMENTS

### NEW ITEMS

1. **ALLEY/STREET VACATION PETITION #AV-01-2017 filed to vacate a portion of Lippincott Avenue between Fishlock Avenue and Williams Street.**

### HRPC

#### **General Information**

This request is to vacate the right of way of Lippincott Avenue between Fishlock Avenue and Williams Street. The area is zoned R-2 Single Family Medium Density. It is located within the 100-year flood plain. The City Land Use Plan designates the site as Single Family Medium Lot.

#### **Parcel History**

This right-of-way was discussed in 2003 when Hunter's Ridge Subdivision was being platted. At that time, the City did not want this used as an access to the subdivision due to the potential visibility issues with the bridge over Lye Creek.

#### **Staff Analysis**

The applicant is proposing to vacate this 60' wide unimproved right-of-way.

All abutting owners have signed the petition.

#### **Staff Recommendation**

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2017 filed to vacate a portion of Lippincott Avenue between Fishlock Avenue and Williams Street.**

### ENGINEERING

There are existing public utilities located in the existing right-of-way. Easements will need to be maintained. Part of the right-of-way around the bridge will need to be maintained so that there will be access to the bridge for maintenance and replacement when needed.

### FIRE PREVENTION

No Comments

### STAFF RECOMMENDATION

Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2017 filed to vacate a portion of Lippincott Avenue between Fishlock Avenue and Williams Street subject to the following**

**conditions:**

- Easements will need to be maintained for public utilities located in the right of way (ENG)
- Part of the right-of-way around the bridge will need to be maintained so that there will be access to the bridge for maintenance and replacement when needed. (ENG)

# AV-01-2017

**ALLEY/STREET VACATION**  
PETITION filed to vacate  
a portion of Lippincott Avenue  
between Fishlock Avenue  
and Williams Street.

## Legend



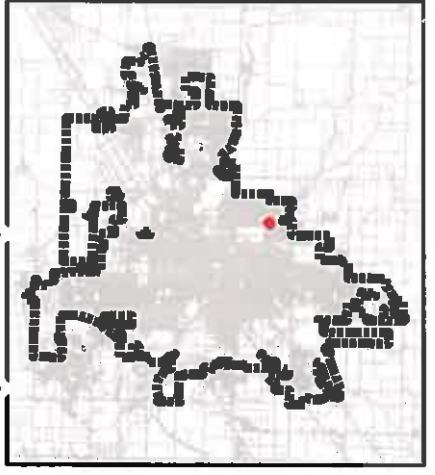
AV-01-2017

Road Centerline

Parcels



Findlay Locator Map



**2. ALLEY/STREET VACATION PETITION #AV-02-2017 filed to vacate the first east/west alley north of Lippincott Avenue between Fishlock Avenue and Williams Street and the first north/south alley east of Fishlock Avenue from 1<sup>st</sup> Street south to Lye Creek.**

**HRPC**

**General Information**

This request is located in the area generally bounded by Fishlock Avenue, Williams Street, First Street and Lye Creek. It is zoned R-2 Single Family Medium Density. It is within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Medium Density.

**Parcel History**

None.

**Staff Analysis**

The applicant is proposing to vacate these unimproved alleyways. There is a structure built across the right-of-way along Williams Street on the east side.

Once again, the abutting owners have signed the petition.

**Staff Recommendation**

**HRPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2017 filed to vacate the first east/west alley north of Lippincott Avenue between Fishlock Avenue and Williams Street and the first north/south alley east of Fishlock Avenue from 1<sup>st</sup> Street south to Lye Creek.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

**Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2017 filed to vacate the first east/west alley north of Lippincott Avenue between Fishlock Avenue and Williams Street and the first north/south alley east of Fishlock Avenue from 1<sup>st</sup> Street south to Lye Creek.**

# AV-02-2017

**ALLEY/STREET VACATION  
PETITION** filed to vacate the  
first east/west alley north of  
Lippincott Avenue and Williams Street  
Fishlock Avenue and Williams Street  
and the first north/south alley east of  
Fishlock Avenue from 1st Street  
south to Lye Creek.

## Legend

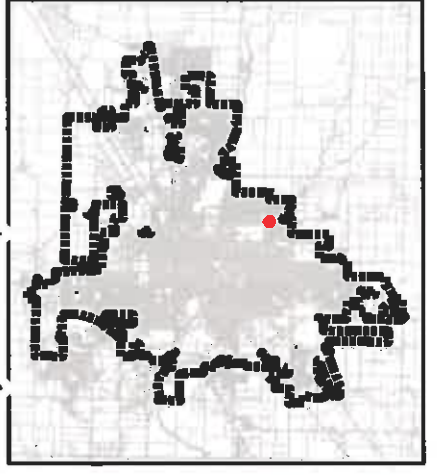
 AV-02-2017

 Road Centerline

 Parcels



Findlay Locator Map





**3. APPLICATION FOR SPECIAL REVIEW #SR-01-2017 filed by Country Club Acres, 655 Fox Run Rd, Findlay for an approximately 12,000 square foot general retail building to be located at 10505 US 224 in Liberty Township.**

**HRPC**

**General Information**

This request is located on the southwest corner of US 224 and CR 223. It is zoned B-2 General Business in Liberty Township. All surrounding parcels are also zoned B-2 in the Township. The parcel is within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

None

**Staff Analysis**

The applicant is seeking input for a potential retail store locating on this property. Because this is a Special Review, no decision to approve or deny the request is required today. The plans must be presented to the City if they are requesting City utilities.

The proposed building is shown to be 12,000 square feet in size. The plan is showing 91 parking spaces, which exceeds the Township's requirement of 80 spaces at one per every 150 square feet. The City of Findlay requires one per every 375 square feet, which calculates to only 32 spaces.

Access is proposed from CR 223. It appears that it would be about 460' from the intersection of US 224. Access onto this County road is preferable. The location may require a variance from the County Access Management Regulations because of two (2) drive locations on a property across the road.

The site is in the floodplain. The Liberty Township Zoning Resolution has Flood Damage Prevention Regulations in Section 1417. The Township and County Engineer will have jurisdiction.

Retail is a permitted use in B-2 in Liberty Township. Without any more details Staff has no other comments at this time.

**ENGINEERING**

Access – Access to the site will be from County Road 223.

Sanitary Sewer – The sanitary service for the property will be provided by the existing 54" sanitary sewer located on the east and north sides of the property. This is the northwest corridor sewer and it is Hobas pipe. Hobas pipe and fittings need to be special ordered. It is recommended that any sanitary connections be made at one of the existing manholes. This will take less time to get the material and will be cheaper for the developer.

Waterline – The closest waterline is the existing 16 inch waterline located on the north side of US 224. Any proposed water services will need to be bored under US 224 to connect into the existing waterline.

Stormwater Management – The proposed grading plan does show a detention area located along the westerly property line. Since the property is not located in the City of Findlay, approval of the detention calculations will be the responsibility of the Hancock County Engineer.

MS4 Requirements – Since the site is not located in the City of Findlay, the site will not have to comply with the City of Findlay’s MS4 requirements.

**FIRE PREVENTION**

The proposed structure is located out of FFD’s jurisdiction and was reviewed with Liberty Twp. Fire Chief Gene Stump. Please contact Chief Stump at 419-421-1087 if you should need additional information.

At least a 6” water main shall be extended to the south side of US 224 and a hydrant placed near the drive entrance of the proposed facility.

A 12,000 Sq. Ft. Mercantile Use Group facility would require a sprinkler system.

An 8,000 Sq. Ft. Mercantile Use Group used for the sale and display of upholstered furniture would require a sprinkler system.

Final location of the hydrant and/or Fire Department Connection (if needed) shall be determined by the Liberty Twp. Fire Department.

Apply for all necessary permits with Wood County Building Department.

# SR-01-2017

APPLICATION FOR SPECIAL REVIEW filed by Country Club Acres for an approximately 12,000 square foot general retail building to be located at 10505 US 224 in Liberty Township.

## Legend

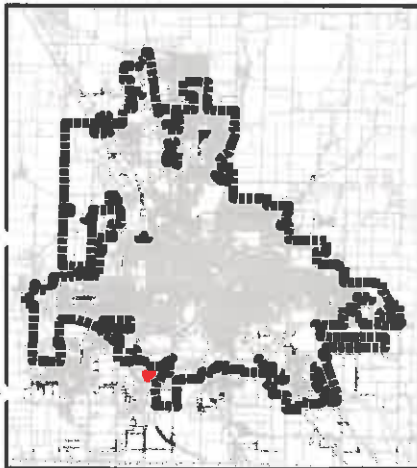


10505 US 224

Road Centerline

Parcels

Findlay Locator Map



GENERAL BUSINESS  
THE PROPOSED SITE IS  
LIBERTY RD 223  
TO BE CONSTRUCTED IN  
CONFORMANCE WITH THE  
ORDINANCES WITH THE  
LIBERTY TOWNSHIP  
OF FLOOR SPACE  
TO BE PROVIDED  
COUNTY REGULATIONS



**4. APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-01-2017 filed by Brown Automotive Diagnostics and Repair, LLC, 1226 W Sandusky Street, Findlay to add a paved parking lot to the east of the business.**

**HRPC**

**General Information**

This request is located on the north side of W. Sandusky Street just east of Winthrop Drive. It is zoned R-3 Single Family High Density. Properties to the north, east and west are also zoned R-3. Properties to the south across W. Sandusky Street are zoned I-1 Light Industrial. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

According to records in the Zoning Department, B & D Electric once operated in this location (1226 W. Sandusky) and it appears that it became a body shop in the late 1980's. It was zoned C Residential by the old code which did not permit such business either, so it has historically been a non-conforming use.

**Staff Analysis**

The repair business is located in a large outbuilding at the rear of the lot and the garage at the rear of the residence at 1226 W. Sandusky Street

The applicant is requesting to expand into the rear of the lot immediately east of the repair shop to create a parking lot. This lot (1220 W. Sandusky Street) is owned by the applicant also. They intend to split off the back 90' of that lot to add to 1226 W. Sandusky. They plan to create a paved parking area here. The next item on today's agenda is the site plan for that parking lot if this application is approved. Details of the site plan will be discussed then.

The zoning inspector had received a complaint some time ago about cars being parked in the yard which led to this coming before Planning Commission.

The applicant had originally submitted an application to change the zoning to C-2 General Commercial to bring the business and new parking area in compliance. When informed by Staff that they could probably not give a favorable recommendation to a zone change in this location he decided to pursue the expansion of the non-conforming use.

Staff feels an expansion of the non-conforming use is the better option of the two for the situation. We would not recommend a C-2 zoning in the middle of a residential area. Although there is industrial zoning across the street, that is also a residential area and the new map will correct that.

If the auto repair goes out someday, it can only be replaced with a no more intense use as determined by Planning Commission. If it happens to go vacant for two years, then it will revert to only residential uses.

Staff has not received any comments from the neighboring property owners as of this date.

**Staff Recommendation**

**HRPC Staff does not recommend approval at this time of the APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-01-2017 filed by Brown Automotive to add a paved parking lot to the east of the business at 1226 W Sandusky Street. Staff has concerns about the intensity of the business and its proximity to residential uses. Additionally, we do not anticipate more commercial development on this section of West Sandusky. However, the parking lot would alleviate the violation of parking cars on the grass. Staff's recommendation could be altered by the neighboring property owner's view of the potential project.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

**HRPC Staff does not recommend approval at this time of the APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-01-2017 filed by Brown Automotive to add a paved parking lot to the east of the business at 1226 W Sandusky Street. Staff has concerns about the intensity of the business and its proximity to residential uses. Additionally we do not anticipate more commercial development on this section of West Sandusky. However, the parking lot would alleviate the violation of parking cars on the grass. Staff's recommendation could be altered by the neighboring property owner's view of the potential project.**

# CU-01-2017

**APPLICATION FOR EXPANSION OF A CONDITIONAL USE**  
filed by Brown Automotive Diagnostics and Repair, LLC  
to add a paved parking lot to the east of the business.

## Legend

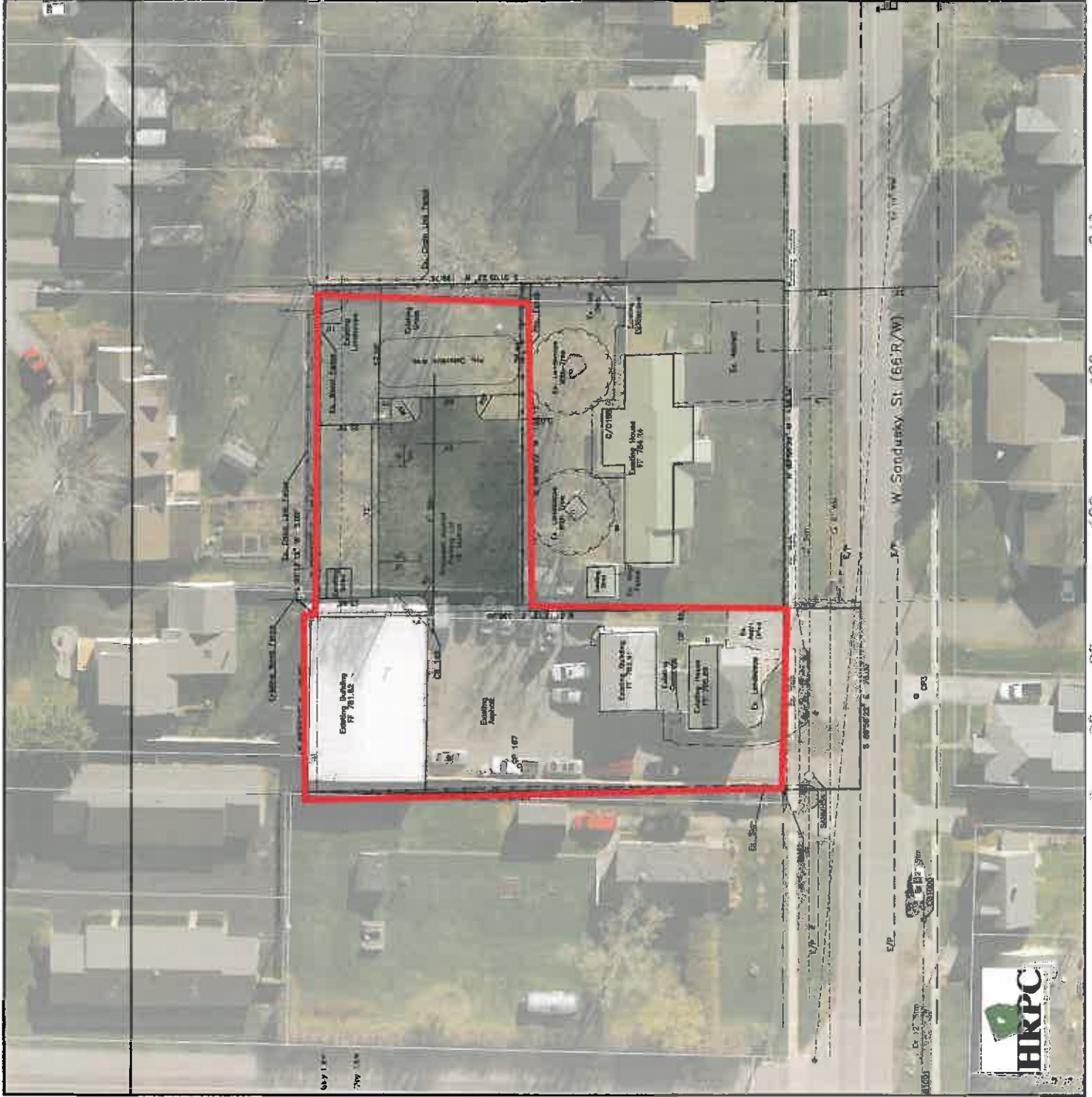
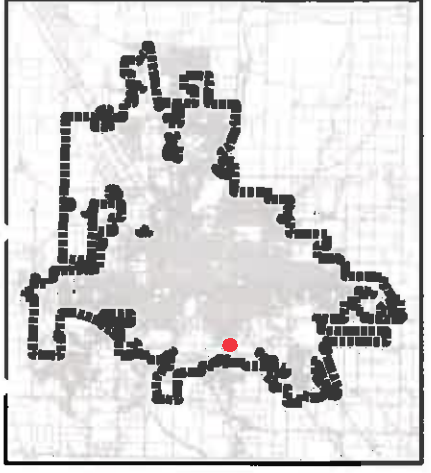


CU-01-2017

Road Centerline

Parcels

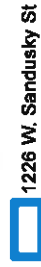
Findlay Locator Map



# SP-02-2017

APPLICATION FOR SITE  
PLAN REVIEW filed by  
Brown Automotive Diagnostics  
and Repair, LLC,  
for a proposed parking lot.

## Legend



1226 W. Sandusky St

Parcels

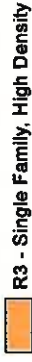


Findlay City

Zoning District



R2 - Single Family, Medium Density



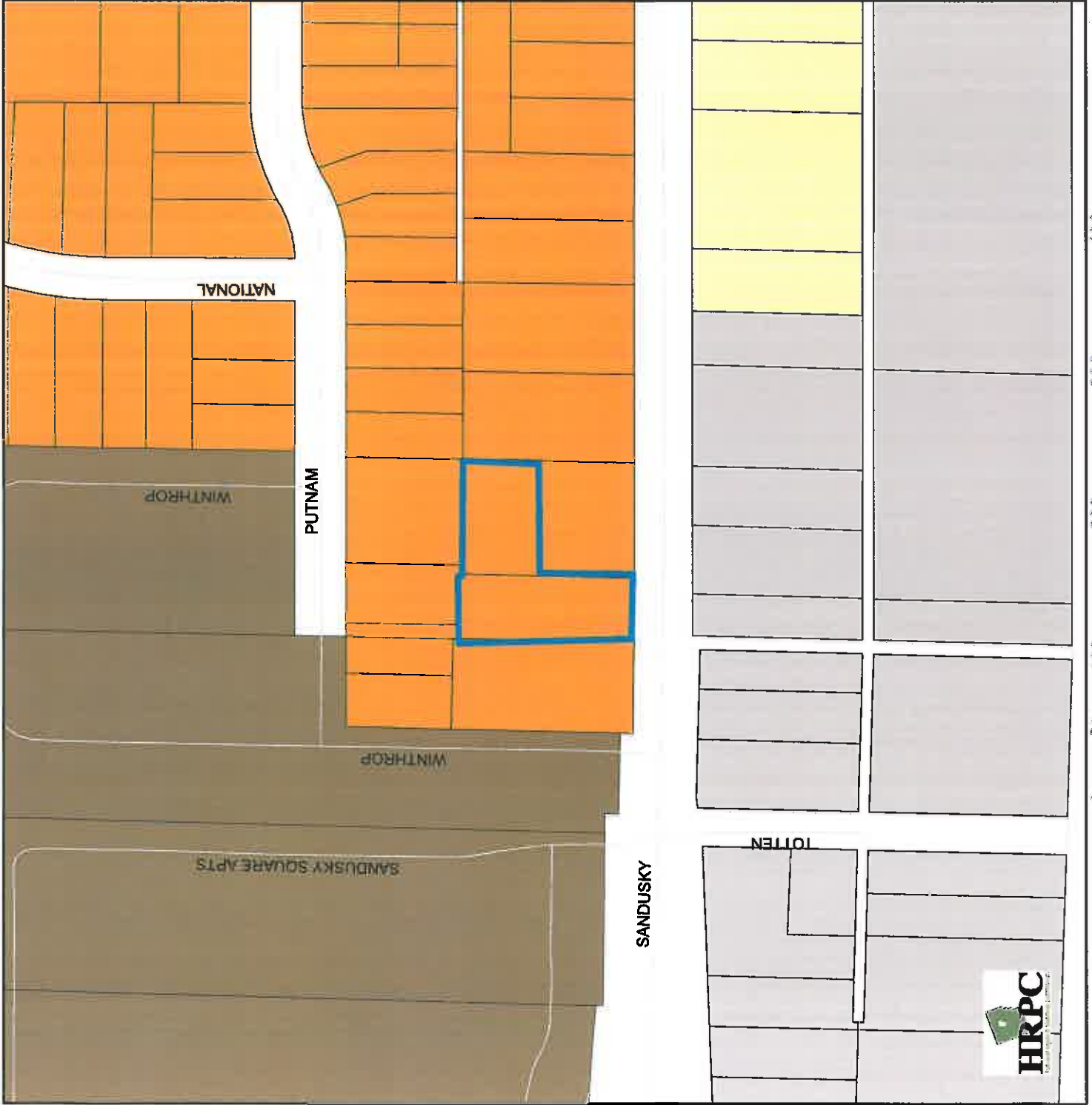
R3 - Single Family, High Density



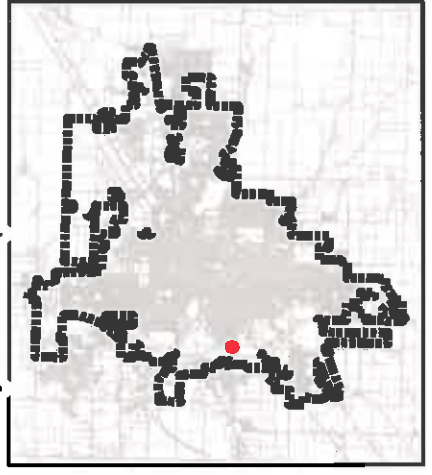
M2 - Multiple-Family District, High Density



I1 - Light Industrial



Findlay Locator Map



**5. APPLICATION FOR SITE PLAN REVIEW #SP-02-2017 filed by Brown Automotive Diagnostics and Repair, LLC, 1226 W Sandusky Street, Findlay for a proposed parking lot.**

**HRPC**

**General Information**

This request is located on the north side of W. Sandusky Street just east of Winthrop Drive. It is zoned R-3 Single Family High Density. Properties to the north, east and west are also zoned R-3. Properties to the south across W. Sandusky Street are zoned I-1 Light Industrial. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

According to records in the Zoning Department, B & D Electric once operated in this location (1226 W. Sandusky) and it appears that it became an auto repair shop in the late 1980's. It was zoned C Residential by the old code which did not permit such business either, so it has historically been a non-conforming use.

An application for expansion of the conditional use was discussed in the previous item today.

**Staff Analysis**

The repair business is located in a garage at the rear of 1226 W. Sandusky Street. A residence sits on the front of the parcel.

The applicant is requesting to expand into the rear of the lot immediately east of the repair shop to create a parking lot for overflow of cars that are in for service. This lot (1220 W. Sandusky Street) is owned by the applicant also. They intend to split off the back 90' of that lot to add to 1226 W. Sandusky. This piece cannot be separated from the original lot unless it is attached to something else. It would be land locked if left on its own.

The plan shows a 16 space paved parking lot. The spaces are 9' x 18', which is the minimum standard. The spaces are at 90 degrees with a 24' wide aisle as required. A 10' dead end turnaround is shown on the east end. The code also requires that one of the parking spaces at the dead end is striped over and not used as a parking space to allow that area for backing. (1161.11.4 E 6.)

The plans indicate existing wood fencing on the north and east sides of the area. A proposed fence is shown along the south line between the house at 1220 W Sandusky and the proposed parking lot. Screening from any residences is required. A 6' solid privacy fence should provide adequate screening since there should only be parked vehicles on the lot. The majority of these should never be visible above the fencing.

There is a gap on the east side of the garage to the rear of the house at 1220 W Sandusky and the property at 1226 W Sandusky Street that leaves cars visible from the road. We recommend adding privacy fence here also to block that view.

**Staff Recommendation**

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-02-



**2017 for the proposed parking lot for Brown Automotive Repair at 1226 W Sandusky Street, Findlay subject to the following conditions:**

- **Proper fencing on the north, south and east sides of the parking lot.**
- **Add fencing between the garage just to the rear of the house and the property next door at 1226 W Sandusky Street to block that view from the roadway.**

### **ENGINEERING**

Access – Access to the site will be from the existing parking lot.

Sanitary Sewer – No additional sanitary services are being requested.

Waterline – No additional water services are being requested.

Stormwater Management – Detention for the proposed parking lot will be provided by the proposed detention area located at the east end of the addition. The detention design does meet the City of Findlay requirements. The proposed outlet will connect into the existing catch basin at the southeast corner of the existing structure. Neither engineering nor sewer maintenance can find any records that indicate where this catch basin drains too. Before any permits will be issued, the property owner will need to verify where this catch basin is connected to verify that it is not connected into a sanitary sewer. Engineering and sewer maintenance will provide what help they can to assist the property owner.

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

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

- The property owner determine where the outlet from the existing catch basin drains.

The following permits may be required prior to construction:

- Storm Tap Permit

### **FIRE PREVENTION**

No Comment

### **STAFF RECOMMENDATION**

Staff recommends that FCPC approve APPLICATION FOR SITE PLAN REVIEW #SP-02-2017 for the proposed parking lot for Brown Automotive Repair at 1226 W Sandusky Street, Findlay subject to the following conditions:

- **Proper fencing on the north, south and east sides of proposed parking lot (HRPC)**
- **Add fencing between the garage just to the rear of the house and the property next door at 1226 W Sandusky Street to block that view from the roadway. (HRPC)**
- **The property owner determine where the outlet from the existing catch basin drains. (ENG)**

# SP-02-2017

APPLICATION FOR SITE  
PLAN REVIEW filed by  
Brown Automotive Diagnostics  
and Repair, LLC,  
for a proposed parking lot.

## Legend

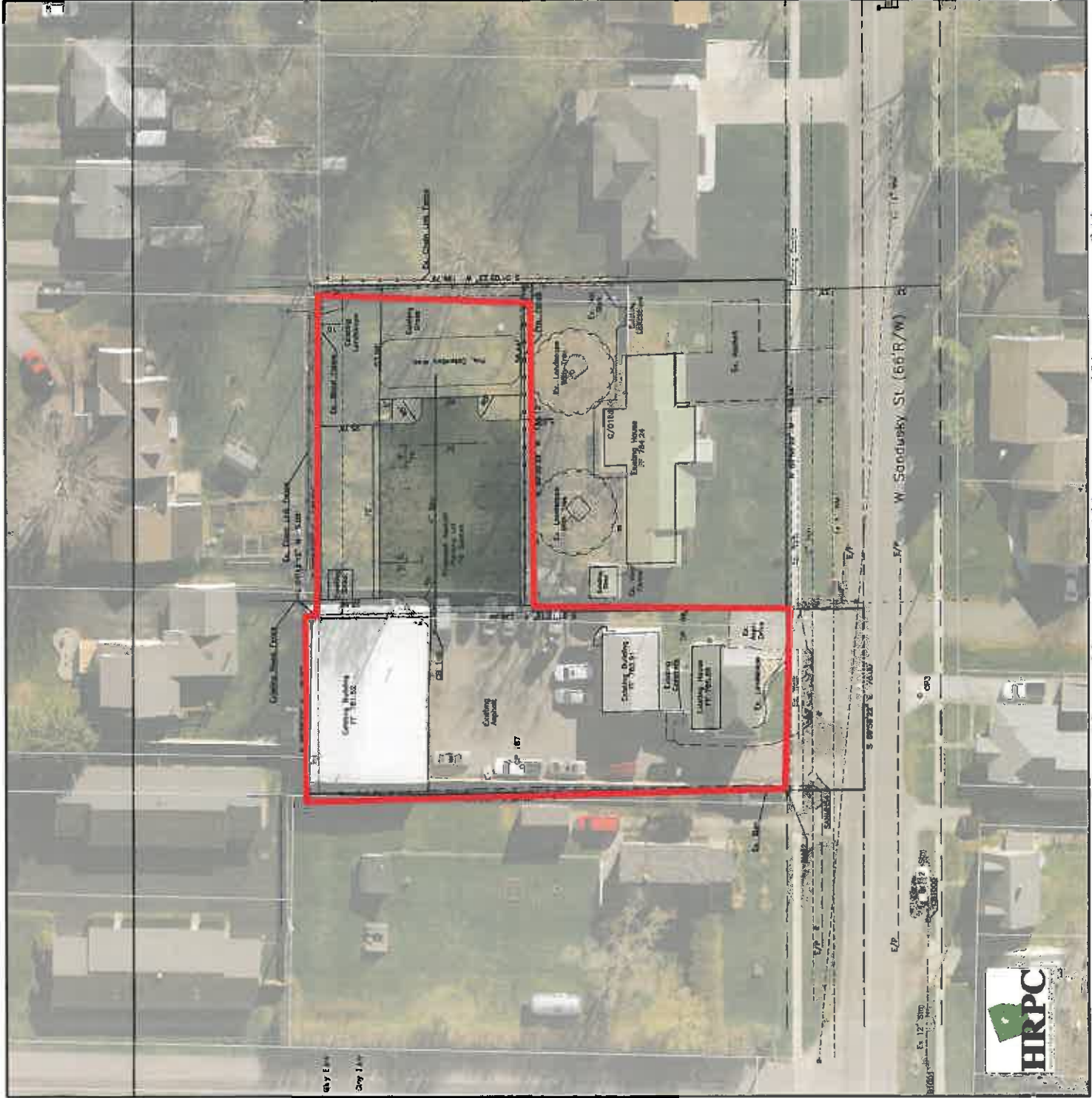
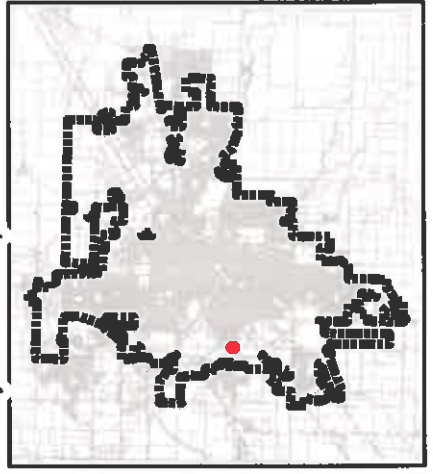


1226 W. Sandusky St

Road Centerline

Parcels

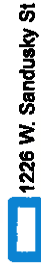
Findlay Locator Map



# SP-02-2017

APPLICATION FOR SITE  
PLAN REVIEW filed by  
Brown Automotive Diagnostics  
and Repair, LLC,  
for a proposed parking lot.

## Legend



1226 W. Sandusky St

Parcels



Findlay City

Zoning District



R2 - Single Family, Medium Density



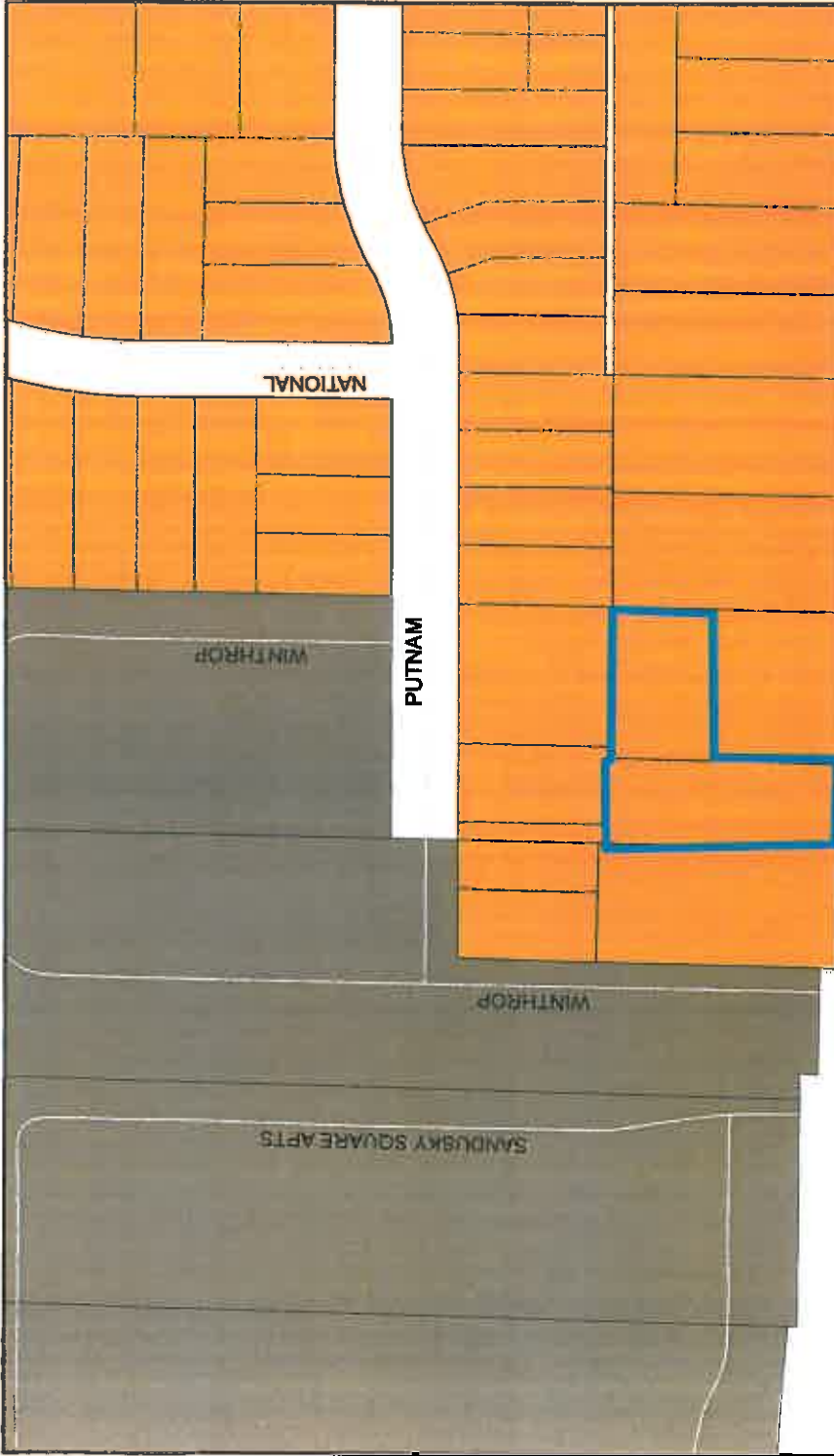
R3 - Single Family, High Density



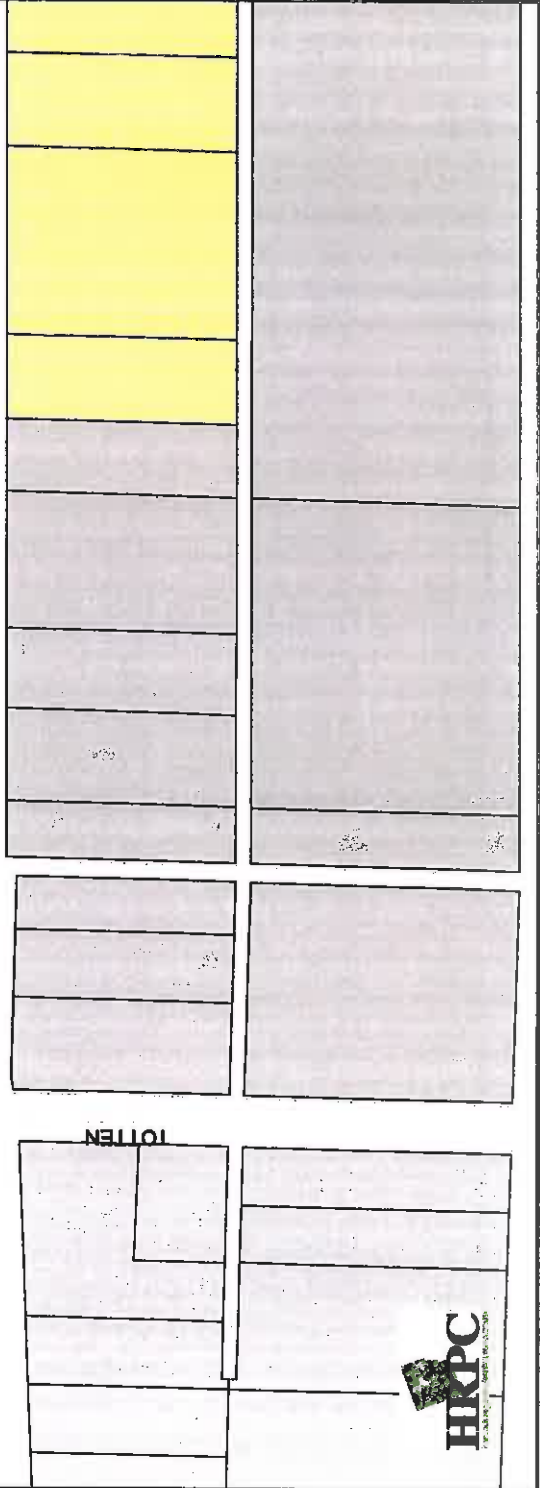
M2 - Multiple-Family District, High Density



I1 - Light Industrial

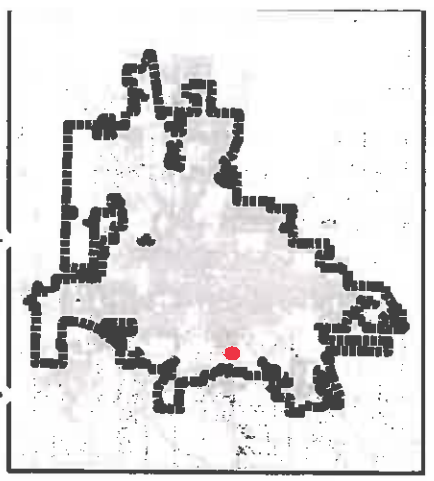


SANDUSKY



TOTTEN

Findlay Locator Map



DOCUMENT NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

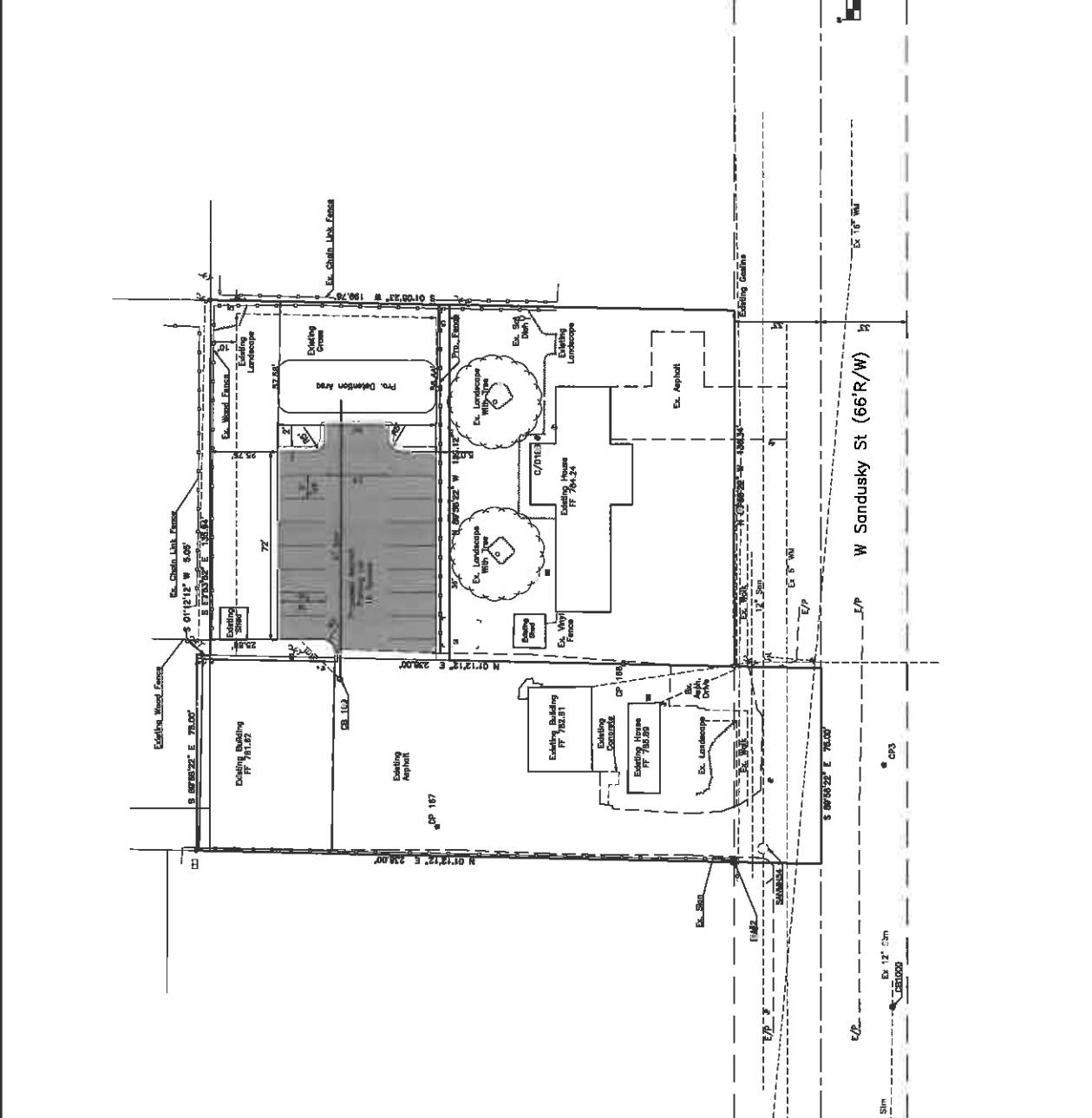
SCALE: \_\_\_\_\_

FIGURE: \_\_\_\_\_

GRAPHIC SCALE  
 (1" = 30 FT)  
 1 inch = 30 ft

Bench Mark #1:  
 Finished floor in 1228 W.  
 Sandusky Street  
 Elevation: 713.13

Bench Mark #2:  
 Top monument southwest  
 corner of house at  
 Sandusky 714.04



CR119  
 R. 775.23  
 R. 775.76  
 R. 775.76  
 SANDUSKY  
 R. 773.02  
 C/OIES  
 C. 773.02  
 CR1000  
 R. 773.02  
 R. 773.41 12' City EAW  
 CR1001  
 R. 773.05  
 R. 777.25 12' City EAW

**6. APPLICATION FOR PRELIMINARY PLAT #PP-01-2017 for Tall Timbers West 1<sup>st</sup> Addition.**

**HRPC**

**General Information**

This subdivision is located west of the cul-de-sac end of McLane Drive directly south of the McLane Distribution facility. It is zoned I-1 Light Industrial. Properties to the north and east are also zoned I-1. Properties to the south across E. Bigelow Avenue are zoned M-1 Restricted Industrial and B-3 General Business in Marion Township. To the west is zoned M-2 Industrial in Marion Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial

**Parcel History**

There is a house on a small lot along Bigelow Avenue and the majority of the remainder of the land in this proposed plat had been a part of the Jaqua Gun Club Trap Shooting Range.

**Staff Analysis**

This phase of the subdivision will have two (2) lots on 84.556 acres. Lot 2 is 73.962 acres and Lot 3 will be 8.980 Acres.

A new portion of public right-of-way will be extended from the west side of the McLane Drive cul-de-sac. This street will also culminate in a cul-de-sac. The new roadway will provide access for Lot 2. Lot 3 is located along W Bigelow Avenue and will have its access from that street.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2017 for Tall Timbers West 1<sup>st</sup> Addition.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **that FCPC approve APPLICATION FOR PRELIMINARY PLAT #PP-01-2017 for Tall Timbers West 1<sup>st</sup> Addition.**

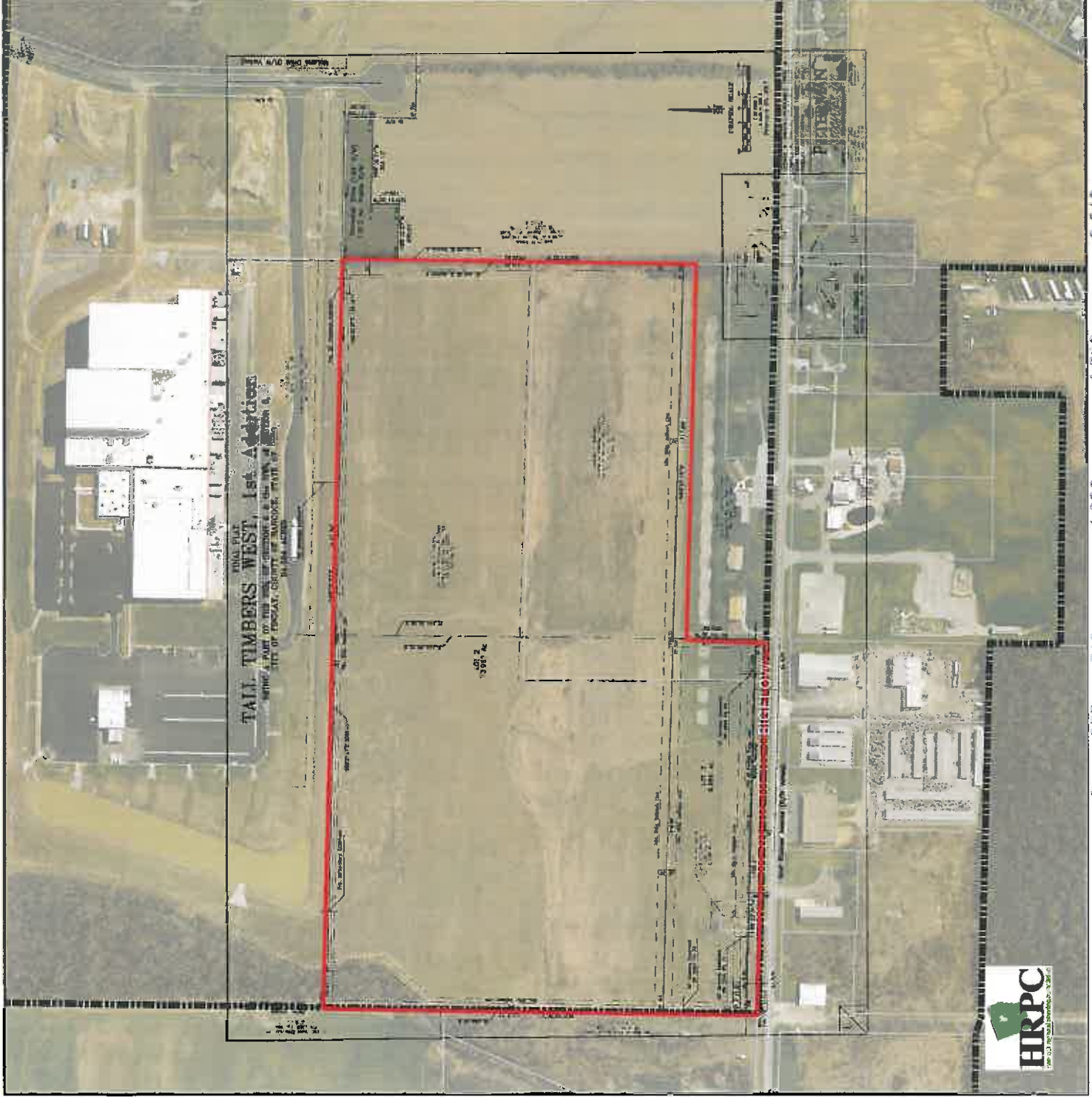
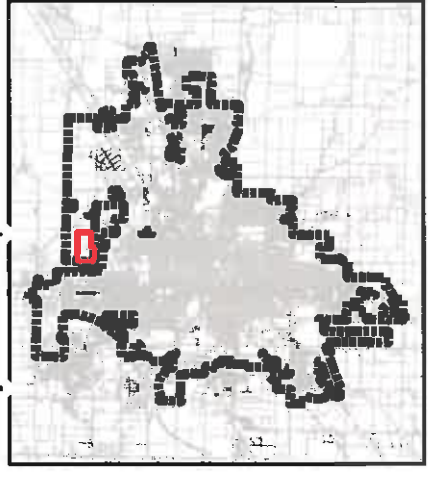
# PP-01-2017

APPLICATION FOR PRELIMINARY  
PLAT for Tall Timbers  
West 1st Addition.

## Legend

-  Tall Timbers West 1st Addition
-  Road Centerline
-  Parcels

Findlay Locator Map





**7. APPLICATION FOR FINAL PLAT #FP-02-2017 for Tall Timbers West 1<sup>st</sup> Addition.**

**HRPC**

**General Information**

This subdivision is located west of the cul-de-sac end of McLane Drive directly south of the McLane Distribution facility. It is zoned I-1 Light Industrial. Properties to the north and east are also zoned I-1. Properties to the south across E. Bigelow Avenue are zoned M-1 Restricted Industrial and B-3 General Business in Marion Township. To the west is zoned M-2 Industrial in Marion Township. 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.

**Staff Analysis**

This phase of the subdivision will have two (2) lots on 84.556 acres. Lot 2 is 73.962 acres and Lot 3 will be 8.980 Acres.

A new portion of public right-of-way, Campbell Drive, will be extended from the west side of the McLane Drive cul-de-sac. This street will also culminate in a cul-de-sac. The new roadway will provide access for Lot 2. Lot 3 is located along W Bigelow Avenue and will have its access from that street.

The old property lines around the house lot on W. Bigelow and around the 19.8-acre parcel should be removed. These create confusion on the plat and technically no longer exist on these lots. Would also like to see the half section line as a dashed or phantom line type so that it does not appear as a lot line if it needs to remain on the plat.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2017 for Tall Timbers West 1<sup>st</sup> Addition subject to the following:**

- **Cleaning up unnecessary lot lines**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that **FCPC approve APPLICATION FOR FINAL PLAT #FP-02-2017 for Tall Timbers West 1<sup>st</sup> Addition subject to the following:**


- **Cleaning up unnecessary lot lines (HRPC)**



# FP-02-2017

APPLICATION FOR FINAL  
PLAT for Tall Timbers  
West 1st Addition.

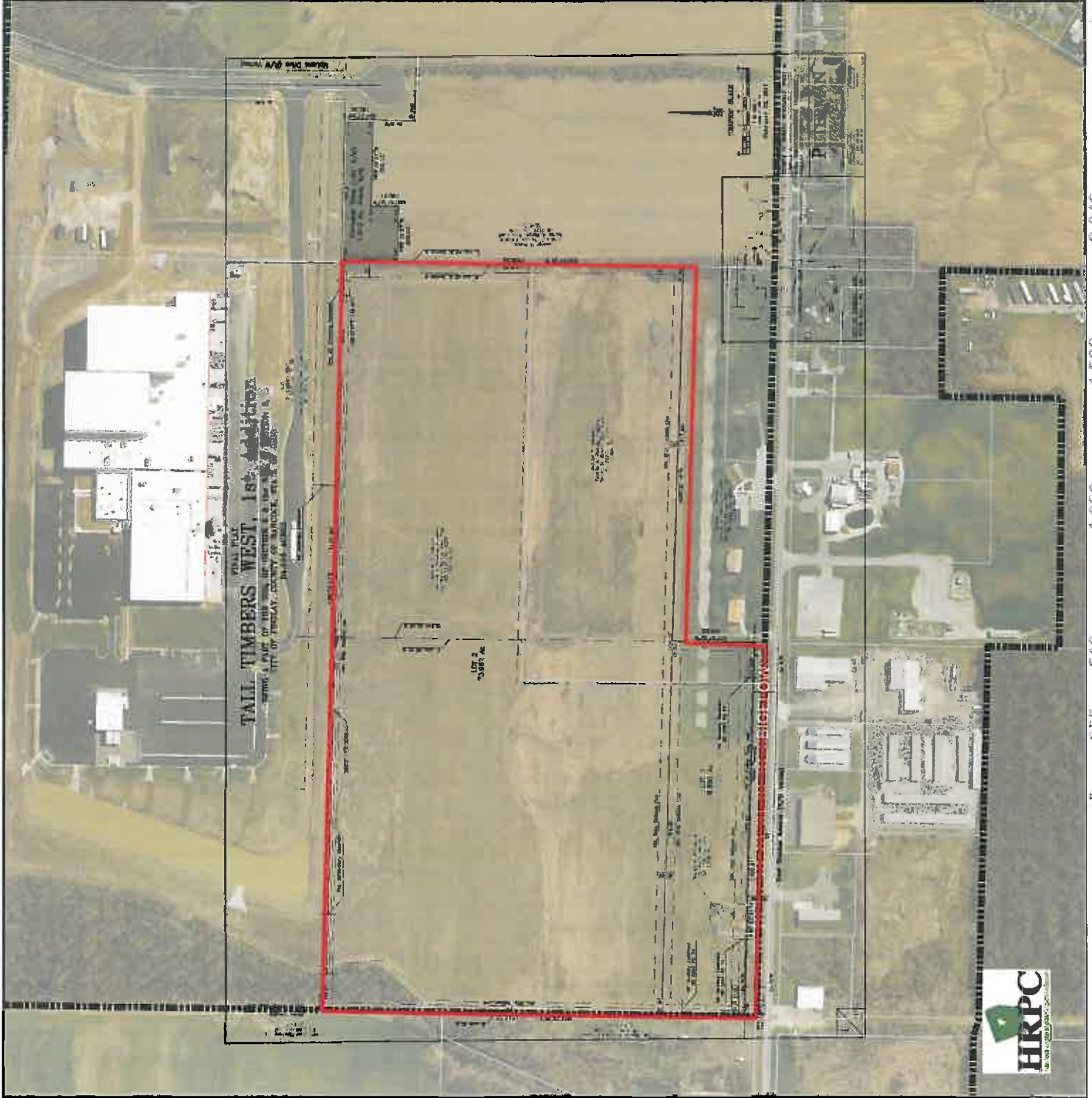
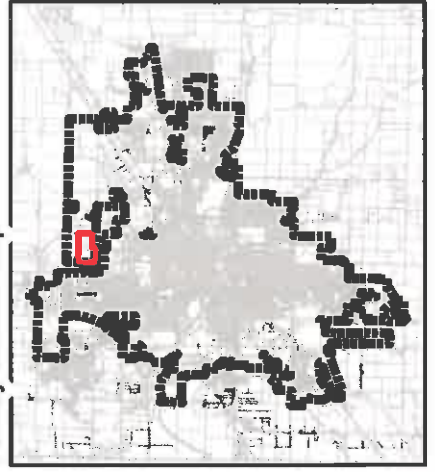
## Legend

 Tall Timbers West 1st Addition

 Road Centerline

 Parcels

Findlay Locator Map



**FINAL PLAT**  
**TALL TIMBERS WEST, 1st Addition**  
 BEING A PART OF THE NW¼ OF SECTION 6 & the NW¼ of SECTION 5,  
 CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO  
 84.666 ACRES

LOT 1  
 Toll Timbers West,  
 Plat Book 22, Pg 48  
 Bancroft Valley Port Authority  
 OR 2404 Pg. 1622

85' Drainage Easement

Prop. 20' Widening Easement

Prop. 20' Subdiv. Easement

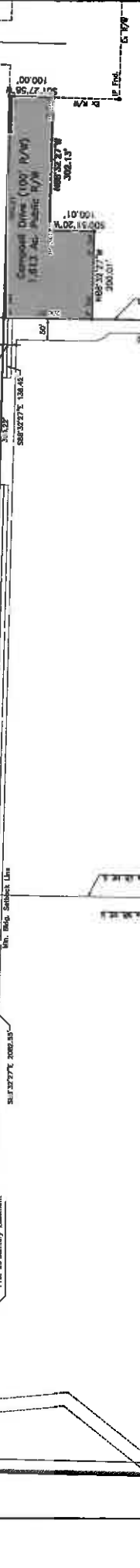
Prop. 20' Subdiv. Easement

Prop. 20' Subdiv. Easement

Prop. 20' Subdiv. Easement

Prop. 20' Subdiv. Easement

Prop. 20' Subdiv. Easement



George H. Ranzeno  
 Corinne A. Ranzeno, Trustees  
 George H. Ranzeno, Trustee  
 OR 2127, Pg. 2376

George H. Ranzeno  
 Corinne A. Ranzeno, Trustees  
 George H. Ranzeno, Trustee  
 OR 2127, Pg. 2371  
 19,800 Ac.

George H. Ranzeno  
 Corinne A. Ranzeno, Trustees  
 George H. Ranzeno, Trustee  
 OR 2092, Pg. 2091  
 9,975 Ac.

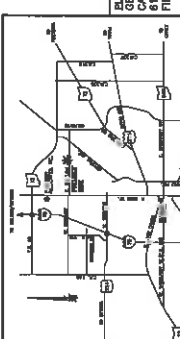
George H. Ranzeno &  
 Corinne A. Ranzeno  
 Vol. 0300 Pg. 75

Prop. 20' Subdiv. Easement  
 OR 2204 Pg. 68

Prop. 20' Subdiv. Easement  
 OR 2204 Pg. 74

Prop. 20' Subdiv. Easement  
 OR 2204 Pg. 74

**GRAPHIC SCALE**  
 1 inch = 100 ft.  
 February 23, 2017



**PETERMAN ASSOCIATES, INC.**  
 10000 W. Main St., Suite 200  
 Findlay, OH 44840  
 Phone: 419-235-1100  
 Fax: 419-235-1101  
 Email: info@petermanassoc.com  
 Website: www.petermanassoc.com

BLA EBERHARD LBR:  
 GEORGE H. RANZAU REVOCABLE TRUST &  
 CHARLE A. RANZAU REVOCABLE TRUST  
 Vol. 15  
 FINLAY, OHIO 43840

**8. APPLICATION FOR SITE PLAN REVIEW #SP-04-2017 filed by George & Camille Ranzau/Campbell Soup Supply Company, LLC, PO Box 1261, Findlay for an approximately 741,000 square foot warehouse facility to be located on Lot 2 of Tall Timbers West 1<sup>st</sup> Addition.**

**HRPC**

**General Information**

This request is located on Lot 2 of the Tall Timbers West Subdivision. It is zoned I-1 Light Industrial. Properties to the north, south and east are also zoned I-1. To the west is zoned M-2 Industrial in Marion Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial

**Parcel History**

The Final Plat of this subdivision was reviewed and approved in the previous item.

**Staff Analysis**

This proposal is for a 741,000 square foot warehousing building with offices and truck parking for the Campbell's Soup Supply Company.

Access to the site will be from Campbell Drive. There are two (2) drives indicated off the end of the cul-de-sac. The northernmost drive is more than 40' wide and is set up for the truck traffic. A guardhouse with gates is located approximately 350' off the right-of-way of the cul-de-sac. The drive then continues around the building to the south side. There are trailer parking lots and docks on the north and south sides of the building. If the trucks travel to the south side of the warehouse, they can turn around in a 75' radius circle at the southeast corner of the building.

A second drive toward the south end of the Campbell Drive cul-de-sac will be for employees and visitors. This goes south to a parking lot. The drive does continue to the rear of the building as well where it comes to a gate at the east end of the truck turn around. We assume that access is limited here according to policy of the business.

The warehouse building will be 600' x 1235' in dimension for 741,000 square feet. A 600' x 625' (375,000) square foot future expansion is indicated on the west side of the plan. Today's reviews will only be for the current proposed building.

The minimum setbacks in the I-1 Light Industrial district are 30' on sides and rear and 50' on front side. The building sits well within those requirements. Maximum building height is 60' and the plans show the tallest point of the structure at 46'.

Parking for Industrial uses is calculated at 1.1 space per employee on the largest shift. The plans state that there will be 160 employees, which will require 176 parking spaces. The parking lot on the east side of the building shows 196 spaces.

The landscaping plans for the project show the parking lot on the east side of the building with perimeter landscaping and trees in the islands as required. There is landscaping on the east side of the drive and a partial existing tree line beyond that that will remain. The plans show 6' chain link fencing around the property, which is in line with regulations for the I-1 district. Even though the land south of this lot is also zoned Industrial at this time, the size of that strip will

probably lead to a request to change that zoning one day to perhaps accommodate some type of smaller business uses. It currently will leave a very open view to the truck docks and truck parking from Bigelow Avenue. For that reason, Staff is requiring landscaping be placed the full width of the south lot line. It appears there is a 15' space between the property line and the fence at this time that could be adequate for this. There is room to pull that fence a little further north if more room is needed. 1161.07.3 Level 2 Screening Option 2 is the level we would recommend.

The photometric plan submitted shows zero foot-candles at the property lines.

### **Staff Recommendation**

**HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2017 for an approximately 741,000 square foot warehouse facility for Campbell's Soup Supply Company to be located on Lot 2 of Tall Timbers West 1<sup>st</sup> Addition.**

### **ENGINEERING**

**Access – Access to the site will be from a proposed Campbell Drive (public road) that will be installed from McLane Drive to the site.**

**Sanitary Sewer – A public sanitary sewer is being proposed that will connect into the existing 24" sanitary sewer located along Howard Run and will run along the North Property line to service the proposed building. The City of Findlay does not allow manholes to be dog housed to connect into existing sanitary sewers. The proposed manhole at the existing sanitary sewer will need to be cut into the sewer. There are also two (2) concerns about the ability to access the proposed sewer once the fence is installed. First, the plans show 20 feet to the property line but it is unclear where the bank for the existing ditch (located along the north property line) begins. It is recommended that the consultant add the top of the bank to the drawings and work with engineering to get a location that will provide enough room to access the sewer. Second, it will be difficult to access the sewer when the ground is soft. It is recommended that a gravel drive be installed (similar to the one that McLane had to install), so that sewer maintenance can have access to the sewer.**

**Waterline – A public waterline will be extended from the existing 12" waterline on McLane Drive to the end of Campbell Drive. The proposed domestic, fire and irrigation lines will all be connected to the public waterline.**

**Stormwater Management – Detention for the site will be provided by the proposed detention area located at the west side of the property. The detention design does meet the City of Findlay requirements. The proposed outlet will connect into Howard Run.**

**MS4 Requirements – The amount of erodible material that will be disturbed will be more than one acre so the site is required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.**

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

- **Consultant work with Engineering to make sure that there will be adequate access to the proposed sanitary sewer.**

- A gravel drive be installed to allow access to the proposed sanitary sewer. Engineering will work out drive design with the consultant.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit
- Storm Tap Permit
- Bonding and Inspection Fees for Public Utilities

### **FIRE PREVENTION**

Extend the 12" City water main and provide a hydrant within 100' of the Fire Department Connection (FDC).

Final location of the FDC shall be determined by FFD.

This structure will require a Knox box.

The address on the building shall be legible from the street.

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends that FCPC approve APPLICATION FOR SITE PLAN REVIEW #SP-04-2017 for an approximately 741,000 square foot warehouse facility for Campbell's Soup Supply Company to be located on Lot 2 of Tall Timbers West 1<sup>st</sup> Addition subject to the following conditions:

- Consultant work with Engineering to make sure that there will be adequate access to the proposed sanitary sewer. (ENG)
- A gravel drive be installed to allow access to the proposed sanitary sewer. Engineering will work out drive design with the consultant. (ENG)
- Landscaping be placed the full width of the south lot line. 1161.07.3 Level 2 Screening Option 2 is the level we would recommend. (HRPC)
- Extend the 12" City water main and provide a hydrant within 100' of the Fire Department Connection (FDC). (FIRE)
- Final location of the FDC shall be determined by FFD. (FIRE)
- This structure will require a Knox box. (FIRE)
- The address on the building shall be legible from the street. (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

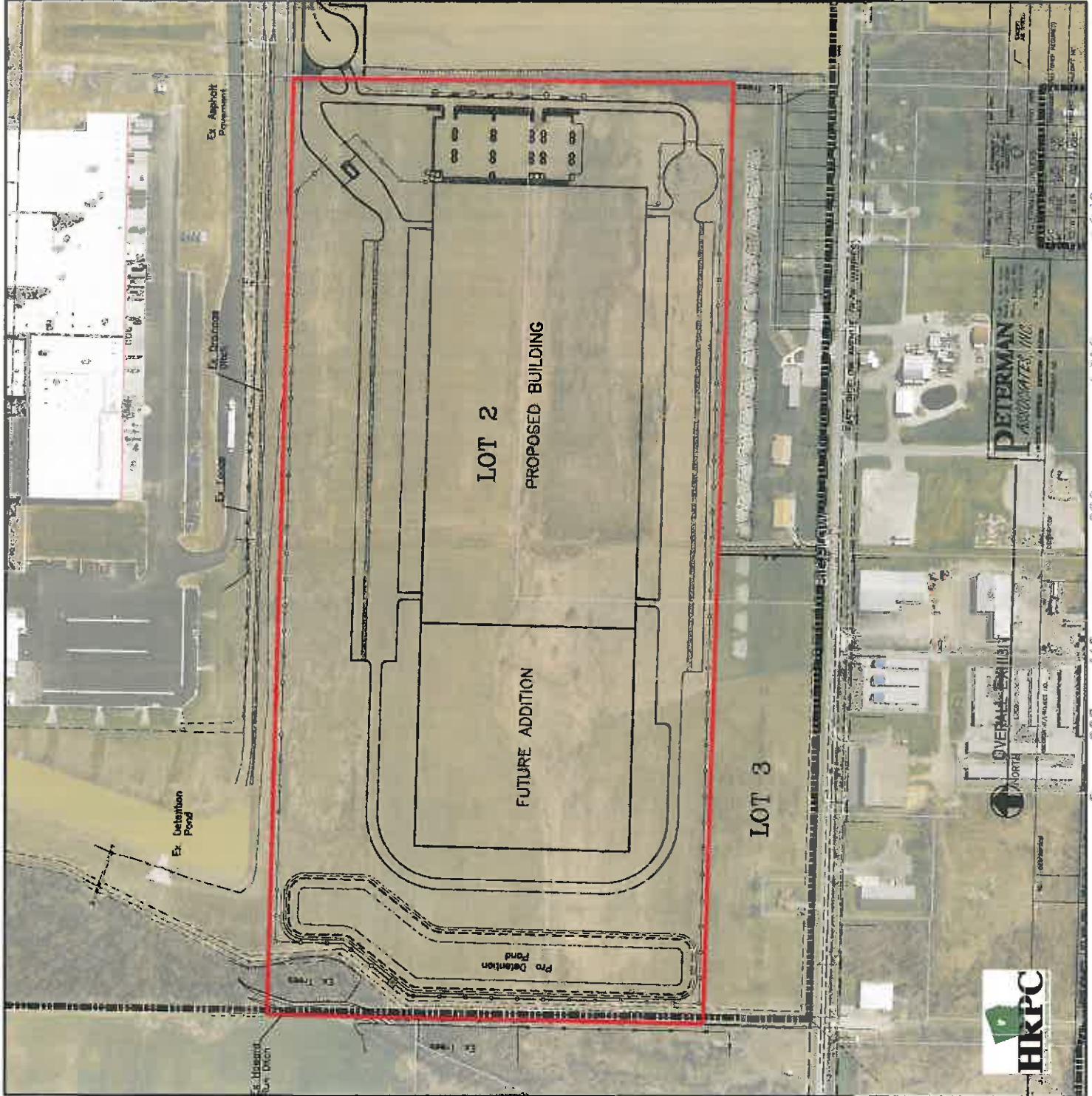
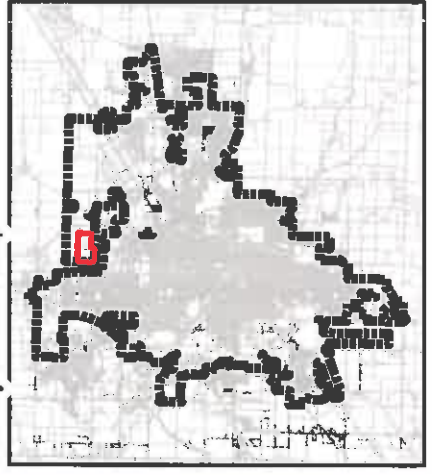
# SP-04-2017

APPLICATION FOR SITE  
PLAN REVIEW filed by  
George & Camille Ranzau/  
Campbell Soup Supply Company,  
LLC, for an approximately 741,000  
square foot warehouse facility to  
be located on Lot 2 of  
Tall Timbers West 1st Addition.

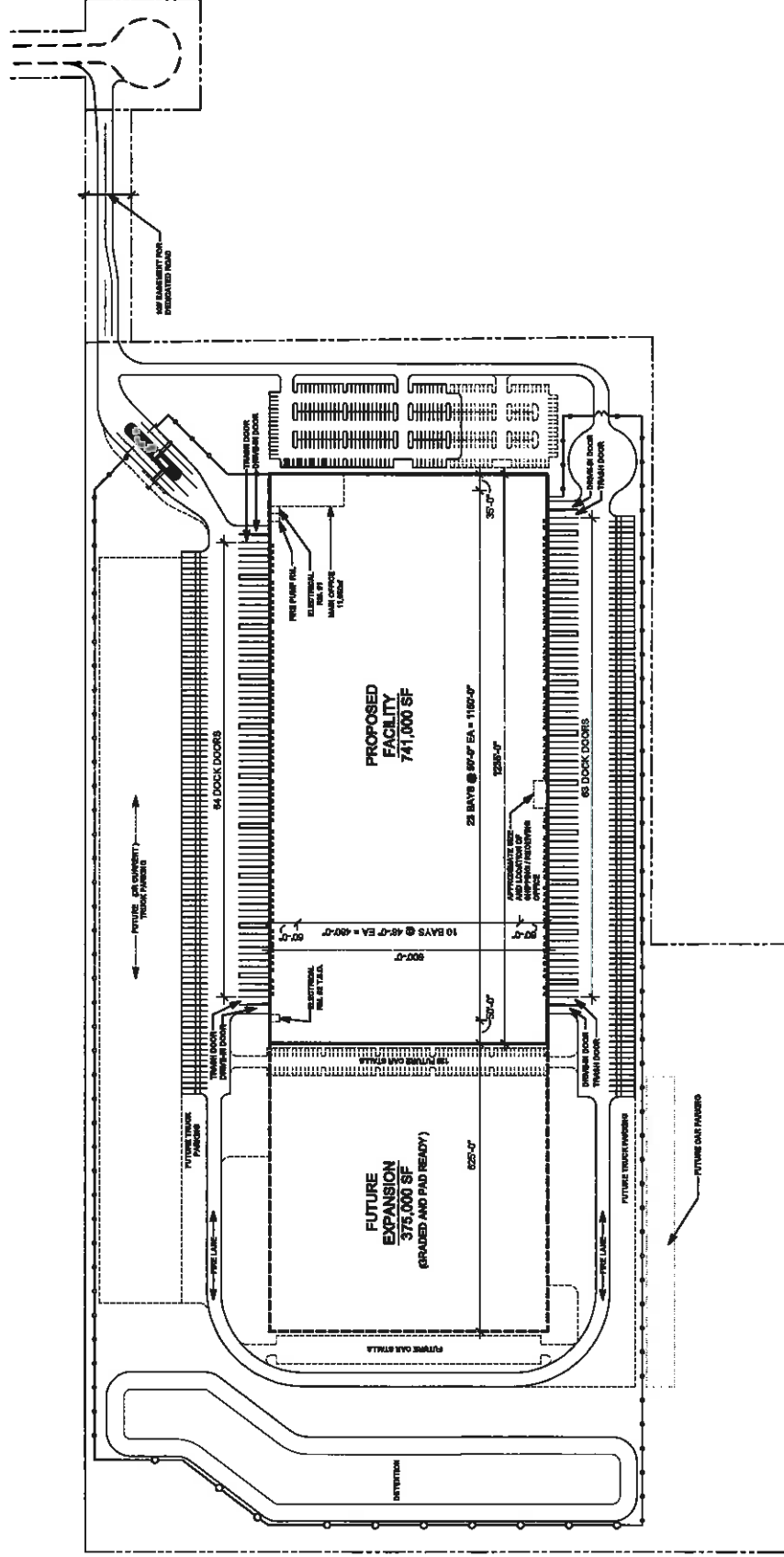
## Legend

-  Lot 2 Tall Timbers West 1st Addition
-  Road Centerline
-  Parcels

Findlay Locator Map



<b>PROJECT SUMMARY :</b>			
ALL AREAS ARE G.S.F.			
WAREHOUSE EXPANSION	=	741,000 S.F.	
TOTAL BUILDING AREA	=	225,000 S.F.	
DOCK POSITIONS:	(147,655')		
TRAILER	(12' x 55')		
PARKING PROVIDED:			
CARS	(97' x 20')		= 196 SPACES
TRAILER	(12' x 55')		= 203 SPACES
DOCK POSITIONS:			
DOCK DOORS		= 127 DOCKS	
TRASH DOORS		= 4 TRASH DOORS	
DRIVE IN DOORS		= 4 DRIVE IN DOORS	



**9. APPLICATION FOR SITE PLAN REVIEW #SP-05-2017 filed by George M Whitson, 1706 Imperial Lane, Findlay for a proposed Holiday Inn Express Hotel to be located at 1920 King Ct, Findlay.**

**HRPC**

**General Information**

This request is located on Interstate Drive at the intersection with King Ct. It is zoned C-2 General Commercial. Properties to the north, east and west are also zoned C-2. To the south is zoned I-1 Light Industrial in Liberty Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

The Final Plat of this subdivision was reviewed and approved on February 9, 2017.

**Staff Analysis**

This proposal is for a 66,425 square foot, 112 room, four (4) story hotel.

Upon submittal of the plan, the consultant for the developer had noted that the parking requirement in the zoning code would mean they had to provide 178 parking spaces and they could not fit that many on the site. Our code is lacking in a standard for hotels on their own and they are just lumped into the general C-2 requirement of one space per 375 square feet. This facility does not have banquet rooms or a restaurant/bar. Those items of course would increase the usage beyond guests spending the night. The plan shows 129 parking spaces. The applicant has filed with BZA for a variance on the parking standard and will be on their agenda tonight. Staff is researching the parking standards of other communities to devise a proposed amendment for our code to address this in the future.

Setbacks in the C-2 district are 30' in the front and rear and 15' on the sides. The building is located well beyond those minimums. The height of the building at the tallest point is 48'-8". The maximum permitted in C-2 is 60'.

There are two access points proposed onto King Court. King Court is a new cul-de-sac street platted for the use of the two (2) commercial lots that abut it.

A dumpster enclosure is shown in the southwest corner of the lot. The finishes of the walls of the enclosure will coordinate with the exterior finishes of the hotel. It is located over the sewer easement. The Engineer will address that issue in his comments.

A sign location is shown at the corner of King Court and Interstate Drive. It will be a monument sign. The elevation drawing of the sign indicates it will be 9'9" in height. The maximum height permitted is 8'.

Landscaping and Architectural details are in compliance with City Zoning rules.

A photometric plan for the site shows much higher foot candle readings than permitted at several points around the property lines. The maximum permitted is 1 foot candle at a property line in a commercial district abutting other commercial. The plan says it was done for "estimation purpose only" and others would verify the layout in the field. So, can this change? I had inquired with the applicant's consultant on the pole height. He had replied that the pole and



fixture are 25' in height and there will be 30" of the concrete foundation exposed for a total height of 27.5'. This will have to be lowered or submitted for a variance as well as the foot-candle readings.

### **Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2017 for a proposed Holiday Inn Express Hotel to be located at 1920 King Ct, subject to the following conditions:**

- **Approval of variance on parking from BZA (HRPC)**
- **Reduction of height of sign or variance from BZA (HRPC)**
- **Reduction of foot candle reading at property line or variance from BZA (HRPC)**
- **Lowering of light pole total height to 25' or variance from BZA (HRPC)**

### **ENGINEERING**

**Access** – Access to the site will be from the proposed King Court.

**Sanitary Sewer** – The proposed sanitary service will connect into the existing 15" sanitary sewer located along the south property line. The proposed dumpster enclosure is shown over the existing sanitary sewer. This will prohibit sewer maintenance from being able to repair/replace the sewer if required. The dumpster enclosure needs to be moved so that it is not located within the existing sewer easement.

**Waterline** – The proposed water service is shown connecting into the proposed 8" waterline on King Court.

**Stormwater Management** – Detention for the site will be provided by the proposed detention area located at the west side of the property. The detention design does meet the City of Findlay requirements.

**MS4 Requirements** – The amount of erodible material that will be disturbed will be more than one acre so the site is required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.

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

- The dumpster enclosure location be moved so that it is located outside of the sanitary sewer easement.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit
- Storm Tap Permit

### **FIRE PREVENTION**

Extend the 12" City water main and provide a hydrant within 100' of the Fire Department Connection (FDC).

Final location of the FDC shall be determined by FFD.

This structure will require a Knox box.

The address on the building shall be legible from the street.

Apply for all necessary permits with Wood County Building Department.

**STAFF RECOMMENDATION**

Staff recommends that FCPC approve APPLICATION FOR SITE PLAN REVIEW #SP-05-2017 for a proposed Holiday Inn Express Hotel to be located at 1920 King Ct, Findlay subject to the following conditions:

- Approval of variance on parking from BZA (HRPC)
- Reduction of height of sign or variance from BZA (HRPC)
- Reduction of foot candle reading at property line or variance from BZA (HRPC)
- Lowering of light pole total height to 25' or variance from BZA (HRPC)
- The dumpster enclosure location is moved so that it is located outside of the sanitary sewer easement. (ENG)
- Extend the 12" City water main and provide a hydrant within 100' of the Fire Department Connection (FDC). (FIRE)
- Final location of the FDC shall be determined by FFD (FIRE)
- The address on the building shall be legible from the street. (FIRE)
- This structure will require a Knox box. (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

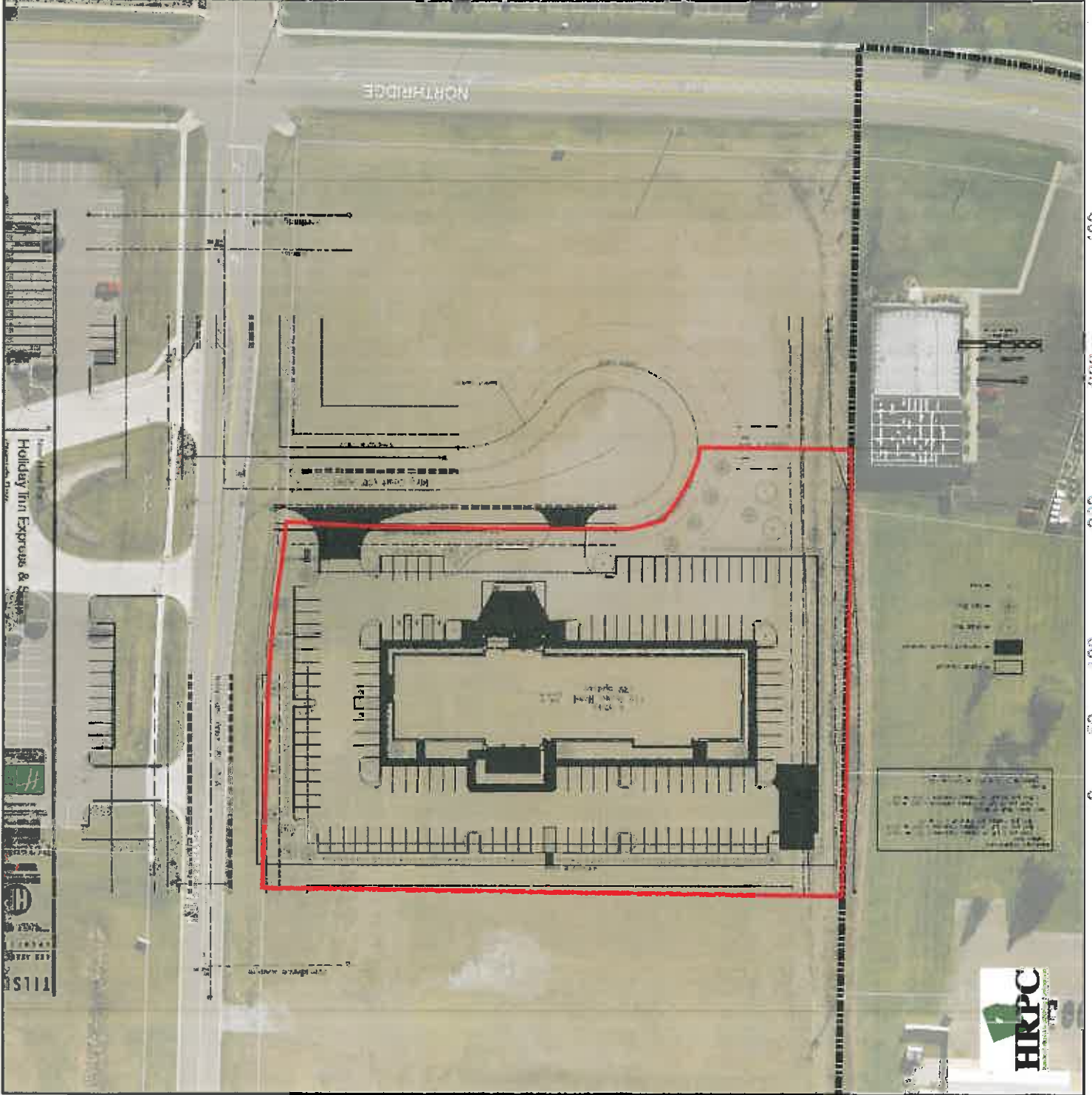
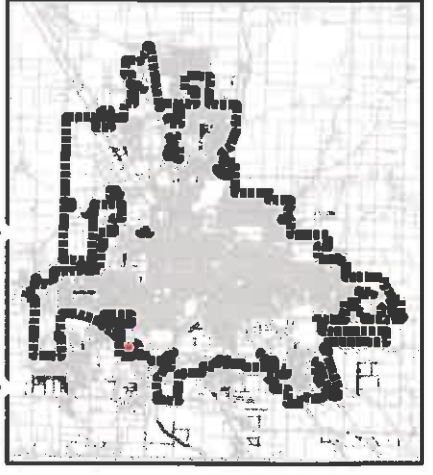
SP-05-2017

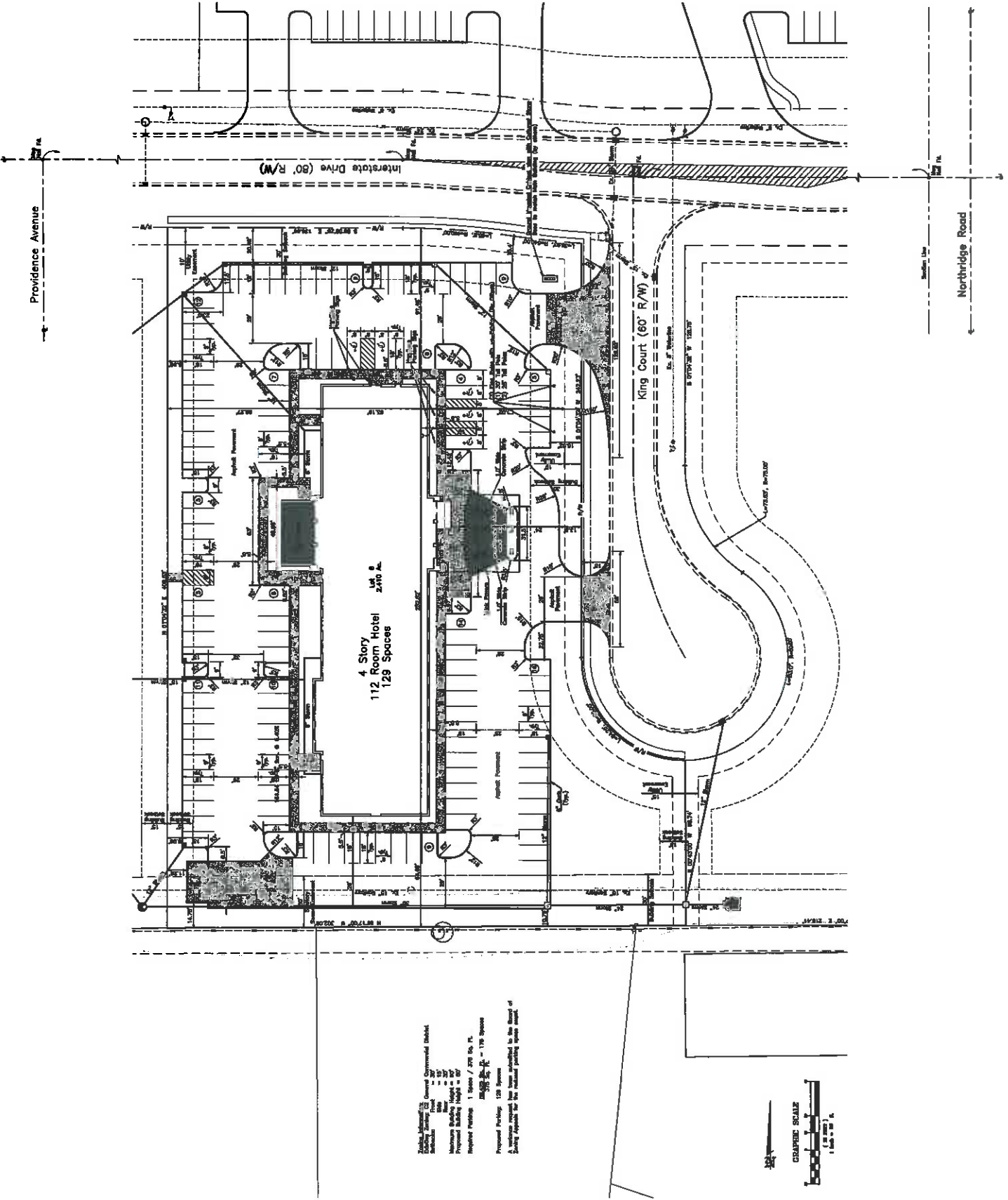
APPLICATION FOR SITE  
PLAN REVIEW filed by  
George M Whitson for a  
proposed Holiday Inn Express  
Hotel to be located at  
1920 King Ct, Findlay.

Legend

- 1920 King Court
- Road Centerline
- Parcels

Findlay Locator Map





Public Meeting 3  
 General Comments 10  
 Submittals 20  
 Permitting 20  
 Minimum Building Height 20  
 Proposed Parking 1 Space / 270 sq. ft.  
 Proposed Parking 2000 sq. ft. - 170 Spaces  
 Proposed Parking 120 Spaces  
 A variance request has been submitted to the Board of Health regarding the proposed parking space count.

