

# City of Findlay City Planning Commission

Thursday, April 20, 2017 - 9:00 AM  
Municipal Building, Council Chambers

## Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

**MEMBERS PRESENT:** Lydia Mihalik  
Paul Schmelzer  
Jackie Schroeder

**STAFF ATTENDING:** Judy Scrimshaw, HRPC Staff  
Matt Cordonnier, HRPC Director  
Brian Thomas, PE, PS, City Engineer  
Don Rasmussen, City Law Director  
Todd Richard, Zoning Inspector  
Erik Adkins, Zoning Inspector  
Matt Pickett, Fire Inspector

**GUESTS:** Lou Wilin, Todd Jenkins, Shawn Garmon, Chas Ricciardi,  
Ryan Stevens

### CALL TO ORDER

### ROLL CALL

The following members were present:

Lydia Mihalik  
Paul Schmelzer  
Jackie Schroeder

### SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

### APPROVAL OF MINUTES

Paul Schmelzer made a motion to approve the minutes of the March 9, 2017 meeting. Jackie Schroeder seconded. Motion to accept carried 3-0-0.

## NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-01-2017 filed to rezone 527 W. Sandusky Street from R-3 Single Family High Density to M-2 Multiple Family High Density.**

### HRPC

#### **General Information**

This request is located on the south side of W. Sandusky Street in the block between Western Avenue and Hurd Avenue. It is zoned R-3 Single Family High Density. All surrounding lots are also zoned R-3. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Single Family Small Lot.

#### **Parcel History**

According to Zoning Department records, this was a duplex prior to the adoption of zoning in 1955. The applicant stated that it was a triplex when he purchased it in 1995 and he added the fourth unit after acquiring it.

#### **Staff Analysis**

The applicant has the property up for sale and is requesting to zone this parcel M-2 Multiple Family High Density in order to have a zoning district that makes the multiple family use legal.

It appears that all the homes abutting this property are single-family residences.

Off street parking is one of the main concerns with these residential conversions. The M-2 Multiple Family District requires 2.5 spaces per unit. Four units require 10 parking spaces. There is a parking area at the rear of the property that had four vehicles parked in it when I drove by the property. They were parked haphazardly and there is definitely room for five if parked correctly. There was a pick-up truck parked parallel with the alley along the side of the house also. Not sure if this may be in alley right-of-way or not. Therefore, the useable parking space definitely falls short of requirements.

Multiple family structures over three units also fall under State Building Code requirements.

Staff would be favorable to an R-4 Duplex/Triplex zoning based on parking and the general immediate neighborhood composition.

#### **Staff Recommendation**

**HRPC Staff recommends that FCPC recommend to Findlay City Council that PETITION FOR ZONING AMENDMENT #ZA-01-2017 filed to rezone 527 W. Sandusky Street from R-3 Single Family High Density to M-2 Multiple Family High Density be modified to a recommendation for R-4 Duplex/Triplex.**

### ENGINEERING

No Comments

### FIRE PREVENTION

No Comments

## **STAFF RECOMMENDATION.**

Staff recommends **that FCPC recommend to Findlay City Council that PETITION FOR ZONING AMENDMENT #ZA-01-2017 filed to rezone 527 W. Sandusky Street from R-3 Single Family High Density to M-2 Multiple Family High Density be modified to a recommendation for R-4 Duplex/Triplex.**

### **DISCUSSION**

Russ Drerup, property owner, stated that there is a building in the back of the lot with garage doors on it that belonged to the bottom tenant. He stated that if parking is the only issue, he said he had measured the distance of the parking in the back and it was 54' which at 9' per space could accommodate 6 vehicles. He also said that there are two (2) on the side of the building. So with two in the building, 6 out back and 2 on the side there would be 10 spaces.

Paul Schmelzer commented that parking is an issue but the land use is a bigger issue for him. He sees that the surrounding properties are not zoned multi-family and are not being used in a similar fashion to the request.

Lydia Mihalik asked we had any feedback from any neighbors. Ms. Scrimshaw replied that she had not heard from anyone.

Mr. Drerup said that his concern is that he has four units that are already rented. He said his first question is that if this is zoned for three and not four units when would he have to bring it into compliance. Does he need to evict someone or can he wait for a lease to expire and then not renew it? Mr. Schmelzer asked what history there was on the permit for conversion. Todd Richard replied that there is not any. Mr. Schmelzer said that the structure then was modified without any permits. Mr. Schmelzer asked if he was selling the property. Mr. Drerup replied that it is for sale now. Mr. Drerup stated that he thinks that whomever buys it will convert it back to single family. He said he has nothing to back that up but he would do that if he were buying it now.

Ms. Mihalik asked if it would be feasible to come into compliance with State building requirements on the property. Matt Pickett replied that it would be a substantial issue and difficult probably. Mr. Drerup stated that his main concern is a timeline for getting a tenant out if he needs to. Todd Richard said that they don't want to displace someone. It would depend on how much of the lease is left. He said he thinks that can be worked out. Mr. Drerup said they only do a one year lease, so he's sure it would be less than a year. Mr. Drerup said he doesn't know exactly what the terms of those leases are right now. Mr. Schmelzer said that right now it is zoned single family and there would be three tenants that would have to go. Todd Richard stated that prior to zoning this was a duplex. So two units are definitely legal. Mr. Drerup asked if we were recommending that three would be allowed and not four. Mr. Schmelzer said that the request would need to be changed. Ms. Scrimshaw noted that we recommended R-4 Duplex/Triplex. She said that she thought Planning & Zoning could change it to that if they want to. She recalled that they had done so on other requests. Ms. Mihalik asked what this had been zoned prior to the change in the zoning map. Ms. Scrimshaw replied that she thought it was C-Residential. Ms. Mihalik stated that the use was okay prior to the map changes. Mr. Schmelzer asked how many units that would allow. Ms. Scrimshaw replied that it was any multi-family. Therefore, Mr. Schmelzer summarized that it was modified without permits, but the number of units would have been compliant with the zoning at the time.

### **MOTION**

Paul Schmelzer made a motion **that FCPC recommend to Planning & Zoning Committee of**

**Findlay City Council that they consider the R-4 Duplex/Triplex zoning.**

**2<sup>nd</sup>:** Jackie Schroeder

Mr. Schmelzer asked the applicant if he was clear with why he was doing this. Mr. Drerup replied yes.

**VOTE:** Yay (3) Nay (0) Abstain (0)

**2. APPLICATION FOR CONDITIONAL USE #CU-02-2017 filed by DCW Advantage Enterprises/Ryan Stevens, 2551 Tiffin Avenue, Findlay to sell RV's at a used car lot at the rear of 2551 Tiffin Avenue.**

**HRPC**

**General Information**

This request is located in the rear of 2551 Tiffin Avenue. It is zoned C-2 General Commercial. Properties to the north, east and west are also zoned C-2. The property to the south is zoned R-1 Single Family Residential in Marion Township. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

This site is currently a part of a parking lot for the buffet restaurant located at 2551 Tiffin Avenue.

**Staff Analysis**

The applicant has recently obtained a zoning permit to sell used cars on this piece of parking lot. He will be leasing the parking area south of the drive off CR 236. This is an unused excess parking area. The car sales are permitted in C-2.

The applicant would like to sell a few RV's at the site as well as cars/trucks. RV sales are a conditional use in the C-2 District requiring approval of CPC. The code does not have any specific conditions listed for this use.

A small building will be located on the site to serve as an office.

Staff suggests that the RV's be located in the southwest corner of the lot. Preference would be to keep these larger vehicles away from the road frontage. There is an existing tree row along the south and west portion of the lot to help screen.

**Staff Recommendation**

HRPC Staff recommends **that FCPC approve APPLICATION FOR CONDITIONAL USE #CU-02-2017 to sell RV's at a used car lot at the rear of 2551 Tiffin Avenue subject to the following condition:**

- **RV's be parked toward the southwest corner of the lot**

**ENGINEERING**

No Comment

## **FIRE PREVENTION**

No Comments

## **STAFF RECOMMENDATION**

Staff recommends **that FCPC approve APPLICATION FOR CONDITIONAL USE #CU-02-2017 to sell RV's at a used car lot at the rear of 2551 Tiffin Avenue subject to the following condition:**

- **RV's be parked toward the southwest corner of the lot**

## **DISCUSSION**

Paul Schmelzer asked how many RV's he could park in there. Mr. Stevens replied that he would have two or three smaller ones. Jackie Schroeder noted that there is an office space shown on one drawing. She asked if that is the area that the RV's would be in. Mr. Schmelzer said he thought it was more along the south side.

## **MOTION**

Paul Schmelzer made a motion **that the Conditional Use be granted with the restriction that the RV sales only be in the area of the parking lot south of the access drive.**

**2<sup>nd</sup>:** Jackie Schroeder

**VOTE:** Yay (3) Nay (0) Abstain (0)

**3. APPLICATION FOR SPECIAL REVIEW #SR-02-2017 filed by Mark Bassitt, 327 E Edgar Avenue, Findlay for relief from the requirement of full site plan drawings in order to construct an addition to his business for storage at 2311 Bank Street, Findlay.**

## **HRPC**

### **General Information**

This request is located on the east side of Bank Street south of E. Yates Avenue. It is zoned I-1 Light Industrial. All surrounding parcels are also zoned I-1. The parcel 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 seeking permission from the Planning Commission today to get relief from the requirement to submit a full site plan for review. He would like to file an application for a zoning permit for an addition to the existing building on his site.

His property sits on a remote part of Bank Street south of E. Edgar Avenue. On the west side of Bank Street is the Blue Rock Nature Preserve. There are two homes directly north of his lot, which are also in the Industrial zoning. There are railroad tracks on his east boundary and Hancor owns the lot directly south of him.

The proposed building will be 45' x 60' (2700 square feet) according to the owner. This is significantly larger than the existing shop, which is listed as 36' x 46' (1656 square feet) per the Auditor.

While we can sympathize with Mr. Bassitt's status as a small businessperson, we must also look at the larger picture. What else could possibly go on the property in the future that may be more impactful on the site? In addition, such a large expansion must have to comply with some form of drainage requirements, etc. to not affect the homes close by.

For these reasons, we do not see how the site plan requirements can be waived at this time.

### **ENGINEERING**

Access – The existing building has access from Bank Street. The drawing does not have dimensions on the existing drive. The letter from the property owner does not state if it is his intent to leave the existing drive as is, expand it or ask for a second drive. The sketch does not show any doors on the addition so it is not clear if any items being stored will be delivered to the existing structure and carried through it to the addition or if deliveries will be brought directly into the addition through an exterior door. If the latter is the case, the existing parking will need to be expanded to provide access for the delivery vehicles.

Sanitary Sewer – The letter from the property owner states that the proposed addition will be used for storage so it is assumed that no sanitary service is being requested.

Waterline – It is also assumed that no water service is being requested.

Stormwater Management – No grading plan or stormwater calculations were submitted. It is not possible to make sure that the additional will not cause a problem for the two (2) homes located to the north without a grading plan. The size of the building addition is not label on the sketch but it is shown larger than the existing building (1,656 sf per the Auditor's Website). With the size of the addition, stormwater detention will need to be provided.

MS4 Requirements – Since there is not a grading plan, the amount of disturbed area is not labeled or shown on the sketch. Due to the size of the existing building and estimating the size of the addition, the disturbed area should be less than one (1) acre so the site will not need to comply with the City of Findlay's MS4 requirements. If the actual disturbed area will be larger than one (1) acre, the site will need to comply with the City of Findlay's MS4 requirements.

Sidewalks – There are no existing sidewalks on Bank Street.

Recommendations: A full site plan needs to be submitted so that it can be verified if all requirements are being met or not.

### **FIRE PREVENTION**

No Comment

### **DISCUSSION**

Paul Schmelzer stated that he finds immense value in a proper site plan and that is why we have the standards there. He said that he doesn't blame the applicant for asking the question. Mr.

Bassitt stated that he works by himself. This is just a building for storage of cars. He works on race cars for a living. He responded that he doesn't have a store front, he doesn't deal with the general public per se. Mr. Bassitt stated that he has a fairly large piece of ground and that water has never been an issue. He was completely dry in the flood of 2007. He stated that if he spends \$5,000 to do all the site plan work, it would have paid for the foundation. He said he is trying not to get upside down on what he invests and what it is worth. Mr. Schmelzer stated that he personally could still not waive the requirement. He commented that there is no standard for saying that other than some very minor administrative approvals that we can give. The rules are in place for a reason, and there is no "well as long as your building is smaller than this and your property is this big, your drainage is this big, or your drainage is functional" that we can waive those standards. Mr. Bassitt said he understands that they would not want to set a precedent. Mr. Schmelzer replied, "Correct". However, Mr. Bassitt said he had to try.

Ms. Mihalik said that the other thing to keep in mind is that it is not just us that will be reviewing the plan, Wood County would also be doing so. Mr. Bassitt said he is aware of that. He said he has plans for that.

Mr. Bassitt said that for where he is at, the property is not worth a lot of money, so he does not want to invest a lot in it either.

Mayor Mihalik wanted to clarify that the storm water issues are not really relative to a flood. What we are looking at is a regular rain event, how the water falls on his property and how can impact the neighbors and where it goes from there.

The Planning Commission sees no reason to forgo the site plan requirements.

#### **4. 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.**

**DISCUSSION**

None

**MOTION**

Mayor Mihalik made a motion to approve **APPLICATION FOR PRELIMINARY PLAT #PP-01-2017 for Tall Timbers West 1<sup>st</sup> Addition.**

**2<sup>nd</sup>:** Paul Schmelzer

**VOTE:** Yay (3) Nay (0) Abstain (0)

**5. 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)**

**DISCUSSION**

Ms. Scrimshaw commented that Mr. Jenkins had stated that the lot lines needed to remain on the plat. Mr. Jenkins said yes by State law they have to be shown.

**MOTION**

Mayor Mihalik made a motion to approve **APPLICATION FOR FINAL PLAT #FP-02-2017 for Tall Timbers West 1<sup>st</sup> Addition.**

**2<sup>nd</sup>:** Jackie Schroeder

**VOTE:** Yay (3) Nay (0) Abstain (0)

**6. 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)**
- **Place landscaping 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)**

### **DISCUSSION**

Ms. Scrimshaw noted that Mr. Jenkins had submitted a revised plan showing the landscaping along the south property line as requested.

Brian Thomas commented that Mr. Jenkins had also taken care of the two (2) concerns of the Engineer.

Mr. Pickett stated that the extension of the water main and the new hydrant were taken care of as well. There will also be a pump house and hydrant provided for that. He added that any gas or electric meters shall have crash protection. All sprinkler plans need to be submitted to the Fire Department.

Todd Richard noted that there is a very small flood plain in the northwest corner of the lot that will

probably be dealt with by a cut/fill calculation. Mr. Jenkins replied that they will actually be increasing the volume in the flood hazard area. Their revised grading plan shows that location.

Paul Schmelzer commented that there is obviously a lot of work that goes in to getting to this point. He knows that Campbell's and their consultant have done a lot of work to look at how they develop their property and still maximize the ability to further develop this industrial park. He said he knows that that is a lot of work, a lot of effort and probably some extra dollars to accomplish. Campbell's is an example of the type of company that we want in our community and he wished to thank them for taking the extra steps to get this done.

### **MOTION**

Mayor Mihalik made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-04-2017 for an approximately 741,000 square foot warehouse facility for the Campbell Soup Company to be located on Lot 2 of Tall Timbers West 1<sup>st</sup> Addition subject to the following conditions:**

- **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)**
- **All gas and electric meters will have crash protection (FIRE)**

2<sup>nd</sup>: Paul Schmelzer

**VOTE:** Yay (3) Nay (0) Abstain (0)

**7. APPLICATION FOR SITE PLAN REVIEW #SP-06-2017 filed by Valfilm North America, Inc., 3441 N. Main Street, Findlay for a 48,300 square foot manufacturing addition.**

### **HRPC**

#### **General Information**

This request is located on the northeast corner of N. Main Street and Rutherford Avenue. It is zoned I-1 Light Industrial. Properties to the north and east are also zoned I-1. Properties to the south are zoned R-1 Single Family Low Density and to the west is Single Family Low Density, O-1 Institutions and Offices and C-2 General Commercial. 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 a 48,300 square foot addition for more manufacturing on the south side of the existing facility. It will be attached to the existing building at two (2) points. The western "walk through" is about 9' wide and the eastern is 22' wide. A floor plan shows seven (7) new work modules in the building.

Front yard setback is 50', side yard is 30' or 75' if abutting residential and rear yard requirement

is 30' or 75' if abutting residential. All setbacks are exceeded as shown on the plans. Building height maximum is 60' in the code. The tallest point of the building is 70'. The applicant is on the BZA agenda this evening for a variance on the height restriction.

The parking standard for an industrial operation is based on 1.1 spaces per number of employees on the largest shift. The plans state that 77 employees make up the largest shift. This calculates to 85 parking spaces. The parking lot at the front (N. Main Street) side has been reconfigured from the main entry south. The spaces still shown on the south side of the new addition appear to only be indicated as what was left over from the existing layout that was not covered up by the new building. (There are some parking spaces still shown as dashed lines.) The plan states that there are 100 more spaces here. This area needs to be laid out formally with landscaping and any islands as required.

New light poles are shown at 20' in height on the west side of the building (N. Main Street). The plan shows .5 foot candles at the west edge.

There is no new freestanding signage shown on the plan.

### **Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2017 filed by Valfilm North America, Inc. for a 48,300 square foot manufacturing addition at 3441 N. Main Street subject to the following conditions:**

- **Height variance approved by BZA**
- **Show proper configuration for parking lot south of new building**

### **ENGINEERING**

Access – Access to the site will be from the existing drives on North Main Street and Rutherford Avenue.

Sanitary Sewer – The existing sanitary sewer is being rerouted to avoid the proposed addition. We had been told that the proposed addition would not have a sanitary service but there is a note on the drawing that states that the existing sewer has adequate capacity for the additional flow. We are confirming with the consultant if there will be sewer service for the building or not. If there is, we will need an estimate of the water usage so that we can calculate the impact and capacity fees that will be required due to the additional flow.

Waterline – The existing fire line is being rerouted to avoid the proposed addition. We had been told that the proposed addition would not have a water service but there is a note on the drawing that states that water will be extended from the existing building. We are confirming with the consultant if there will be a water service for the building or not. If there is, we will need an estimate of the water usage so that we can calculate the impact and capacity fees that will be required due to the additional flow.

Stormwater Management – Since the proposed addition is being built in the existing parking lot, there will not be an increase in impervious area on the site so detention will not 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.

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

- Supply Engineering with an estimate of water usage in the proposed addition (if water and sewer will be used in the addition) so that impact and capacity fees can be calculated due to the additional flow.

### **FIRE PREVENTION**

Submit all fire alarm and sprinkler system drawings to FFD for review.

This structure will require a Knox box.

Any gas or electrical meters within the driving surface shall have crash protection.

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2017 filed by Valfilm North America, Inc. for a 48,300 square foot manufacturing addition at 3441 N. Main Street subject to the following conditions:**

- **Height variance approved by BZA (HRPC)**
- **Show proper configuration for parking lot south of new building (HRPC)**
- **Supply Engineering with an estimate of water usage in the proposed addition (if water and sewer will be used in the addition) so that impact and capacity fees can be calculated due to the additional flow. (ENG)**
- **Submit all fire alarm and sprinkler system drawings to FFD for review. (FIRE)**
- **This structure will require a Knox box. (FIRE)**
- **Any gas or electrical meters within the driving surface shall have crash protection (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

### **DISCUSSION**

Judy Scrimshaw noted that the BZA hearing had been last week and the height variance was granted.

Paul Schmelzer asked if there will be any issue with the number of parking spaces once they applicant becomes compliant with the landscape standards for the parking lot. Mike Arnold replied no. He stated that there is more parking to the north that does not show on this plan. He commented that the area to the south of the addition is not intended to be used as a parking lot in the future. A new employee entrance will be on the west side of the building. Mr. Arnold said that the south side will be used as a layout area during construction and they have not really committed it to any use when that is done. There was never any intention of it being a parking lot.

Mike Arnold said that there is no water usage to the new building other than for a drinking fountain. That will maybe to a 5/8" line supplied from the old building. Nothing will be coming in as a new line.

### **MOTION**

Paul Schmelzer made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-06-2017 filed by Valfilm North America for a 48,300 square foot manufacturing addition at 3441 N. Main Street subject to the following conditions:**

- **Submit all fire alarm and sprinkler system drawings to FFD for review. (FIRE)**
- **This structure will require a Knox box. (FIRE)**

- Any gas or electrical meters within the driving surface shall have crash protection (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

2<sup>nd</sup>: Jackie Schroeder

**VOTE:** Yay (3) Nay (0) Abstain (0)

**8. APPLICATION FOR SITE PLAN REVIEW #SP-07-2017 filed by THAD Properties, Ltd., 7595 CR 236, Findlay for a 13,332 square foot surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay.**

**HRPC**

**General Information**

This request is located on the northeast corner of CR 236 and US 224. It is zoned C-2 General Commercial. All surrounding properties are also zoned C-2. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The existing building had been used for veterinarian offices, grooming salon, chiropractor office and some small retail.

**Staff Analysis**

This proposal is for a new surgery center affiliated with the NWO Orthopedic and Sports Medicine facility to the north. The new structure will be single story and 13,332 square feet in size. The plans show two (2) operating rooms and all associated facilities for pre-op, consultation, recovery, nursing, reception, etc.

Setbacks in C-2 are 50’ front yard, 15’ side, and 30’ rear. The applicant went before the BZA on March 9 to get a variance on the front yard (CR 236 side). The plans show the building at 19.5’ from the right of way and canopy at only 10.5’. The variance was granted at that meeting. All other setbacks are met.

The maximum building height permitted is 60’ in C-2. The elevation drawing shows the building at approximately 28’ at the highest point.

Parking is based on one space per 375 square feet in the C-2 district. The 13,332 square foot building would require 36 parking spaces. This site has 20 spaces of its own and will share parking with the lot to the east that has 87 parking spaces. Traffic can circulate through both parcels for access as well. THAD Properties currently owns all of these parcels. Staff would like a shared parking/access agreement to be recorded as some day one or the other could be transferred to a different entity.

The plans state that there will not be any new freestanding signage for the site. It does say that the existing sign will be refaced. This will require review of the zoning department. There is a one-way sign shown at the northwest corner of the building. This should also be reviewed by zoning.



The architecture of the building will match the existing doctor's office and rehab center's building to the north. Perimeter landscaping is shown on the street sides of the building. Appropriate landscaping is also shown along the parking areas.

A lighting plan shows the height of the fixtures to be 24', which is under the 25' maximum. A photometric plan indicates that the foot candle readings on the CR 236 side to exceed one near the southwest corner of the site. It exceeds two in some spots. The code limits the measurement to one at a property line in Commercial zoning.

### **Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2017 for a 13,332 square foot surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay subject to the following conditions:**

- **Submittal of a shared parking/access agreement with the lot to the east.**
- **Reduction of foot-candle readings to get to 1 or less at property lines.**

### **ENGINEERING**

Access – Access to the site will be from the existing drive off of County Road 236 and from the existing parking lot located to the east of the site.

Sanitary Sewer – The plan shows reusing the existing sanitary lateral and extending it to the new building. Engineering has no issues with reusing the existing lateral but the City of Findlay will not be responsible for the condition of it. The Owner or his Contractor will need to verify that the existing lateral is functioning properly prior to connecting to it. Engineering will need an estimate of water usage so that we can calculate the impact and capacity fees that will be required due to the increase in water usage.

Waterline – A new fire line and domestic line will be installed from the existing 10-inch waterline on US Route 224 (Tiffin Avenue) to the new building.

Stormwater Management – Detention for the site will be provided by the existing detention area located at the south side of the property. Since the amount of impervious area is not being changed, the existing detention design will still meet the City of Findlay requirements.

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

Sidewalks – There are existing sidewalks along County Road 236 and US 224 (Tiffin Avenue).

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

- Provide an estimate of water usage so that impact and capacity fees can be calculated.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit X2

### **FIRE PREVENTION**

Submit all fire alarm and sprinkler system drawings to FFD for review.

This structure will require a Knox box.

Any gas or electrical meters within the driving surface shall have crash protection.

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-07-2017 filed by THAD Properties, Ltd., 7595 CR 236, Findlay for a 13,332 square foot surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay subject to the following conditions:

- Submittal of a shared parking/access agreement with the lot to the east. (HRPC)
- Reduction of foot-candle readings to get to 1 or less at property lines. (HRPC)
- Provide an estimate of water usage so that impact and capacity fees can be calculated. (ENG)
- Submit all fire alarm and sprinkler system drawings to FFD for review. (FIRE)
- This structure will require a Knox box. (FIRE)
- Any gas or electrical meters within the driving surface shall have crash protection. (FIRE)
- The address on the building shall be legible from the street. (FIRE)
- Apply for all necessary permits with Wood County Building Department. (FIRE)

### **DISCUSSION**

Judy Scrimshaw reported that she had spoken with Shawn Garmong prior to today's meeting in regard to the lighting. He stated that it does go down as it gets toward the street. Technically the property line is at right-of-way but it goes below 1 just past the sidewalk. She said that being that this is all commercial and there are all kinds of other conflicting lights, she did not have a problem with this.

Paul Schmelzer stated that he had a question about parking. He wanted to know if when the shared parking is worked out are we still in compliance on both properties. Mr. Garmong replied that the parking requirements with the urgent care center to the east would be over the number required. He stated that their attorneys are working on the document now for shared access and parking between the two sites.

### **MOTION**

Paul Schmelzer made a motion to approve APPLICATION FOR SITE PLAN REVIEW #SP-07-2017 for a 13,332 square foot surgery center for NWO (Northwest Ohio Orthopedics & Sports Medicine) to be located at 15028 US 224, Findlay subject to the following conditions:

- Submittal of a shared parking/access agreement with the lot to the east. (HRPC)
- Provide an estimate of water usage so that impact and capacity fees can be calculated. (ENG)
- Submit all fire alarm and sprinkler system drawings to FFD for review. (FIRE)
- This structure will require a Knox box. (FIRE)
- Any gas or electrical meters within the driving surface shall have crash protection. (FIRE)

- **The address on the building shall be legible from the street. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

2<sup>nd</sup>: Lydia Mihalik

**VOTE:** Yay (3) Nay (0) Abstain (0)

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Lydia L. Mihalik  
Mayor

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Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director