

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT June 8, 2017

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
Service Director, Brian Thomas, P.E., P.S.
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Jeremy Kalb, Engineering Project Manager
Don Rasmussen, Law Director
Todd Richard, Zoning Inspector

City of Findlay City Planning Commission

Thursday, June 8, 2017 - 9:00 AM

COMMENTS

NEW ITEMS

1. PRELIMINARY PLAT APPLICATION #PP-02-2017 for Findlay Commerce Park North to be located on the northwest corner of CR 99 and TR 142.

HRPC

General Information

This request is located on the northwest corner of CR 99 and TR 142 in Allen Township. Lots to the north, east and west are also in Allen Township and are not zoned. To the south is zoned B-2 General Commercial in the City of Findlay. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Office.

Parcel History

Vacant land.

Staff Analysis

The applicant is proposing a 5 lot subdivision on 11.404 acres. The lots sizes range from 1.666 to 1.922 acres. All of the lots have frontage on CR 99.

CR 99 and TR 142 are both designated as Major Thoroughfares on the Hancock County Thoroughfare Plan. Major thoroughfares require 120' of proposed right-of-way. This is calculated as 60' from the center line of the existing road way on both sides. The extra right-of-way was dedicated on the south side of CR 99 when Findlay Commerce Park was platted. The applicant has indicated the extra right-of-way on this plat to increase the CR 99 side to 60' from centerline and TR 142 to 60' from centerline.

The land is located in Allen Township and therefore is not zoned. Because the area will be connected to City water and sewer, lots less than 2 acres are acceptable. Notes on the plat indicate that the intent of the development is for industrial purposes.

Staff Recommendation

HRPC Staff recommends that FCPC approve PRELIMINARY PLAT APPLICATION #PP-02-2017 for Findlay Commerce Park North to be located on the northwest corner of CR 99 and TR 142.

ENGINEERING

No comments

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION.

Staff recommends that FCPC approve PRELIMINARY PLAT APPLICATION #PP-02-2017 for Findlay Commerce Park North to be located on the northwest corner of CR 99 and TR 142.

PP-02-2017

PRELIMINARY PLAT APPLICATION
for Findlay Commerce Park North
to be located on the northwest
corner of CR 99 and TR 142.

Legend

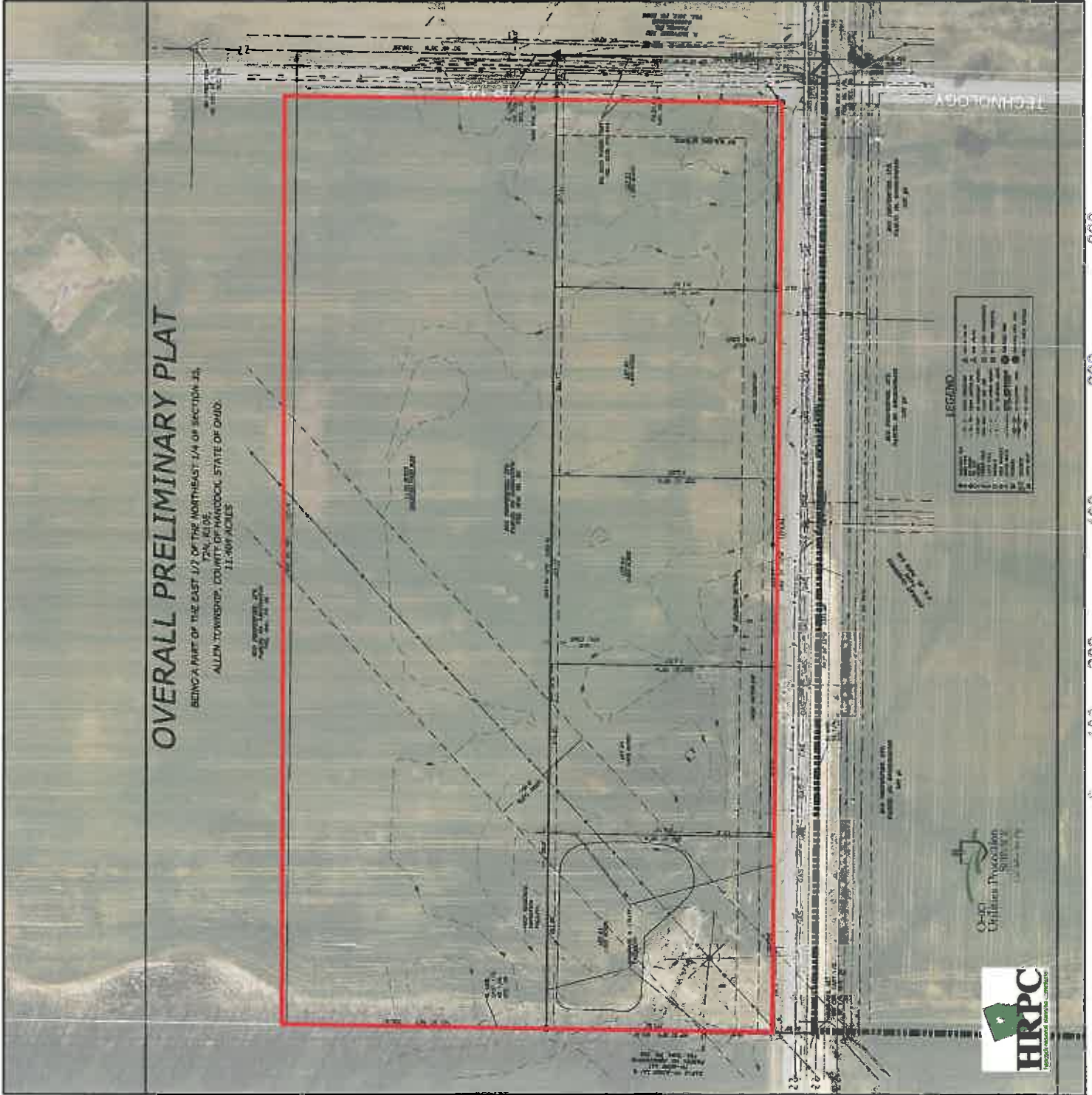
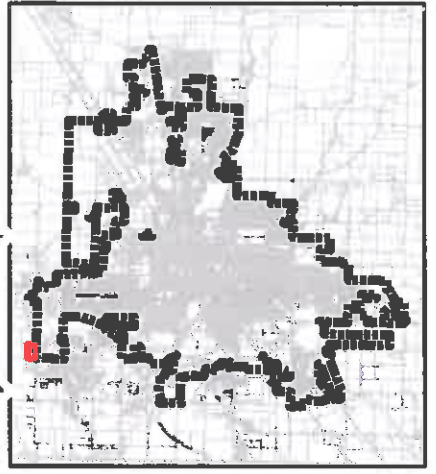


PP-02-2017

Road Centerline

Parcels

Findlay Locator Map



Ohio
Urban Proclamation
Service, Inc.
10000 W. 12th St., Suite 100
Cincinnati, OH 45241
513.763.1234

2. FINAL PLAT APPLICATION #FP-03-2017 for Findlay Commerce Park North to be located on the northwest corner of CR 99 and TR 142.

HRPC

General Information

This request is located on the northwest corner of CR 99 and TR 142 in Allen Township. Lots to the north, east and west are also in Allen Township and are not zoned. To the south is zoned B-2 General Commercial in the City of Findlay. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Office.

Parcel History

The Preliminary Plat for Findlay Commerce Park North was reviewed in the previous item.

Staff Analysis

The applicant is proposing a 5 lot subdivision on 11.404 acres. The lots sizes range from 1.666 to 1.922 acres. All of the lots have frontage on CR 99.

CR 99 and TR 142 are both designated as Major Thoroughfares on the Hancock County Thoroughfare Plan. Major thoroughfares require 120' of proposed right-of-way. This is calculated as 60' from the center line of the existing road way on both sides. The extra right-of-way was dedicated on the south side of CR 99 when Findlay Commerce Park was platted. The applicant has indicated the extra right-of-way on this plat to increase the CR 99 side to 60' from centerline and TR 142 to 60' from centerline. The plat must be submitted to Hancock County for acceptance of the additional right-of-way.

The land is located in Allen Township and therefore is not zoned. Because the area will be connected to City water and sewer, lots less than 2 acres are acceptable. The Declarations of Restrictions submitted with the plat state that Lots 1 and 2 are to be used for commercial purposes and Lots 3 and 4 are to be used for industrial purposes. Lot 5 will not be developed and will only serve as the detention facility. We understand that the plat will be proposed for annexation to the City. Appropriate zoning designations will need to be addressed with the annexation.

The Declarations also stated that individual accesses for each parcel are preferred. Because this is a Major Thoroughfare, it is not likely that individual drives will be granted. Either a Marginal Access roadway paralleling CR 99 or some shared access points will be more likely. As long as the roads are in the County, driveways must be 495' apart and they may need to apply for a variance on any drive locations.

Staff Recommendation

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-03-2017 for Findlay Commerce Park North to be located on the northwest corner of CR 99 and TR 142.**

ENGINEERING

Access – It is our understanding that the property included in the plat is going to be annexed. If site plans are submitted for any of the lots prior to the annexation, the access to the sites will need to comply with the Hancock County Access Management Regulations. If site plans are submitted for any of the lots after the annexation, the access to the sites will be reviewed by the

City of Findlay Planning Commission to determine if individual access or shared accesses will be allowed.

Sanitary Sewer - We have not received the construction drawings for the sanitary sewer to review. The construction drawings will need to be submitted and approved prior to us signing the plat.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-03-2017 for Findlay Commerce Park North to be located on the northwest corner of CR 99 and TR 142 subject to the following conditions:**

- **Submittal of construction drawings for sanitary sewer (ENG)**

FP-03-2017

FINAL PLAT APPLICATION
for Findlay Commerce Park North
to be located on the northwest
corner of CR 99 and TR 142.

Legend

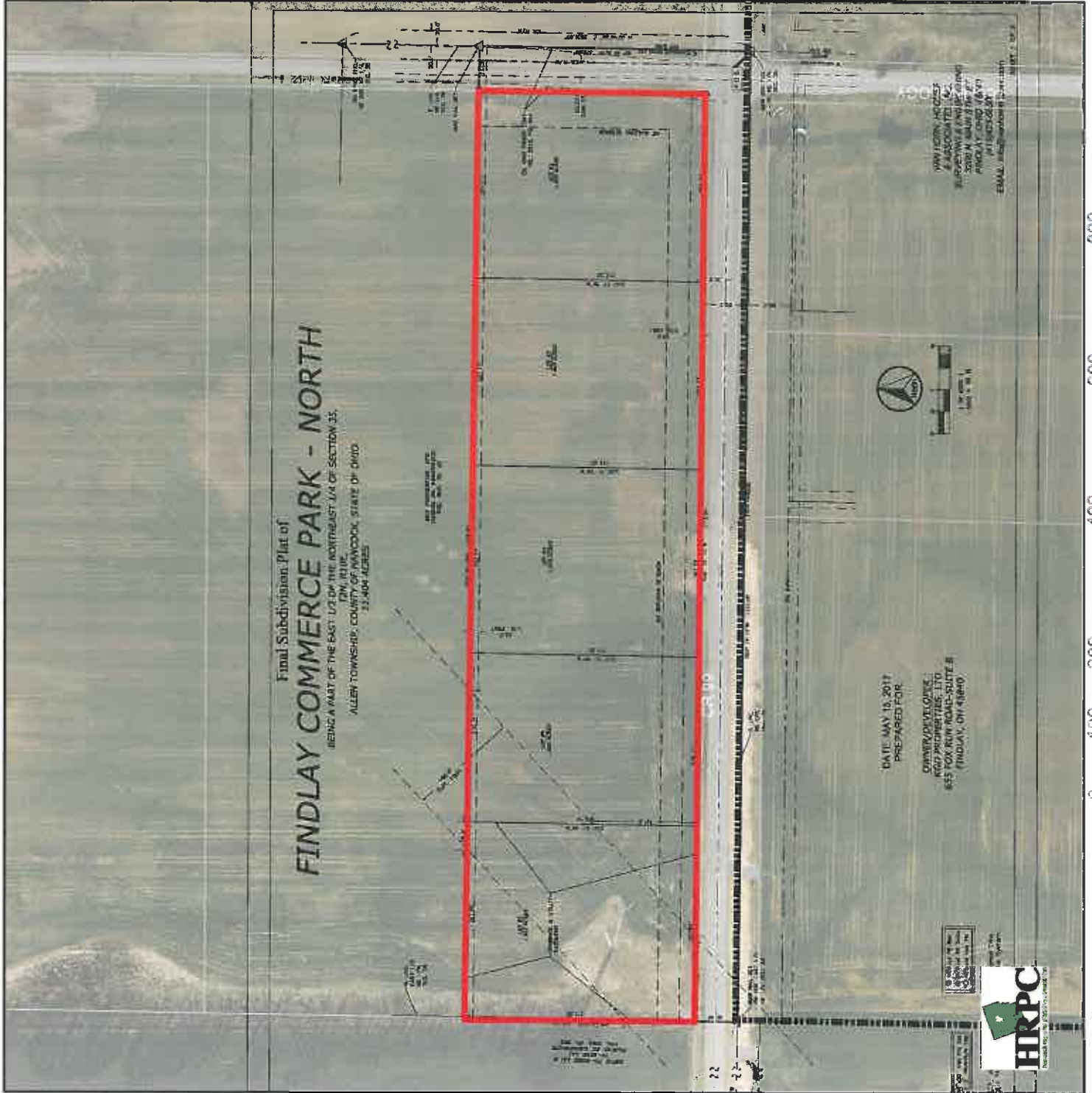
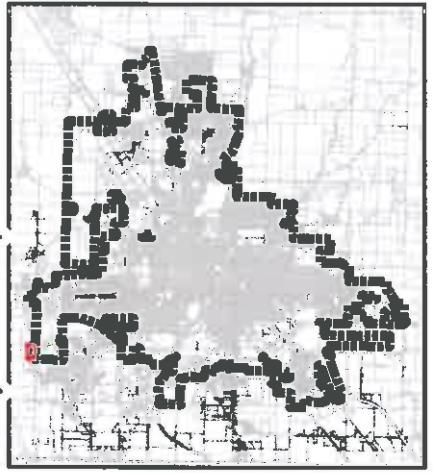


FP-03-2017

Road Centerline

Parcels

Findlay Locator Map



0 100 200 400 600 800 Feet

3. SITE PLAN APPLICATION #SP-09-2017 filed by Blanchard Valley Regional Health Center for a parking lot at 1920 S. Main Street.

HRPC

General Information

This request is located at the northwest corner of S. Main Street and Highland Avenue. It is zoned O-1 Institutions and Offices and is within the Hospital Overlay District. Parcels to the north, east and west are also O-1 Institutions and Offices with the Hospital Overlay District. To the south is a home zoned R-1 Single Family Low Density. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Medical.

Parcel History

Former site of a medical office building and parking lot. The building was demolished and returned to grass and the old parking lot pavement remains.

Staff Analysis

The applicant is proposing to remove the old parking lot and construct a new lot on the entire site.

There are drive cuts onto S. Main Street and onto Highland Drive which will be removed. Two new accesses will be installed on the west side of the parcel in the area that is currently an alley. Traffic flow can access from Highland Drive or may also access an existing drive that goes to the north and turns west through other parking areas. The alley to the west and another along the north side of the parcel have been submitted to the City for vacation. The Hospital and the County Commissioners own all the land on both sides of these alleyways and the Commissioners have adopted a resolution of agreement to vacate.

The new lot will contain 108 parking spaces. All of the spaces are laid out as 90 degree parking. Staff has some concern about the northeast and southeast corners of the lot where it may be difficult to maneuver out of the spaces when both are occupied. There is nothing in the code however that prohibits a layout such as this.

The photometric plan submitted with the application shows the foot candle readings below .5 at all property lines. The plans state that the light heads are mounted at 25'. The maximum height permitted for the entire lighting structure is 25'. There are no drawings that show the actual set up with any base, pole height etc.

Staff needs to see a better landscaping detail. The plans indicate a number of trees and shrubs along Highland Drive as well as trees to be planted in the parking lot islands. There is no indication of any planting along the Main Street side of the lot.

HRPC Staff recommends that **approval of SITE PLAN APPLICATION #SP-09-2017 filed by Blanchard Valley Regional Health Center for a parking lot at 1920 S. Main Street subject to the following conditions:**

- **Vacation of the alleys on the west and north sides of the parcel**
- **Verification of lighting height**
- **Full landscaping plan submitted and approved.**

ENGINEERING

General – The site plan shows two (2) existing alleys as “To be Vacated”. As mentioned by HRPC, the application has been submitted to City Council. Engineer has checked and the City does not have any utilities in the alleys so we will be in favor of the vacation when they appear at the July CPC meeting.

Access – The existing parking lot has two (2) drives on Main Street and two (2) drives on Highland Drive. The applicant is proposing to remove all four (4) of the existing drives and create two (2) new drives that will access the parking lot from their existing drive.

Stormwater Management – Detention for the site will be provided by the proposed detention swale located on the east side of the parking lot. The detention calculations submitted complies with the City of Findlay standards.

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.

Sidewalks – There are existing sidewalks on Main Street and Highland Drive.

Recommendations: Approval of the site plan

The following permits may be required prior to construction:

- Storm Tap
- Curb Cut/Drive Permits x 4

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-09-2017 filed by Blanchard Valley Regional Health Center for a parking lot at 1920 S. Main Street subject to the following conditions:**

- **Vacation of the alleys on the west and north sides of the parcel (HRPC)**
- **Verification that the total height of the lighting includes any bases, poles, etc. (HRPC)**
- **Full landscaping plan submitted and approved. (HRPC)**



BLANCHARD VALLEY REGIONAL
HEALTH CENTER
1917 HIGHLAND DRIVE
FINLAY OH 45840

CB 153	Top 801.84	10" E Conc.
FL	798.54	12" NW
CB 330	Top 800.99	6" S PVC
FL	800.25	6" NW PVC
CB 387	Top 805.81	4" W Pipe
FL	803.21	6" N PVC
FL	803.01	10" S PVC
CB 583	Top 805.88	10" W Conc.
FL	793.31	10" W Conc.
MH 554	Top 804.43	(Sealed - Could Not Open)
MH 841	Top 805.87	(Sealed - Could Not Open)
CB 642	Top 802.54	10" N Conc.
FL	802.88	10" N Conc.
CB 843	Top 803.53	10" NW Conc.
FL	804.70	10" NW Conc.
Sum: MH 878	Top 805.77	6" W PVC
FL	802.52	10" N PVC
FL	802.52	10" S PVC
MH 878	Top 804.70	6" N PVC
FL	803.70	6" W PVC
CB 880	Top 805.91	4" W Pipe
FL	804.31	6" S PVC
FL	803.01	10" N PVC
FL	802.96	12" NE PVC
MH 725	Top 806.00	6" S PVC
FL	804.80	6" S PVC
FL	803.80	6" W PVC
MH 888	Top 804.88	6" S PVC
FL	804.48	6" SW PVC
FL	804.38	6" E PVC
CB 1054	Top 804.91	4" NW Pipe
FL	803.11	4" W Pipe
FL	803.11	4" NE Pipe
FL	798.38	24" SW Pipe
FL	798.38	24" NE Pipe
CB 1051	Top 803.90	6" SW w/
FL	803.94	7" Office Floor
FL	796.70	12" SE

BLANCHARD VALLEY REGIONAL
HEALTH CENTER
1917 HIGHLAND DRIVE
FINLAY OH 45840

PROPOSED PARKING SPACES
EXISTING SPACES TOTAL
7 HANDICAP SPACES (NORTH LOT)
104 NEW SPACES

1. TREE PER 48 LF OF PERIMETER
• 500 LF / 5 = 116 TREES TOTAL
1. TREE PER 48 LF OF PERIMETER
• MAY BE REDUCED BY 50% IF DRIVE AISLE
• 500 LF / 2 = 14.00
14.00 / 2 = 7.25 = 14 TREES TOTAL

PROPOSED STONE TYPE "O" RP RAP
W/ FILTER FABRIC
PROPOSED ASPHALT
PROPOSED CONCRETE

THODO LLC
1917 SOUTH MAIN STREET
FINLAY OH 45840

THODO LLC
1917 SOUTH MAIN STREET
FINLAY OH 45840

EAGLE STREET (60' R/W)

SOUTH MAIN STREET (95' R/W)

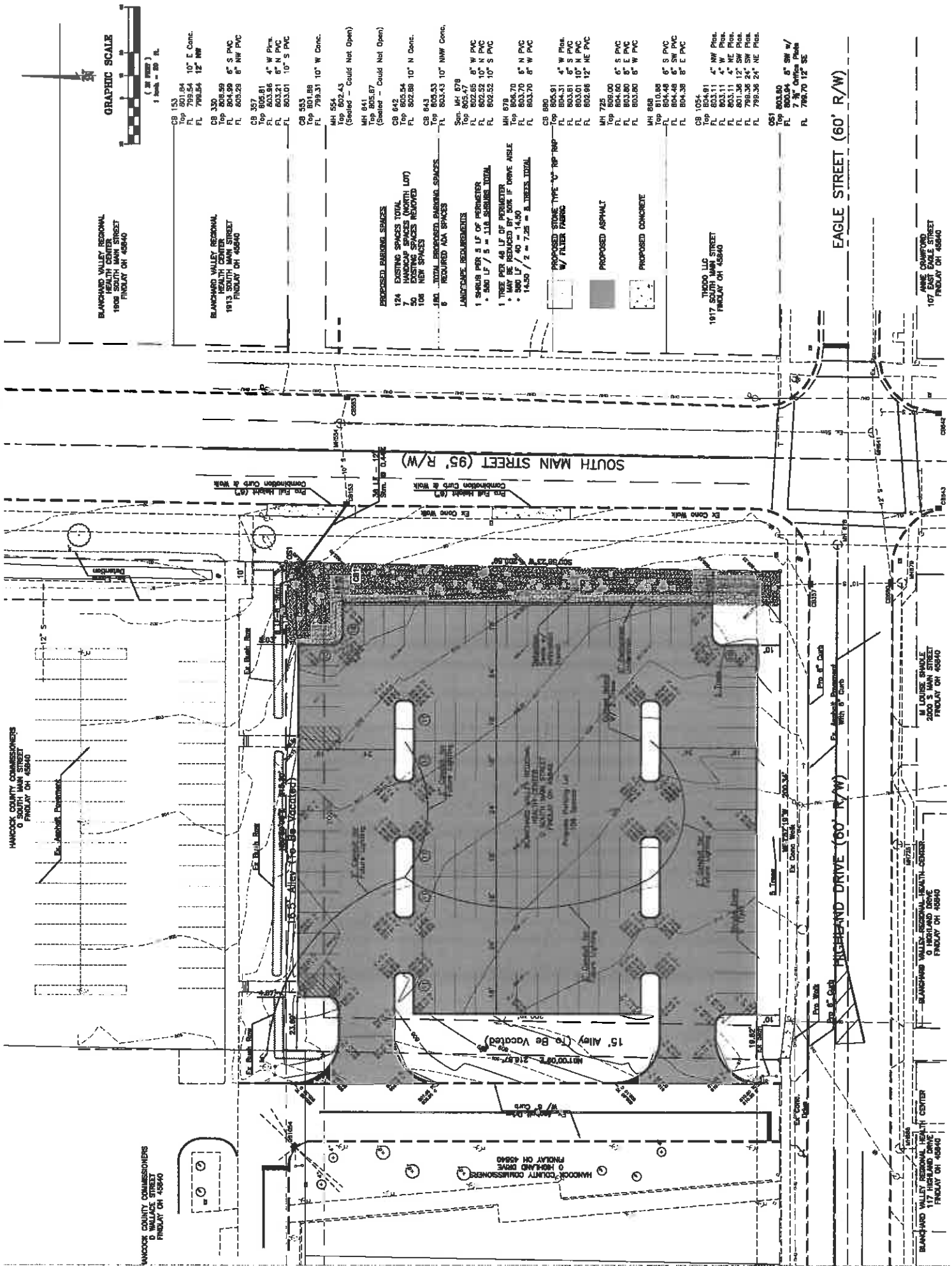
HIGHLAND DRIVE (60' R/W)

HANCOCK COUNTY COMMISSIONERS
O SOUTH MAIN STREET
FINLAY OH 45840

HANCOCK COUNTY COMMISSIONERS
O WALLACE STREET
FINLAY OH 45840

M LOUISE FRANKLE
2000 S MAIN STREET
FINLAY OH 45840

BLANCHARD VALLEY REGIONAL HEALTH CENTER
117 HIGHLAND DRIVE
FINLAY OH 45840



4. SITE PLAN APPLICATION #SP-10-2017 filed by The Whittera Company, PO Box 1086, Fostoria, OH for a 63,541 square foot addition to Creative Plastic Concepts located at 2040 Production Drive, Findlay.

HRPC

General Information

This request is located on the corner of Production Drive, Hamlet Drive and Industrial Drive . It is zoned I-1 Light Industrial. All surrounding parcels are also zoned I-1. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

This is the site of an existing industrial use.

Staff Analysis

The applicant wishes to construct an addition on the southeast side of the building at the corner of Industrial Drive and Production Drive.

Setbacks in I-1 are 50’ front and 30’ sides and rear. The new addition is within the setbacks.

A new access is proposed from Industrial Drive. This will provide access to truck docks on this side of the addition.

There is no additional parking proposed. The plans stated that there will be three (3) new employees added to the eight (8) currently employed. At 1.1 space per employee, only 13 spaces are required. The existing lot has 42 parking spaces.

Elevation drawings of the building show it as a similar exterior design to the existing structure. The peak height is slightly over 30’ which is well below the maximum permitted height of 60’.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-10-2017 for a 63,541 square foot addition to Creative Plastic Concepts located at 2040 Production Drive, Findlay.

ENGINEERING

Access – The applicant is proposing one (1) new drive on Industrial Drive to have access to the proposed truck docks.

Sanitary Sewer – The addition will be served by a proposed six (6) inch sanitary lateral that will connect to the existing ten (10) inch sanitary sewer on the south side of Industrial Drive. Since Industrial Drive is scheduled to be repaved in the next couple of years, we do not object to open cutting the road for installation of the sanitary lateral but the work will need to be done in a manner to ensure that access to the other properties is maintained.

Waterline – The proposed addition will be served by a one (1) inch domestic waterline that will be connected to the existing twenty (20) inch waterline located on the north side of Industrial Drive. The tap will need to be moved to the southwest so that it is in the grass area and not in the drive. The exact location of the tap can be coordinated with Water Distribution in the field.

Stormwater Management – Detention for the site will be provided by the existing regional detention area. This lot was included in the original design of the detention area.

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.

Sidewalks – There are no existing walks on Industrial Drive or Production Drive.

General – The Consultant needs to use the City of Findlay General Notes.

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

- The Contractor coordinate the location of the water tap with Water Distribution so that the tap is in the grass area and not under the proposed drive.
- The City of Findlay General Notes be added to the Site Plan.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Waterline Tap Permit
- Storm Tap Permit x 3
- Curb cut/Drive Permit

FIRE PREVENTION

Provide fire alarm, sprinkler and fire pump plans to FFD

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-10-2017 for a 63,541



square foot addition to Creative Plastic Concepts located at 2040 Production Drive, Findlay subject to the following conditions:

- The Contractor coordinate the location of the water tap with Water Distribution so that the tap is in the grass area and not under the proposed drive. (ENG)
- The City of Findlay General Notes be added to the Site Plan. (ENG)
- Provide fire alarm, sprinkler and fire pump plans to FFD (FIRE)
- Apply for all necessary permits with Wood County Building Department (FIRE)

SP-10-2017

SITE PLAN APPLICATION
filed by The Whittera Company
for a 63,541 square foot addition
to an industrial building locate at
2040 Production Drive, Findlay.

Legend

-  2040 Production Drive
-  Road Centerline
-  Parcels

Findlay Locator Map

