

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT September 14, 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, September 14, 2017 - 9:00 AM

## AGENDA

### CALL TO ORDER

### ROLL CALL

### SWEARING IN

### APPROVAL OF MINUTES

### NEW ITEMS

1. ALLEY/STREET VACATION PETITION AV-06-2017 filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1<sup>st</sup> Addition to the City of Findlay.
2. SITE PLAN APPLICATION #SP-12-2017 filed by Panda Express, Inc., 1683 Walnut Grove Ave, Rosemead, CA for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel.
3. SITE PLAN APPLICATION #SP-13-2017 filed by KGC Properties, 655 Fox Run Road, Findlay for a proposed dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 2 of Findlay Commerce Park North subdivision
4. SITE PLAN APPLICATION #SP-14-2017 filed by EFSF, Ltd., 6 Hunters Gate Drive, Findlay for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision.
5. SITE PLAN APPLICATION #SP-15-2017 filed by Humble Robinson Group LLC, 811 N. Main Street, Bellefontaine, OH for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay.

### ADJOURNMENT

# City of Findlay City Planning Commission

Thursday, September 14, 2017 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. ALLEY/STREET VACATION PETITION #AV-06-2017 filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1<sup>st</sup> Addition to the City of Findlay.**

### HRPC

#### **General Information**

This request is located off the east side of TR 77 and off the dead end of Penrose Drive in Spring Lake 1<sup>st</sup> Addition. It is zoned R-1 Single Family Large Lot. Parcels to the south and west are also zoned R-1. To the north is zoned R-3 Single Family Small Lot and to the east is zoned R-1 One Family in Liberty Township. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

#### **Parcel History**

A replat of this area was reviewed and approved in July, 2017.

#### **Staff Analysis**

The applicant has filed to replat this area. When they took the plat to the Courthouse, the Auditor informed them that they needed to file to vacate all the underlying streets before they would accept the plat.

We have been under the impression that replatting the area vacates these, but they say no.

Therefore, this is before us to comply with the request of the Auditor and have the rights-of-way formally vacated by the City.

#### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION** filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1<sup>st</sup> Addition to the City of Findlay.

**ENGINEERING**

No comments

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION.**

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION filed to vacate Aberdeen Drive, Weselyn Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1<sup>st</sup> Addition to the City of Findlay.

# AV-06-2017

**ALLEY/STREET VACATION PETITION** filed to vacate Aberdeen Drive, Wesleyan Drive, Winston Drive and Penrose Court and all that portion of Penrose Drive located north of the south lot line of Lot 76 as extended in the Spring Lake 1st Addition to the City of Findlay.

## Legend

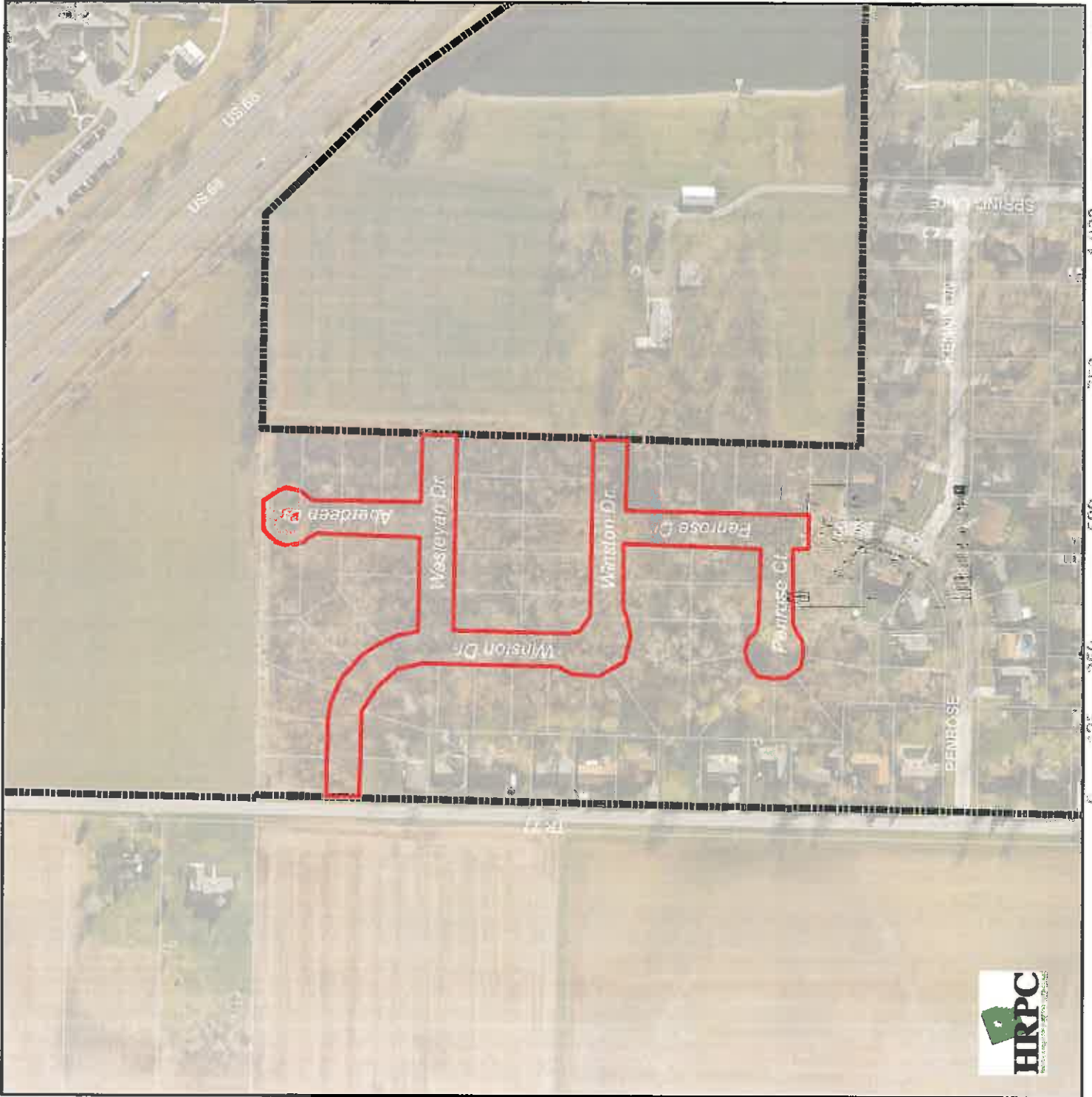
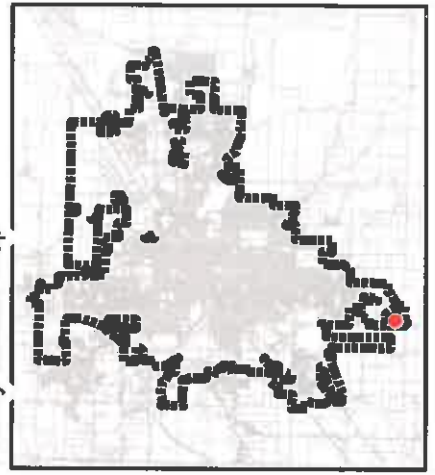


AV-06-2017

Road Centerline

Parcels

Findlay Locator Map



**2. SITE PLAN APPLICATION #SP-12-2017 filed by Golden Corral Corporation/Panda Express, Inc., 1683 Walnut Grove Ave, Rosemead, CA for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel.**

## **HRPC**

### **General Information**

This request is located on the south side of Tiffin Avenue east of Londonderry Drive. The lot is zoned B-2 General Commercial. Parcels to the north, east and west are also zoned B-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as General Commercial

### **Parcel History**

This is the site of the former Golden Corral restaurant.

### **Staff Analysis**

The applicant proposes to demolish the existing restaurant building and construct two new smaller restaurants on the site.

Panda Express will occupy the restaurant on the east side of the lot. Setbacks for C-2 General Commercial are 30' front, 15' side and 30' rear. The structure location exceeds all of these. The setback for parking areas is 10' from the property line. The front of the lot and the east side meet the standard. The pavement on the west and south sides are part of the total pavement shared with all the other retail in the area. Although this parcel has its own boundaries, (lot lines) traffic will flow through all areas of the shopping center and adherence to the setback along those lines is not a concern. As long as other traffic aisles are not affected, we feel it makes sense.

Page 3 of the ALTA survey in the plans lists various easements that have been recorded over this parcel in regard to utilities and access across the land. It appears that general cross access agreements exist for the drives, parking, walkways, etc. in the development.

Access to the site from Tiffin Avenue is via two curb cuts. The first is to the east of the restaurant in an existing location. Traffic will travel south past the restaurant and then turn into the parking lot. The second, which will be between the two restaurants as proposed, is a new location. It will be approximately in the center of the lot. The current drive, which is farther west, will be closed off. There is an access point shown in the northwest corner that connects with the Jimmy John's restaurant on the west. There is angled parking along the east property line of Jimmy John's and those vehicles will need to exit through the Panda Express lot. It is marked as one way on the plan.

The restaurant is requesting a drive thru window on the east side. Drive thrus are a conditional use and must be approved by FCPC. Stacking required is eight cars from the point of ordering to any road right-of-way. There is only room in the drive up aisle for four vehicles from the order point; however, additional vehicles will not be near any road right-of-way. They will only be backed up in the drive aisles within the site.

Parking requirements are one space per 375 square feet of building in C-2. Both restaurants only total 4400 square feet when combined. The bare minimum parking required is only 12 spaces.

The plans show a parking lot with 139 stalls. Appropriate landscaped islands are included in the layout.

The photometric plan indicates foot-candle readings that will exceed the maximum permitted of one at some points on the property line. We recently had a similar issue with lighting at the NWO surgery center at the corner of CR 236 and Tiffin Avenue. This is a similar case of a very commercial area with a great deal of existing lighting as well as heavy traffic. The lighting does not project toward any residential uses and Staff does not feel that there will be any adverse effects. The total height of the light fixtures is 22', which falls within the 25' maximum guideline.

The elevation drawings submitted show that the building will be approximately 23'-6" in height. This is well under the 60' maximum permitted. The building design is modern and all finishes are within the architectural standards of our code. Three sides of the structure will have some signage. Signage on the building is not regulated.

A dumpster is located south of the Panda restaurant. The enclosure is of materials matching the building façade and it is landscaped as required.

A sign detail package proposes two low profile signs on the lot. There will be one sign to identify Panda Express and the unknown second restaurant. This is located at the northeast corner of the lot near the entry on that side. The Golden Corral had a small pylon sign that has been removed. There is currently a pylon sign on this parcel that is for three of the stores in the strip mall behind it, which is located at the drive entrance that will be closed. The applicants wish to move that signage to the west side of the new driveway and it will also be low profile. That pylon sign had been grandfathered and once removed loses its status. The code does not permit two signs on one parcel, so the applicant has filed a case with BZA for permission to relocate it. That case is scheduled to be heard on Thursday, September 21.

The landscaping detail shows the required plantings around the building and in the parking lot islands. The green areas will be a great improvement to the current sea of asphalt.

The second restaurant on the west side of the lot is represented as a spec building of the same size as the Panda Express. It is also shown with a drive thru lane.

All access to the site is limited to the previous discussed drives. The freestanding signage is shared with Panda Express on their low profile sign at the northeast corner of the lot. Any wall signage is not regulated.

The proposed dumpster location is less than 10' from the property line. This will need to be adjusted.

The applicant does wish to have a general approval on the second restaurant even though there is not an immediate plan to construct. In our discussions, we agreed to review both with the understanding that if no permits are issued for the second building within one year that plan does expire and would have to be resubmitted to FCPC. We agreed to give administrative approval to any possible changes that are minor to the layout if necessary and as long as all other requirements of the code are met on that plan.

At this time, phase one will be to construct the Panda Express building, move the driveway as shown and construct the two signs as indicated subject to approval of BZA. The west part of the lot will be left as open parking until a second tenant is obtained.

### **Staff Recommendation**

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-12-2017 filed by Golden Corral Corporation/Panda Express, Inc., 1683 Walnut Grove Ave, Rosemead, CA for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel subject to the following conditions:

- **FCPC grants approval for drive thru service**
- **BZA grants the variance for the second sign**
- **The dumpster enclosure on the west side is moved to comply with setbacks.**

### **ENGINEERING**

**Access** – Access to the site will be from a new drive approach off Tiffin Ave. The plans show a proposed drive approach being placed east of the existing drive. The existing drive will be removed due to the relocation and a new full height curb will be installed as per plan.

**Stormwater Management** –The proposed plans show a decrease in impervious area after construction. Due to the decrease in impervious area from existing conditions, no additional detention will be required.

**Waterline**- There is an existing 2-inch domestic and 6-inch fire line coming from Tiffin Ave. to feed the existing building. No proposed fire line is shown, if a fire suppression system is needed the fire line will need to be ran separately from the domestic line with its own tap. We would like to utilize these two lines for the domestic and fire line going into the new building. The location and installation of the water meter will need to be coordinated with the City of Findlay Water Department.

**Sanitary Sewer**- The plans propose the installation of two 4-inch sanitary sewer laterals running to the existing 8-inch PVC sanitary sewer that is located to the south of the proposed buildings. The existing 8-inch sewer is flowing towards the SE, so the 4-inch sewer lateral that is shown on the west side of the project will need to be directed towards the downstream direction.

**MS4 Requirements** – Since the site is located within the City of Findlay corp. limits, the site must comply with the City of Findlay’s MS4 requirements.

### **General Comments** –

- On page C1.0, the drive in the NW corner states “One Way Only”, which direction is the one way. A pavement marking should be added to properly direct traffic.
- The new drive approach does not call out the existing curb to be cut or removed/replaced for the new curb drop.
- Will need more information on CB and MH. We will need proposed grades to check the drives and parking slopes.

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



- The existing 2-inch and 6-inch water lines be utilized for the domestic and fire lines.
- The direction of flow for the west sewer lateral be switched to direct flow to the downstream direction.
- The Waterline General Notes will need to be added to the plans.

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 2 total
- Water Tap- 1 total, 2 total if a fire line is needed.

### **FIRE PREVENTION**

The former Golden Corral restaurant has an existing UG fire line. Since the proposed Panda Express restaurant is not sprinkled, provide a city hydrant on the fire line at the drive entrance between the Beverage Barn and former Golden Choral.

Apply for all necessary permits through Wood County Building Dept.

### **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2017 for a proposed 2,200 square foot Panda Express restaurant at 1843 Tiffin Avenue and another 2,200 square foot future restaurant on the west side of the parcel subject to the following conditions:**

- **FCPC grants conditional approval for drive thru service (HRPC)**
- **BZA grants the variance for the second sign (HRPC)**
- **The dumpster enclosure on the west side is moved to comply with setbacks. (HRPC)**
- **The existing 2-inch and 6-inch water lines be utilized for the domestic and fire lines. (ENG)**
- **The direction of flow for the west sewer lateral be switched to direct flow to the downstream direction. (ENG)**
- **The Waterline General Notes will need to be added to the plans. (ENG)**
- **The former Golden Corral restaurant has an existing UG fire line. Since the proposed Panda Express restaurant is not sprinkled, provide a city hydrant on the fire line at the drive entrance between the Beverage Barn and former Golden Corral. (FIRE)**
- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**

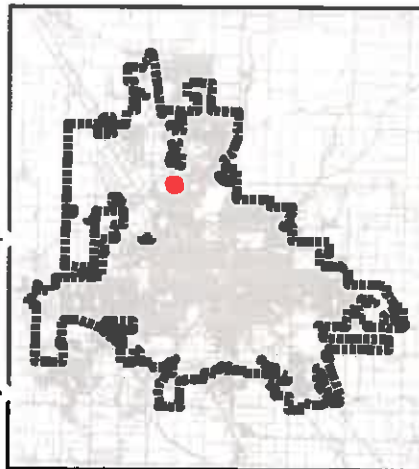
# SP-12-2017

**SITE PLAN APPLICATION**  
 filed by Panda Express, Inc. for  
 a proposed 2,200 square foot  
 Panda Express restaurant at  
 1843 Tiffin Avenue and another  
 2,200 square foot future restaurant  
 on the west side of the parcel.

## Legend

- 1843 Tiffin Avenue
- Road Centerline
- Parcels

Findlay Locator Map







PANDA EXPRESS, INC.  
1883 Walnut Grove Ave.  
Rosemead, CA 91066  
Telephone: (626) 292-8888  
Facsimile: (626) 292-8258

Review, design, preparation and construction of this plan is a representation of the work done by the architect. It is not intended to be used for any other purpose. The architect is not responsible for any errors or omissions in this plan. The architect is not responsible for any errors or omissions in this plan. The architect is not responsible for any errors or omissions in this plan.

REVISIONS:

DATE:

BY:

DRAWN BY: AE

PANDA PROJECT # 58-16-95688  
ARCH PROJECT # 17M4117



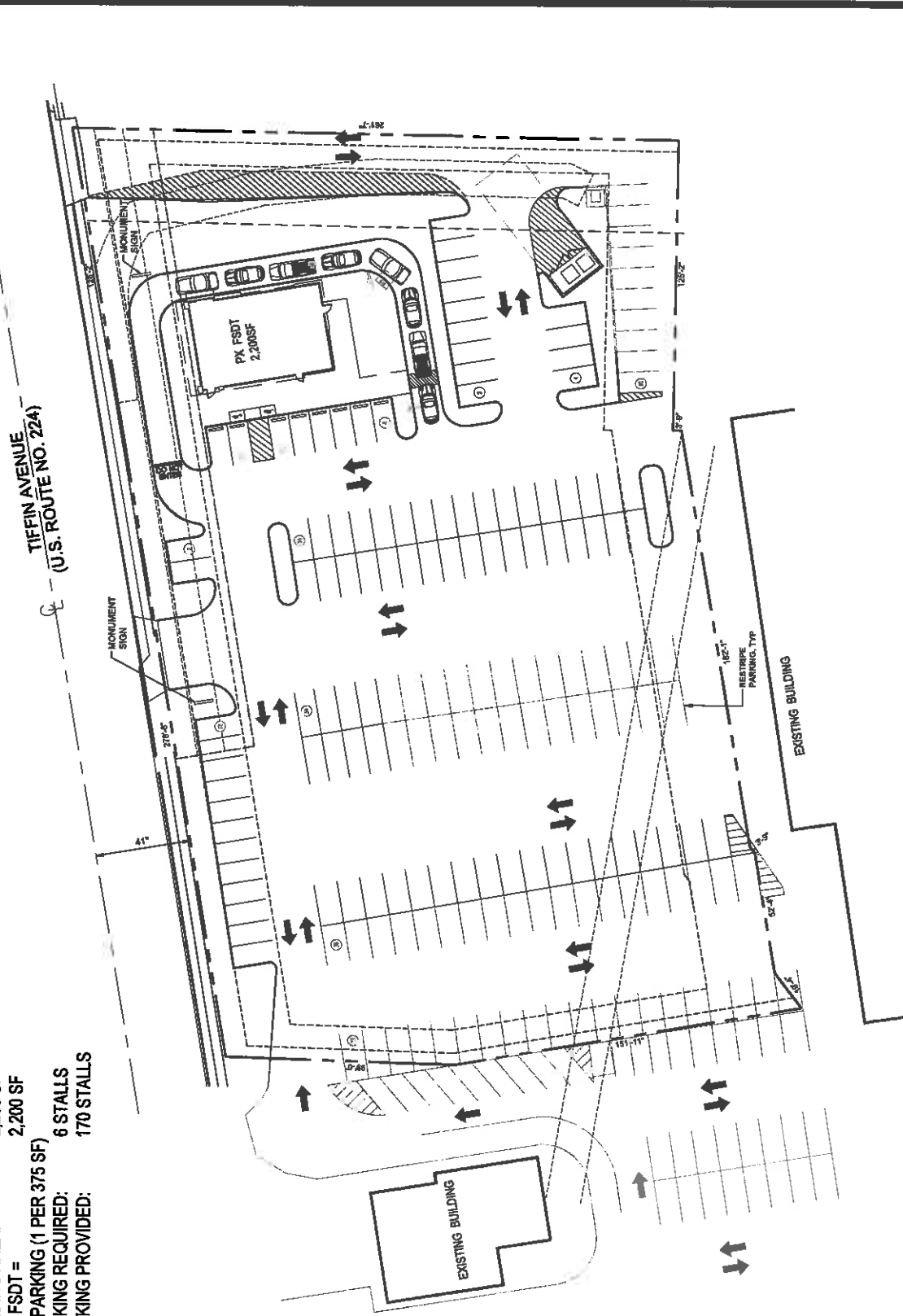
PANDA EXPRESS  
1883 WALNUT GROVE AVE.  
ROSEMEAD, CA 91066

A-100

PHASE 1 SITE PLAN

TITLE, WARD & WELCH, INC.

**FINDLAY, OH - PHASE 1 PARKING PLAN**  
 SITE AREA: 2.2 AC ±  
 TOTAL BUILDING AREA: 2,200 SF  
 - PX FSDT = 2,200 SF  
 REQUIRED PARKING (1 PER 375 SF)  
 TOTAL PARKING REQUIRED: 6 STALLS  
 TOTAL PARKING PROVIDED: 170 STALLS



PHASE 1 SITE PLAN SCALE 1"=20'-0"

**3. SITE PLAN APPLICATION #SP-13-2017 filed by KGC Properties, 655 Fox Run Road, Findlay for a proposed dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 3 of Findlay Commerce Park North subdivision**

**HRPC**

**General Information**

This request is located on the north side of CR 99. It is on Lot 3 of the proposed Findlay Commerce Park North. It is in Allen Township and is not zoned. 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 plat for Findlay Commerce Park North was reviewed and approved by FCPC at the June, 2017 FCPC meeting.

**Staff Analysis**

The applicant is proposing to construct an approximately 12,900 square foot facility for pet daycare, boarding and grooming. The land is in the process of annexation to the City. The only zoning classification in the City that permits such a use is the I-1 Light Industrial. Thus, the plan will be reviewed within the regulations for I-1.

Setbacks in I-1 are 50' front and 30' on all other sides. The location of the structure meets all of the setback requirements.

Access to the lot will be via a drive entrance located at the east edge of the lot. The applicant had to go before the HRPC Highway and Transportation Committee to establish the location of any driveways onto this major thoroughfare. The Committee decided that a shared access point between this lot and Lot 2 of the subdivision was the best location.

A parking lot with 12 spaces is shown at the front of the lot. Parking in I-1 is calculated at 1.1 space per number of employees on the largest shift. The plans indicate that a maximum of five employees will be on site which calculates to six parking spaces. Because this is a single row of parking that dead ends to the west, one space will need to be striped off as not for parking at the west end. That space will be reserved for a car to turn around if it goes to the end of the lot and all the spaces are full. Otherwise, the vehicle would have to back up through the lot to get out.

The elevation drawings show that the highest point of the building will be approximately 19'-10". The maximum height permitted in I-1 is 60'. There are no architectural standards for industrial buildings.

There is a dumpster in the southeast corner of the lot. The plan only labels it as a dumpster pad. There is no indication of any enclosure. This needs to be enclosed particularly since it is clearly visible from the roadway.

Notes on the plan state that there is no freestanding sign requested at this time. If the applicant does decide to use signage, that will require approval by the zoning department for location and size.

We do not see any fencing on the property. For such a use we would assume there may be outdoor play areas for the dogs. If this is the case, the location of any fencing as well as detail on type and height need to be shown.

Because the site abuts Commercial zoning to the south, there is screening required along CR 99. (See 1161.07.4)

### **Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-13-2017 for a proposed dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 3 of Findlay Commerce Park North subdivision subject to the following conditions:**

- **Striping off the farthest west parking spot and indicating no parking (HRPC)**
- **Enclosure of dumpster area as required (HRPC)**
- **Appropriate screening along CR 99 (HRPC)**

### **ENGINEERING**

Access – Access to the site will be from the north side of CR99.

Sanitary Sewer – The plans propose a new 6-inch lateral to be connected to the 8-inch sewer that is located to the south of the property. The sewer lateral will be running on the east side of the building with five double wyes coming off the proposed lateral. There are also 8 proposed clean outs on the sewer lateral.

Waterline – The plans propose a 1.5-inch service line to be installed on the 8-inch waterline that is on the south side of the property. The tap and meter location will need to be coordinated with the City of Findlay Water Department.

Stormwater Management – Detention calculations have been provided as required. The site is not located within the City of Findlay so any approval would need to come from Hancock County.

MS4 Requirements – The site is not located in the City of Findlay, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

General Comments –The floor plan shows an indoor pool, how is dog hair going to be kept out of the sanitary sewers?

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total
- Water Tap- 2 total

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-13-2017 for a proposed**




**dog kennel/dog day care facility to be located at 10830 CR 99 on Lot 3 of Findlay Commerce Park North subdivision subject to the following conditions:**

- **Striping off the farthest west parking spot and indicating no parking (HRPC)**
- **Enclosure of dumpster area as required (HRPC)**
- **Appropriate screening along CR 99 (HRPC)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

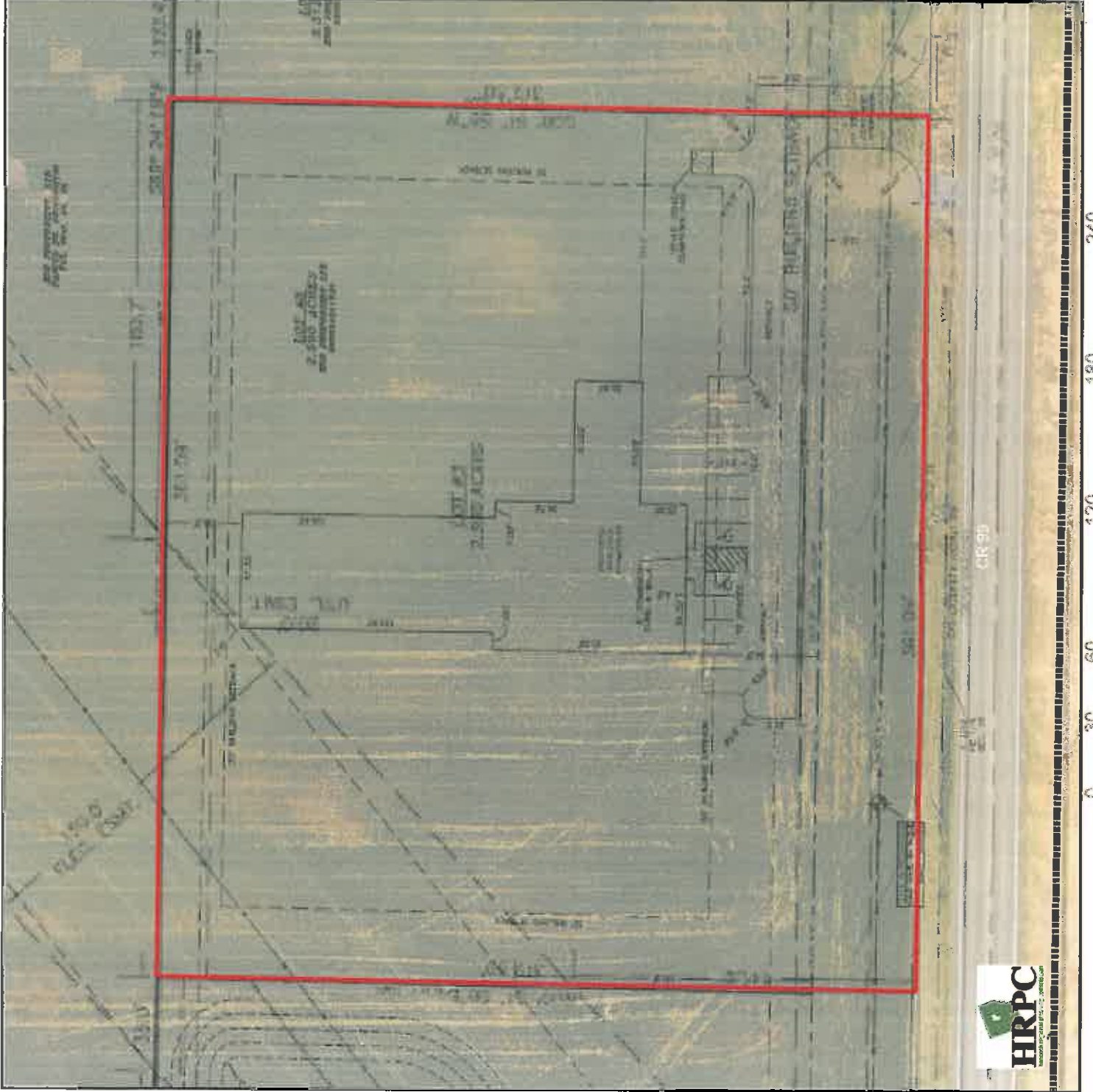
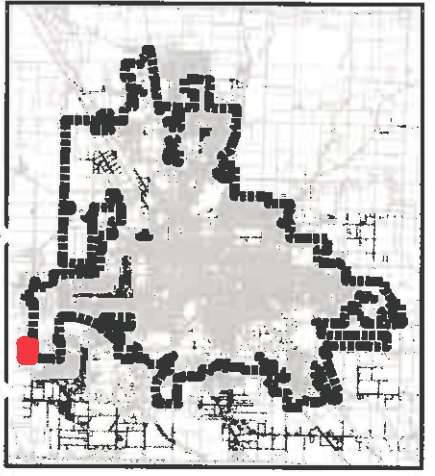
# SP-13-2017

**SITE PLAN APPLICATION**  
filed by KGC Properties for a  
proposed dog kennel/dog day  
care facility to be located at  
10830 CR 99 on Lot 2 of  
Findlay Commerce  
Park North subdivision

## Legend

-  10830 CR 99 Lot 3
-  Road Centerline
-  Parcels

Findlay Locator Map









**4. SITE PLAN APPLICATION #SP-14-2017 filed by EFSF, Ltd., 6 Hunters Gate Drive, Findlay for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision.**

**HRPC**

**General Information**

This project is located on the west side of W. Romick Parkway. It is zoned I-1 Light Industrial. Lots to the north, east and south are also zoned I-1 Light Industrial. To the west is zoned MH Mobile Home District. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

This is a vacant platted lot.

**Staff Analysis**

The applicants are proposing a 2375 square foot storage building in the northwest corner of the parcel.

Setbacks in the I-1 District are 50' front, and 30' and all other sides. The building is located within those requirements.

Access to the site will be via a driveway located at the southeast corner of the lot. A 22' wide drive will go west through the parcel and turn north where it widens to a 67' wide pavement up to the proposed building.

Parking for industrial sites is calculated at 1.1 space per employee on the largest shift. The plan states that there are no employees. It also states that four parking spaces are available inside the building.

There are no signs or lighting indicated on the plan.

Consultant for the applicant stated that the building will be approximately 24' in height. The maximum height in industrial is 60'.

**Staff Recommendation**

**HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-14-2017 for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision.**

**ENGINEERING**

Access – Access to the site will be from a new drive approach off Romick Parkway. The plans propose a 32-ft. curb cut to come off the west side of Romick Parkway

Stormwater Management – Detention for the site will be provided by the existing detention area located at the west side of the property.

Waterline- The plans propose a 1-inch service line to be tapped onto the 8-inch waterline that is on the east side of the property. The tap and meter location will need to be coordinated with the City of Findlay Water Department.

Sanitary Sewer- The plans propose a new 6-inch lateral to be connected to the existing sanitary lateral that is located on the NE corner of the property.

MS4 Requirements – 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

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Water Tap- 1 total

**FIRE PREVENTION**

Apply for all necessary permits through Wood County Building Dept.

**STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-14-2017 for a proposed 2,375 square foot storage building on Lot 14 in the Deer Meadows Subdivision subject to the following:**

- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**





**5. SITE PLAN APPLICATION #SP-15-2017 filed by Humble Robinson Group LLC, 811 N. Main Street, Bellefontaine, OH for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay.**

**HRPC**

**General Information**

This project is located on the east side of Crystal Avenue just north of the City limits. It is zoned M-1 Restricted Industrial in Marion Township. To the north is zoned B-1 Institutions and Offices in Marion Township. To the east is zoned C-2 General Commercial in the City of Findlay. To the south is zoned R-3 Multi-Family in Marion Township and M-2 Multiple Family High Density in the City of Findlay. To the west is zoned R-2 Two Family in Marion Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

This is the former site of Hyway Concrete Pipe.

**Staff Analysis**

The applicant is proposing to construct a 100,000 square foot warehouse building on an approximately 22.9 acre site. This has been presented as a spec building, so there is no known tenant at this time.

Staff is not sure if the applicant has filed for annexation for this parcel or not at this point. We will review based on City of Findlay standards, but if zoning permits are to be obtained at this time, Marion Township will issue those and their setbacks will take precedence and variances may need to be obtained. They have shown two sets of setbacks on their plans based on each zoning code.

The City of Findlay Zoning Ordinance requires 50' for a front yard in I-1, 75' for any side or rear yards if abutting residential zoning and 30' if it does not abut residential. The north and east property lines abut commercial zonings both in the Township and the City. These can use the 30' setback. The other sides abut residential zoning and must use the 75' setbacks. The south edge of the building is set right at the 75' mark and Marion Township has a 150' setback requirement here and this is an area that may need to go before the Township for a variance.

Access to the site will be via the existing drive location from Crystal Avenue. There is a connection from the multi-family complex directly south of the entry area. It looks like they are using it as a secondary access. Will this remain with the new development?

There are two small parking areas indicated on the east side of the building. One has five spaces and the other has seven. The notes on the plan stated that the maximum number of employees would be 10. The minimum number of spaces required would be 11 and a total of 12 are shown. There is a dock area but not any truck parking indicated on the plans which we would think necessary for warehousing purposes.

The elevation plans show the building to be approximately 40' at the tallest point. The maximum height in the code is 60 feet. There are five truck dock doors indicated as well as five shown as "future".

Notes on the plan state that outdoor lighting will shine only on the property. This is the normal requirement for lighting on any site, but a photometric plan is needed to prove that readings at the property lines are within acceptable limits particularly with residential areas nearby. If there are light poles, the height must be within the 25' maximum.

The plan states that there is no freestanding signage requested. If this is needed in the future it will require review and a permit from the appropriate zoning office at the time.

New landscaping is shown around the Cunningham multi-family property. All other property lines are only indicated as using remaining shrubs and trees. There is nothing indicated on the north side. Industrial must screen from commercial as well as residential. The applicant will need to work on a landscaping plan before the site plan is issued permits.

Once a user is known there may be other items that will need changed on the plan. There could be more parking required, appropriate truck parking areas, etc. These items will need to be reviewed by zoning and HRPC if necessary.

### **Staff Recommendation**

HRPC Staff recommends **approval of SITE PLAN APPLICATION #SP-15-2017 for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay subject to the following conditions:**

- **Photometric plan**
- **Appropriate landscaping to be worked out with HRPC**

### **ENGINEERING**

Access – Access to the site will be from existing from that is coming off the east side of Crystal Ave. The proposed plan does show the existing drive to be widened.

Stormwater Management – Detention for the site will be provided by the proposed regional facility. The detention calculations for the proposed regional facility have been submitted.

Waterline- The plans propose an 8-inch water line to be tied onto the existing 8-inch waterline that is on the west side of the property. There will be a 6-inch fire line as well as a 1.5-inch domestic line coming off the proposed 8-inch waterline. The fire and domestic lines will be run out of the NE corner of the building.

Sanitary Sewer- The plans show an 8-inch sanitary sewer to be run from the existing 8-inch sewer on the east side of Crystal Ave. The new 8-inch sewer line will be run on the north side of the proposed building with an 8x6 wye for the 6-inch lateral off the building.

MS4 Requirements – MS4 Requirements – The site is not located in the City of Findlay, so the project will not be required to comply with the City of Findlay's Erosion and Sediment Control Ordinance.

Recommendations: Approval of the site plan

The following permits may be required prior to construction:

- Sanitary Sewer Tap- 1 total



- Water Tap- 2 total

### **FIRE PREVENTION**

The site plan shows an 8" water line to the structure. Since the dead end line is over 600', the water line shall be 10".

Provide address numbers that are legible from the street.

This structure will require a Knox box.

Apply for all necessary permits through Wood County Building Dept.

### **STAFF RECOMMENDATION**

Staff recommends **approval of SITE PLAN APPLICATION #SP-15-2017 for a proposed 100,000 square foot industrial warehouse building to be located at 2615 Crystal Avenue, Findlay subject to the following conditions:**

- **Photometric plan (HRPC)**
- **Appropriate landscaping to be worked out with HRPC**
- **The site plan shows an 8" water line to the structure. Since the dead end line is over 600', the water line shall be 10". (FIRE)**
- **Provide address numbers that are legible from the street. (FIRE)**
- **This structure will require a Knox box. (FIRE)**
- **Apply for all necessary permits through Wood County Building Dept. (FIRE)**

# SP-15-2017

**SITE PLAN APPLICATION**  
filed by Humble Robinson  
Group LLC, for a proposed  
100,000 square foot industrial  
warehouse building to be located  
at 2615 Crystal Avenue, Findlay.

## Legend

-  2615 Crystal Ave
-  Road Centerline
-  Parcels

Findlay Locator Map

