

# City of Findlay City Planning Commission

Thursday, September 14, 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:**

Brian Thomas  
Jackie Schroeder  
Dan Clinger  
Dan DeArment

### **STAFF ATTENDING:**

Judy Scrimshaw, HRPC Staff  
Matt Cordonnier, HRPC Director  
Jeremy Kalb, Engineering Project Manager  
Matt Pickett, Fire Inspector

### **GUESTS:**

Lou Wilin, Dan Stone, Tom Shindledecker, Jim Koehler,  
Erik Adkins, Cynthia Jaqua, Gary Bright, Theresa Mihaly,  
Larry Lehman, Vu Le, Greg Burks

## CALL TO ORDER

### ROLL CALL

The following members were present:

Brian Thomas  
Jackie Schroeder  
Dan Clinger  
Dan DeArment

### SWEARING IN

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

### APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the August 10, 2017 meeting. Dan DeArment seconded. Motion to accept carried 4-0-0.

**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.**

**DISCUSSION**

None

## **MOTION**

Brian Thomas made a motion to 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.

**2<sup>nd</sup>:** Dan Clinger

**VOTE:** Yay (4) Nay (0) Abstain (0)

**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 concerning 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)**

### **DISCUSSION**

Dan Clinger stated that the south property line is fairly close to the strip mall. He asked if the ingress/egress on the east side is intended to be improved at all. Mr. Le stated that anything on their lot will be improved. He stated that they are also adding some lighting at the drive. He said this is one reason that the readings are higher here on the plan.

Mr. Clinger stated that if the second building would have any significant traffic pattern change or any major building size changes that they will have to come before the Commission for approval.

Ms. Scrimshaw replied yes. If it is fairly minor and within our realm of administrative approval we will do that.

Mr. Clinger asked if the new entry is two-way. Ms. Scrimshaw replied yes. Mr. Clinger asked if it should have a turn aisle for existing left onto Tiffin Avenue. He asked if it is wide enough for that. Ms. Scrimshaw said it is 30' wide. That could accommodate three lanes. Mr. Le said he thinks their intention was to have just two lanes, but they can revise it to three.

Mr. Clinger said that on the application it said Golden Corral and Panda Express. He asked if there was any relationship between the companies. Vu Le replied that they are in the process of purchasing the property and Golden Corral is still the current owner so they had to list them.

Ms. Scrimshaw stated that this had been one large lot and she believes that when Golden Corral was coming in they wanted to own the land and so it was split off at that time.

Mr. Clinger stated that he thinks there is an existing curb along the drive on the east. He asked if it would be appropriate to extend that curb up to Tiffin Avenue to help further define the ingress/egress point. Mr. Le said that their intention was to leave it as is but they can do that if necessary.

### **MOTION**

Dan Clinger made a motion **to approve 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)**
- **Making the new approach in the center of the lot 3 lanes with a left turn out added (FCPC)**
- **Continuing the curb on the east drive up to Tiffin Avenue (FCPC)**

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

**VOTE:** Yay (4) Nay (0) Abstain (0)

**3. SITE PLAN APPLICATION #SP-13-2017 filed by KGD 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 C-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)**

## **DISCUSSION**

Jeremy Kalb asked how the dog fur will be kept out of the City's system from the swimming pool. Cynthia Jaqua replied that there is a system in the filtration of the pool and it will be cleaned out on a daily basis. It is designed specifically for pet hair.

Mr. Kalb said he also noticed something yesterday in the kennel areas. He asked if there are trench drains run in between the kennels. Ms. Jaqua replied yes, they run lengthwise through the building. Mr. Kalb asked if these will just be for washing out the kennels. He asked if all debris will be pushed down there. Ms. Jaqua replied no. She said he assumes he is referring to fecal matter. That will be picked up and disposed of prior to the washing.

Mr. Pickett said there is an existing hydrant and a proposed. They may need adjusted one way or another depending on location of the drive.

Dan DeArment said he was wondering if they will have enough parking. If you stripe one off at the end you are down to 11 then there are five employees possible, so now you are down to five for clients. He asked how many dogs there could be on site. Ms. Jaqua replied that they have a capacity for 50 in daycare and 42 in the boarding. She said that what they generally see is drop off with a quick turnaround. She said she would like to implement a service by which you don't even have to get out of your car. They will come out and pick up your pet from the vehicle.

Dan Clinger said he also questions the amount of parking. Once you take out the handicapped spaces now you are down two spaces. Mr. Clinger said he would suggest they consider a little more traffic pattern in that area especially if they decide to do the drop off/pick up.

Mr. Clinger the asked what the intent was for the number of sewer cleanouts on the east side of the property. Mr. Stone said that is for potential expansion of the building someday. Mr. Clinger asked what they would do about the parking then if it does expand. Mr. Stone said that the operation is a somewhat new concept and will be demand driven. If they expand the business, they know they will need to expand the parking and there is plenty of room on the site to do so. They are providing minimums now to keep costs down to start with. They feel they have a good starting number and it exceeds what the code requires. Mr. Stone stated that they will be annexed and then will be required to come back to planning commission if they do expand or add new parking areas.

Dan Clinger stated that the City did not require the MS4, but he thought the EPA would need something. Mr. Clinger stated that the pond to the west is considered a regional detention facility and has been designed for Stormwater management as well as Ohio EPA sediment erosion control. Even though they did not have to, they did submit plans to the City to show they were in compliance.

Jackie Schroeder asked about outdoor fencing. Mr. Stone said there will be some, but at the time of submittal they had not decided where exactly. Cynthia Jaqua said she plans to go on the pool house end. There will also be some at the kennel area for those dogs that are strictly there to be boarded.

### **MOTION**

Dan DeArment made a motion **to approve 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)**

2<sup>nd</sup>: Dan Clinger

**VOTE:** Yay (4) Nay (0) Abstain (0)

**4. SITE PLAN APPLICATION #SP-14-2017 filed by EFSE, 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)**

### **DISCUSSION**

Dan Clinger asked if there will be any restroom facilities for the building. The applicant stated that there will be one. Mr. Clinger asked what the intended use of the building was. The applicant replied that it is for personal storage. He has a boat, RV and a couple of cars he would like to store.

Mr. Clinger asked if there is anything they want to do with the front part of the site. The applicant replied no, not at this point. They may parcel it off at some point.

Mr. Clinger said that if the ditch is cleaned at some point and the current growth is removed would some screening be required from the residential zoning next to it. Ms. Scrimshaw replied that there is actually no specification on that between industrial and mobile home zoning. That must have slipped through the cracks when the book was done.

Mr. Clinger said he would like to add a condition that if lighting is added at some time that it be submitted for review. Mr. Clinger then asked if all the drainage is surface drainage. The applicant replied yes and that it flows to the west. There is also the regional detention pond to the south that serves this lot.

### **MOTION**

Jackie Schroeder made a motion to approve **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)**
- **If lighting is ever needed the applicant will submit photometric plan for approval (CPC)**

**2<sup>nd</sup>:** Brian Thomas

**VOTE:** Yay (4) Nay (0) Abstain (0)

**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)**

## **DISCUSSION**

Ms. Scrimshaw had asked if the drive from the Cunningham duplexes was to remain. They appear to have secondary access from the drive for this project. Mr. Stone said he doesn't think they can do away with it now. Ms. Scrimshaw asked if there is some sort of easement recorded for that. Mr. Stone said he understands that there is no formal agreement but he will check into that.

Jeremy Kalb stated that there will be easements needed for the public waterline. He asked Mr. Stone if the sanitary sewer will be public or private. Mr. Stone said they need to work with the City on that one.

Matt Pickett said he found out that a fire pump will be installed. That may dictate having a 10" line.

Jackie Schroeder asked how this property relates to the special review we did last month for an industrial use on Bright Road and the public roadway that will go in there. Ms. Scrimshaw said that they are talking about having access to that cul-de-sac at some point on the east end of this parcel. Mr. Stone said the waterline will eventually be extended and connect to the waterline for that lot. Mr. Stone said there is an 80' strip between the parcels now. They are working to get that possibly split from the lot to the south to allow for the connection. Dan Clinger asked what would happen to the Crystal Avenue access if they connect to the east. Mr. Stone said it would probably stay the same but that a majority of the vehicles would go out to Bright Road.

Dan Clinger asked what the extent of the cleanup of the site would be. The applicant replied that it is being done through a pilot program through Jobs Ohio. They were required to buy 20 acres, clean up the whole site and then build a spec building to get the grant. The entire site will be cleaned up. All the existing buildings will come down. Only the cell towers and perimeter trees will stay. Vacant areas will pretty much be a gravel lot. Mr. Clinger asked about areas outside this lot. The applicant replied that they do not have to do anything with that. Mr. Stone stated that they do not have control of that. There is going to be a 12-acre development going south of this and they will take care of that clean up. Mr. Stone said that in the agreement between owner and developers, the decent pine row between the lots is to remain for separation. He said the adjoining developers do want to put additional landscaping in. He said that this should exceed the City's requirements. Mr. Stone said that the intent is to annex the property of Humble Robinson and the Strauch property to the south at the same time.

Dan Stone asked if Marion Township permits stone driveways around the building. Mr. Stone stated that the Township will be reviewing this. He said that the drive now will be for access around the building for safety services.

Mr. Clinger asked about detention. Mr. Stone replied that there is a pond going in up by Crystal Avenue for the development. It will take about 2/3 of the property. There is a portion that is physically unable to get that far. He said that once the area does become developed they will have to work with a detention facility back there.

Dan Clinger asked if it is all underground drainage that drops into that or what. Dan Stone replied that Melrose has a series of storm piping that picks up Melrose, picks up this area and basically everything up to Bigelow and Bright. All of that area drains south to that retention pond. He said that unfortunately, this site was not included in that and that is why they had to put in a facility here.

**MOTION**

Dan Clinger made a motion to **approve 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)**
- **Coordinate the drainage with the City (CPC)**

**2<sup>nd</sup>:** Dan DeArment

**VOTE:** Yay (4) Nay (0) Abstain (0)

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Lydia L. Mihalik  
Mayor

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Brian Thomas, P.E., P.S.  
Service Director