

City of Findlay City Planning Commission

Thursday, October 11, 2018 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-12-2018 filed to rezone 2475 Crystal Avenue from C-1 Local Commercial to M-2 Multiple-Family High Density.

CPC STAFF

General Information

This request is located on the east side of Crystal Avenue. It is zoned C-1 Local Commercial. Land to the north in Marion Township is zoned R-3 Multi-Family. To the east and south is zoned M-2 Multiple-Family High Density in the City of Findlay. To the west is zoned R-2 Two Family Residential in Marion Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Multi-Family.

Parcel History

This site is a vacant parcel.

Staff Analysis

The applicants propose to construct a building with four (4) dwelling units on the site. The current zoning does not permit any residential structures.

The Multiple Family zoning fits in with the existing uses in the neighborhood and is consistent with the Land Use Plan.

Staff Recommendation

CPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2018 filed to rezone 2475 Crystal Avenue from C-1 Local Commercial to M-2 Multiple-Family High Density.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2018 filed to rezone 2475 Crystal Avenue from C-1**

Local Commercial to M-2 Multiple-Family High Density.

2. APPLICATION FOR FINAL PLAT #FP-08-2018 filed for the Dedication of right-of-way for Production Drive west of Bright Road.

CPC STAFF

General Information

This request is located off the west side of Bright Road as a continuation of the existing Production Drive on the east side of Bright Road. It is not located within the 100-year flood plain.

Parcel History

This area was proposed as a business park back in 2001. Production Drive was shown as access into the park from Bright Road on that original plan.

A site plan for AutoLiv was approved by FCPC in November, 2017 and Production Drive was proposed for access on that plan also.

Staff Analysis

The plat today will dedicate the right-of-way as public for the newly constructed street.

Staff Recommendation

Staff recommends that FCPC approve **APPLICATION FOR FINAL PLAT #FP-08-2018 filed for the Dedication of right-of-way for Production Drive west of Bright Road.**

ENGINEERING

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2018 filed for the Dedication of right-of-way for Production Drive west of Bright Road.**

3. APPLICATION FOR PRELIMINARY PLAT #PP-05-2018 filed for Hickory Lake 2nd Addition located in Marion Township.

CPC STAFF

General Information

This request is located on the west side of TR 242 and south of US 224 in Marion Township. It is zoned R-1 Single Family Residential. To the south and west is zoned R-1 Single Family Residential. To the east is zoned A-1 Agricultural. Land to the north is zoned B-1 Institutions and Offices. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Preliminary Plat for Hickory Lake 1st-3rd Additions was approved in June of 2014 by FCPC. The Final Plat for Hickory Lake 1st Addition was approved by FCPC in December 2015. The land is currently vacant.

Staff Analysis

This is the second phase of a proposed three (3) phase residential development. This plat shows 12 single-family lots on a cul-de-sac street, Mallard Lane.

The cul-de-sac is under the 600' maximum permitted. All lots meet the size requirements of the Marion Township zoning resolution.

The layout is consistent with the plan submitted in 2014.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-05-2018 filed for Hickory Lake 2nd Addition.**

ENGINEERING

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-05-2018 filed for Hickory Lake 2nd Addition.**

4. APPLICATION FOR SITE PLAN REVIEW #SP-17-2018 filed by Service Leaders, LLC, 8146 W. US 224, New Riegel, OH for industrial building to be located at 1744 Romick Pkwy.

CPC STAFF

General Information

This request is located on Romick Parkway. It is zoned I-1 Light Industrial. To the north, south, east, and west is zoned I-1 Light Industrial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is a vacant parcel.

Staff Analysis

The applicant proposes to construct a 6,000 square foot industrial building and a 4,600 square foot hoop salt building on the parcel. The main function of the company is snow and ice removal. The building will house snow removal equipment.

All setbacks for the I-1 district are met with the layout.

Parking in I-1 is based on 1.1 spaces per employee on the largest shift. The plan indicates that the maximum number of employees on site will be five. This calculates to six (6) parking spaces. The plan shows six (6) spots.

Maximum building height in I-1 is 60'. The elevation drawings indicate that the main building is 28'-10" at the peak. The hoop building is just under 26' at the tallest point.

There is no freestanding signage on the plan. A letter from the Engineer states that any signage will be mounted on the building.

All lighting is provided by wall packs mounted on the building. There is no residential use currently in proximity to the site, so no photometric plan was requested.

Because the zoning district to the west of the site is MH Mobile Home, that would be the only side that could require screening. There is an existing heavy tree line along the property boundary that will suffice as the barrier. The Industrial districts have very minimal landscaping standards when not abutting residential uses or zones.

The entry and parking lot is paved. Much of the rest of the site is shown as stone. The applicant has indicated that there are no plans to have any outdoor storage. All equipment is to be kept inside the building.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2018 for industrial buildings to be located at 1744 Romick Pkwy.**

ENGINEERING

Access –

Will be from a new drive coming off of Romick Parkway. The new driveway will require a curb cut and will be paved with Heavy Duty Asphalt Pavement.

Sanitary Sewer –

The sanitary sewer lateral is proposed to come out of the North side of the building, and connect to the existing lateral on the Northeast corner of the property. Contractor/ Owner will be responsible to make sure that the lateral is in good working condition.

Waterline –

An existing 8-inch waterline is located on the east side of the site near the existing curb. The plans are proposing a new waterline tap coming from the east side of the building and tapping onto the existing waterline.

Stormwater Management –

Stormwater will be directed by the onsite swales to the drainage ditch that is located to the west of the property. The drainage ditch then continues to the regional detention facility.

MS4 Requirements –

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

Recommendations:

- Approval of the Site Plan

Following Permits are Needed Before Construction Can Start:

Waterline Permit-	1 total
Sanitary Sewer Permit-	1 total
Drive/ Curb Cut Permit-	1 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2018 for industrial buildings to be located at 1744 Romick Pkwy. subject to the following conditions:

- **Compliance with the City of Findlay's Erosion & Sediment Control Ordinance. (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

5. APPLICATION FOR SITE PLAN REVIEW #SP-18-2018 filed by Dr. Brad Gregory, 13059 TR 108, Findlay for an office building to be located at 3510 N. Main Street, Findlay.

CPC STAFF

General Information

This request is located on North Main Street just south of Northparke Drive. It is zoned C-2 General Commercial. To the north and south are zoned C-2 General Commercial. Land to the east and west is zoned I-1 Light Industrial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The south half of the lot is occupied by an office building owned by 3500 Properties LTD and the north half is vacant and will be split off to create a new commercial lot.

Staff Analysis

The applicant is proposing to construct a 3672 square foot building for a dental related practice. The building will be single story with an attached 2-car garage at the rear.

The building location meets all the required setbacks of the C-2 district.

Parking is provided at the front of the building. The C-2 district requires one space per 375 square feet. Ten spaces is the minimum for this size of structure. There are 12 spaces shown in the front of the building and two provided in the garage.

The maximum building height in C-2 is 60 feet. The elevation drawings show the height at the peak to be 23'- 6".

The location of an identification sign is shown on the plans. There are no sign details yet. This should be a low profile sign as has been used on the lots to the south. A separate permit will be required from the zoning office for the sign.

The applicant stated that there are no light poles, only wall packs on the building.

The landscaping plan shows adequate foundation plantings and parking lot screening along Main Street.

Access to the site is from a shared drive through 3500 N. Main that is accessed via a curb cut on the shared property line between 3480 N. Main and 3500 N. Main. A Marginal Access Agreement (MAA) was recorded in 1983 when Tom Croy purchased the parcel that is currently the site of Peterman & Associates. The MAA agreement goes in perpetuity with the land and basically states that if and when any other parcel of 5 acres or less are sold out of the remaining frontage (owned by Ohio Bank at the time) that they are to connect access in order to keep the drive openings to a minimum.

We received a letter from Scott Weasel of Peterman's stating that they were concerned about construction traffic on the drive. We have no problem with a temporary construction drive from Main Street directly into the site if the City Engineer has no issue with that. We do feel that limiting the drive access as required in the MAA is still pertinent, however. N. Main Street is

more heavily travelled now than it was in 1983 with all the development that has occurred on the north end of town since that time.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2018 for an office building to be located at 3510 N. Main Street, Findlay.**

ENGINEERING

Access –

Access to the site will be from a new drive coming off the access easement that runs through 3500 N. Main Street. The proposed driveway is located at the south end of the property and will consist of asphalt pavement.

Sanitary Sewer –

The 6-inch sanitary sewer lateral is proposed to come out of the North side of the building, and connect to the existing sanitary sewer located on the east side of the property.

Waterline –

A new 1-inch waterline is proposed to come out of the east side of the building and connect to the existing 8-inch Waterline that is located on the west side of the N. Main Street curb. Copper pipe will need to be used for the 1-inch service within City Right of Way.

Stormwater Management –

Drainage for the site will flow to the catch basins to the west of the property and will be contained by the on-site detention pond that is located at the west side of the property. Detention Calculations were submitted with the site plan.

MS4 Requirements –

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

Recommendations:

- Conditional Approval of the Site Plan
 - Provided a 1-inch Copper Waterline within City ROW

Following Permits are Needed Before Construction Can Start:

Sanitary Sewer-	1 total
Waterline Tap-	1 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2018 for an office building to be located at 3510 N. Main Street, Findlay.**

- **Provided a 1-inch Copper Waterline within City ROW (ENG)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

6. SPECIAL REVIEW #SR-01-2018 filed by Dan Stone, Van Horn, Hoover & Associates, 3200 N. Main Street, Findlay for a proposed commercial lot split and review of access points.

CPC STAFF

General Information

This request is located on North Main Street just north of Alpine Drive. It is zoned C-2 General Commercial. To the south is zoned C-2 General Commercial and CD Condominium District. Land to the north is zoned C-2 General Commercial. Land to the east and west is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

The north half of the parcel is the site of an existing office building. In its heyday, this site housed a small strip shopping center and Petti's Alpine restaurant. Over time this became what is now La Charrita restaurant and various small businesses before Van Horn, Hoover purchased that part of the building and converted to their offices.

Staff Analysis

Because this is a Special Review, there is no formal action required of FCPC. The applicant is looking for feedback before pursuing the lot split.

Staff has no issue with the lot split as shown. The existing building on the north end appears to be constructed on the north property line. There is more than enough spacing on the south side from the proposed lot line.

We don't know that the applicant has any client lined up for a commercial building on the south lot. We assume the drawing is for speculative purposes at this time to show what might fit here.

The applicant's other question is concerning the curb cuts. There are currently two existing accesses on the property. Where he has drawn the line to split the two pieces, one of those cuts ends up on each lot. We have mixed emotions on this without knowing what that business may be. A shared access might be preferable. Planning Commission could require a Marginal Access Agreement because it is a Major Thoroughfare.

ENGINEERING

No Comment

FIRE PREVENTION

No comment

ADMINISTRATIVE APPROVALS

APPLICATION FOR SITE PLAN REVIEW #SP-19-2018 filed by Karrington if Findlay, 401 Lake Cascades Pkwy, Findlay for a parking lot expansion at 401 Lake Cascades Pkwy.