

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT November 8, 2018

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, November 8, 2018 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-13-2018 filed to zone 36.689 Acres located at the southeast corner of E. Bigelow Avenue and Crystal Avenue (Hengsteler farm) to I-1 Light Industrial upon its annexation to the City of Findlay.

CPC STAFF

General Information

This request is located on the southeast corner of the intersection of Crystal and Bigelow Avenues. It is zoned R-2 Two Family Residential in Marion Township. Land to the north is zoned I-1 Light Industrial in the City of Findlay. To the east is zoned C-2 General Commercial and I-1 Light Industrial. To the west is zoned R-2 Two-Family Residential in Marion Township. To the south is zoned B-1 Institutions and Offices in Marion Township and I-1 Light Industrial in the City of Findlay. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Planned Mixed Use Development (PMUD).

Parcel History

This site is a vacant parcel. It is in the process of being annexed into the City of Findlay. The owners had applied to change the zoning with Marion Township earlier this year and the application was denied.

Staff Analysis

The Planned Mixed Use Development referred to in the City of Findlay Land Use Plan does have an allowance for a mix of Business and Industrial development. For that reason zoning to Industrial is not necessarily out of line with the plan.

Staff Recommendation

CPC Staff recommends that Findlay City Planning Commission recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-13-2018 filed to zone 36.689 Acres located at the southeast corner of E. Bigelow Avenue and Crystal Avenue (Hengsteler farm) to I-1 Light Industrial upon its annexation to the City of Findlay.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-13-2018** filed to zone 36.689 Acres located at the southeast corner of E. Bigelow Avenue and Crystal Avenue (Hengsteler farm) to I-1 Light Industrial upon its annexation to the City of Findlay.

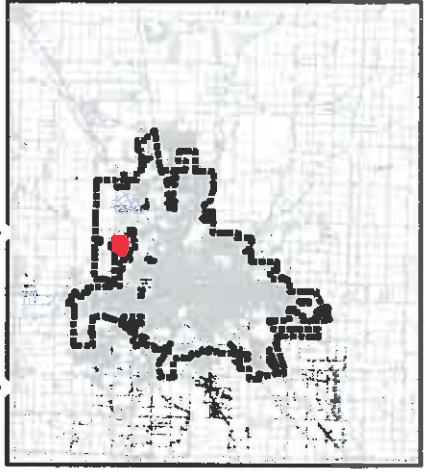
ZA-13-2018

PETITION FOR ZONING AMENDMENT
filed to rezone 36.689 acres located at the southeast corner of E. Bigelow Ave. and Crystal Ave. to I-1 Light Industrial upon annexation to the City of Findlay.

Legend

- ZA-13-2018
- Road Centerline
- Findlay City

Findlay Locator Map



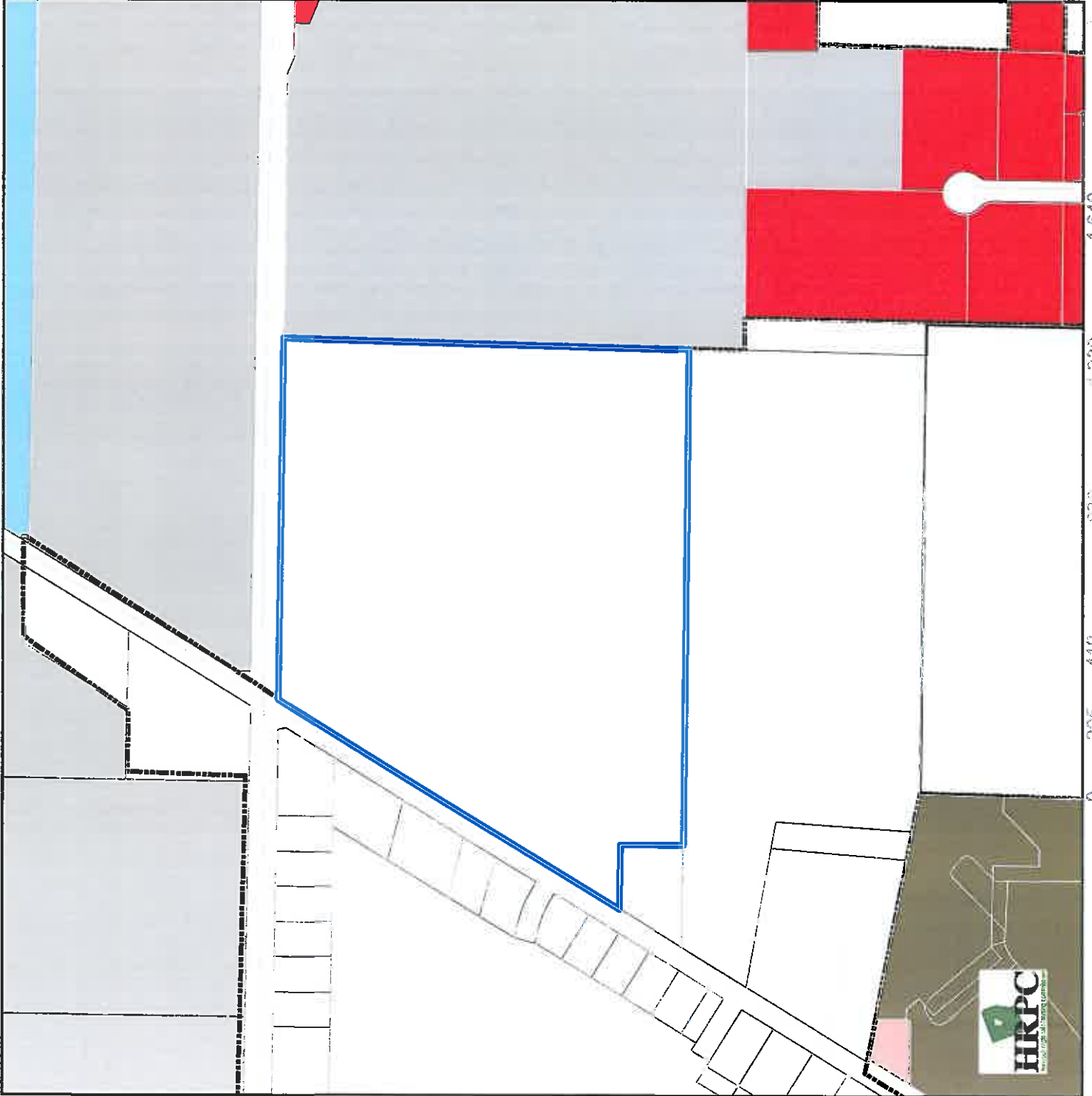
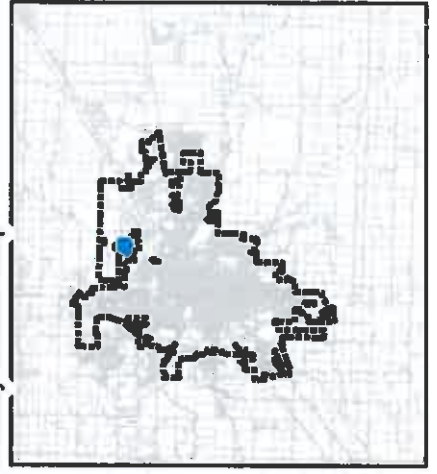
ZA-13-2018

PETITION FOR ZONING AMENDMENT
filed to rezone 36.689 acres of land located at the southeast corner of E. Bigelow Ave. and Crystal Ave. to I-1 Light Industrial upon annexation to the City of Findlay.

Legend

- ZA-13-2018
- Road Centerline
- Findlay City
- Zoning District
- C1
- C2
- County
- I1
- M2
- O1

Findlay Locator Map



2. PETITION FOR ZONING AMENDMENT #ZA-14-2018 filed to rezone 606 Howard Street from R-2 Single Family Medium Density to O-1 Institutions and Offices.

CPC STAFF

General Information

This request is located on the north side of Howard Street just west of Bolton Street and at the intersection of Defiance Avenue. It is zoned R-2 Single Family, Medium Density. Land to the north, east and west is also zoned R-2. Land to the south is zoned I-1 Light Industrial. The southwest corner of the lot is located within the 100-year flood plain. A portion of the building is in the 500 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

According to records in the City zoning office, this lot was zoned B-Residential when a variance request was filed in 1968. R G Haley filed a request to construct a one story office building in conjunction with his utility pole business located across the street. The BZA granted a “variance” to allow the office building in a residential district.

According to Courthouse records, the Dysingers purchased the property in 1991. In 1996, they went before the BZA to request an expansion of the building because it was a non-conforming use in the B-Residential district. That request was approved.

Staff Analysis

The applicants wish to sell the property and would like to change the zoning to a classification that will make it a legal use.

Due to the history of the lot, Staff feels that the zone change is justified. It probably should have happened 50 years ago rather than using a “variance” approach.

Staff Recommendation

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-14-2018 filed to rezone 606 Howard Street from R-2 Single Family Medium Density to O-1 Institutions and Offices.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-14-2018 filed to rezone 606 Howard Street from R-2 Single Family Medium Density to O-1 Institutions and Offices.**

ZA-14-2018

**PETITION FOR
ZONING AMENDMENT**
filed to rezone 606 Howard
St. from R-2 Single Family
Medium Density to O-1 Offices
and Institutions.

Legend



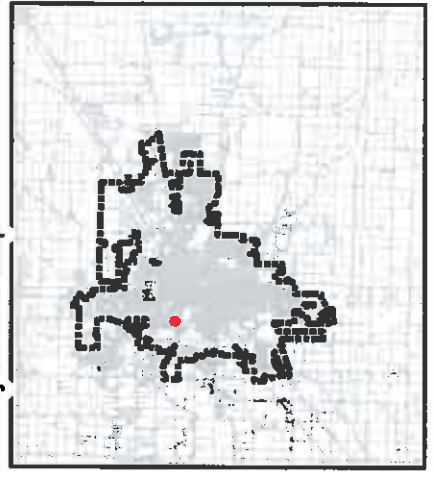
606 Howard St.

Road Centerline

Findlay City



Findlay Locator Map



ZA-14-2018

**PETITION FOR
ZONING AMENDMENT**
filed to rezone 606 Howard
St. from R-2 Single Family
Medium Density to O-1 Offices
and Institutions.

Legend



606 Howard St.

Road Centerline

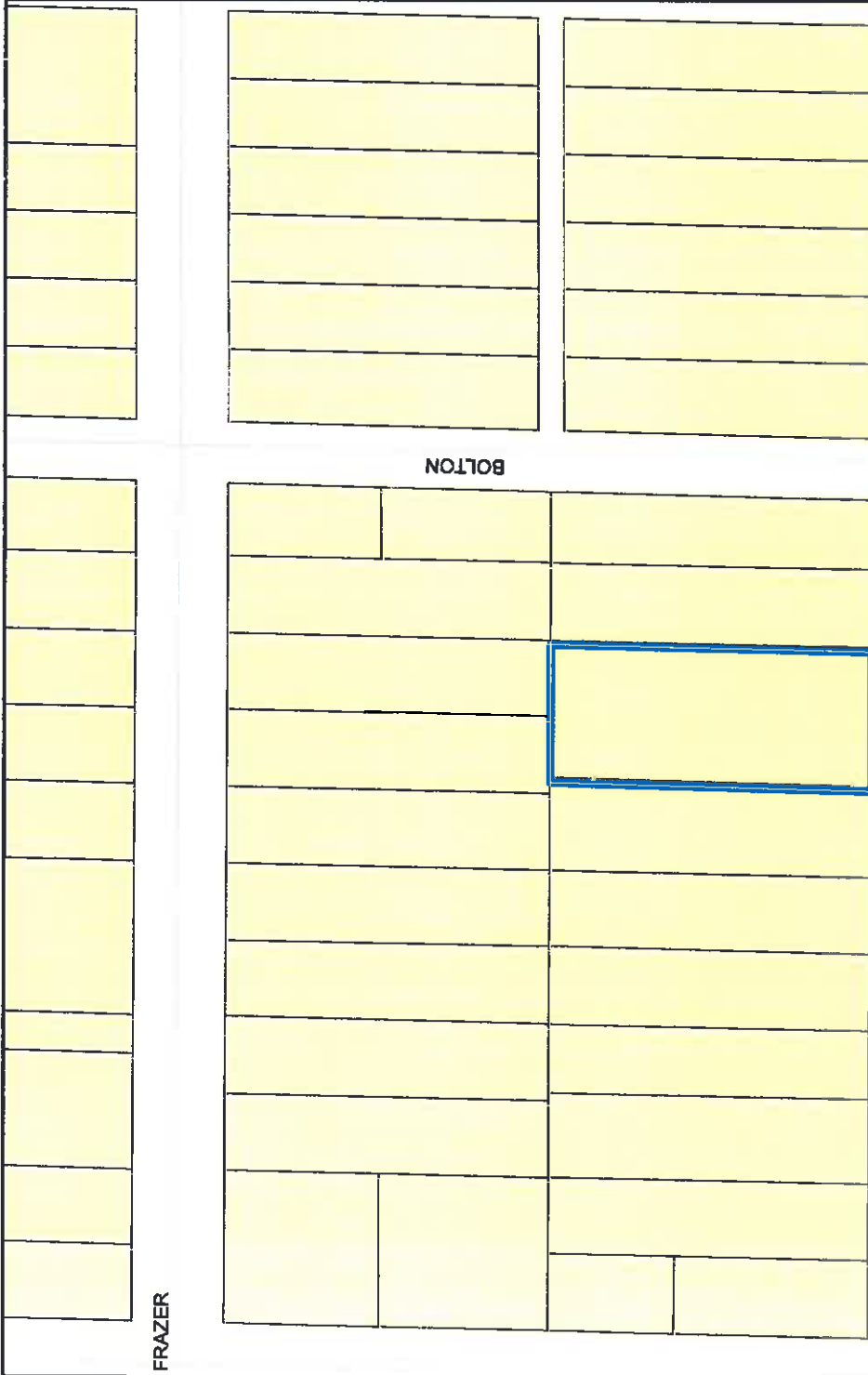
Findlay City

I1

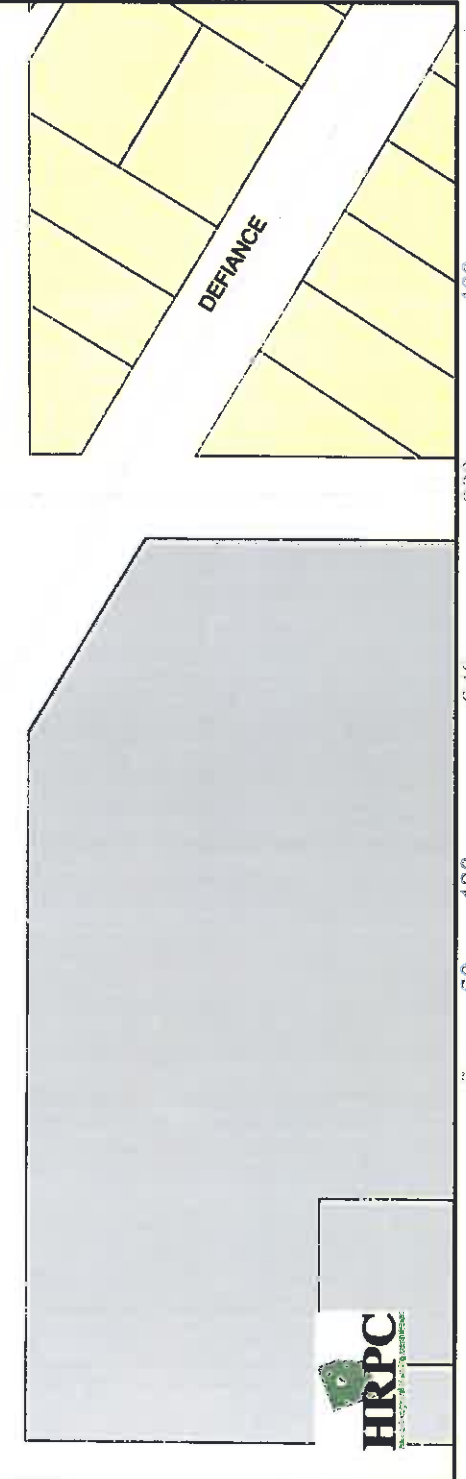
R2



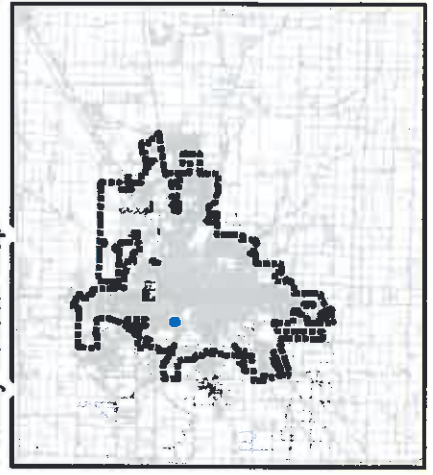
Zoning District



HOWARD



Findlay Locator Map



3. APPLICATION FOR SITE PLAN REVIEW #SP-20-2018 filed by Casey's General Store, PO Box 3001, Ankeny, IA for a fueling station and 4700 square foot convenience market to be located at 1403 N. Main Street, Findlay.

CPC STAFF

General Information

This request is located on the southeast corner of N. Main Street and Trenton Avenue. It is zoned C-2 General Commercial. To the north, south and west is also zoned C-2. To the east is zoned R-3 Single Family High Density. The majority of the site is within the 500-year flood plain and the very southeast corner is in the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial with the University Overlay.

Parcel History

This parcel is the site of a closed Huntington Bank branch office. The bank building was constructed in 1978. Prior to that, there had been a Sunoco Gas station on the site since the 1950's.

Staff Analysis

The applicant proposes to demolish the existing building and construct a convenience store with 12 gas pumps. Fueling stations and retail are both permitted uses in the C-2 district.

The 4,700 square foot convenience store will face west (N. Main Street). The fueling island will be on the west side of the building. The setbacks in C-2 are 30' front and rear and 15' on sides. The building and fuel island canopy locations meet these setbacks.

A freestanding ATM machine is located at the south end of the site and it appears that the actual machine will be just at the 10' setback required from the right-of-way. (Huntington Bank put a condition on the sale of the property that requires an ATM to remain on site.) Traffic for the machine will have to enter at the easternmost drive in order to access the ATM. There may be stacking space for three vehicles. There is nothing specific to ATM's in the code for stacking.

A dumpster/recycling enclosure is shown at the southeast corner of the building. We did obtain a detail of the enclosure and the walls are the same brick construction as the building with metal gates for access.

The elevations drawings of the building indicate that it is 20'-8" at the top of the highest parapet. This is well below the 60' maximum permitted in C-2. Main surfaces are listed in antique red brick or brown stone work. A dark bronze aluminum screen conceals the mechanicals on the rooftop.

The landscaping plan shows multiple trees added on the perimeter of the site interspersed with various evergreens and flowering shrubs.

Jack Croy, owner of the apartments to the east of the site, came in to look at the plans. His concerns were the hours of operation and lighting. The applicant has indicated that the normal hours of operation plan is for 6 a.m. to 11 p.m. That could be adjusted based on performance of the store to 5 a.m. to 12 a.m. or even 24/7. We checked on other Ohio locations of Casey's. Of the stores that are currently open, one is at 5 a.m. to 11 p.m., five are at 5 a.m. to 12 a.m. and

three are open 24/7. All of the 24/7 stores are in much smaller communities.

A photometric plan was submitted for the site. Our main concern is the foot candle readings at the east property line which abuts the apartment complex. The readings need to be down to .5 at the property line. The consultant stated that they are working on revisions.

Thirteen parking spaces are required for a 4700 square foot building in C-2. The plan shows 15 around the building and in the case of gas stations, the pump islands are also considered parking. That could mean a potential 24 additional.

There are three existing curb cuts onto N. Main Street for the old bank. All of these have been eliminated. The existing access from Trenton Avenue will remain and there will be two accesses onto E. Foulke Avenue. The easternmost is in the location of an existing access and the other will be new. Traffic can no longer travel through the back of the lot from Foulke to Trenton. There appears to be a 15' unimproved alley right-of-way that runs north/south between the bank lot and the apartments. The apartment complex probably mows the grass in that area. Perhaps the two parties or the City would want to have this vacated and square up the lot lines. We cannot see any reason that it will ever be used.

An 8' tall low profile sign detail has been submitted. It meets all requirements for the signage. We have been striving to keep the signs lower in recent new commercial reviews. (Panda Express, Chick-fil-A, Advance Auto, Dunkin' Donuts, etc.) We appreciate the company working with us to come to an agreeable alternative to a pylon sign for the site.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-20-2018** filed by Casey's General Store for a fueling station and 4700 square foot convenience market to be located at 1403 N. Main Street, Findlay subject to the following conditions:

- **Submission of an acceptable photometric plan.**

ENGINEERING

Access –

Will be from a new two new drives coming off of E. Foulke Ave. The existing drive Trenton Ave. will be kept, while the drives coming off of Main Street will be removed and new full height curb will be placed.

Sanitary Sewer –

The sanitary sewer lateral is proposed to come out of the south side of the building, and connect to the same location of the existing lateral. Plans are proposing to install a new gasket at the sanitary manhole before reconnecting the new lateral.

Waterline –

The plans are proposing a new waterline tap coming from the east side of the building and tapping a new 2-inch waterline onto the existing 8-inch waterline.

Stormwater Management –

Detention calculations have been submitted with the plans. The plans are proposing underground detention to be located between the proposed building and the gas canopy. The underground

detention is proposing to outlet into the 27-inch RCP storm sewer on Main Street. After talking to Sewer Maintenance the 12-inch Sewer that is shown as abandoned, can be used as an outlet to the underground detention. The City of Findlay will work with the contractor to verify if the 12-inch sewer can be used.

MS4 Requirements –

The amount of erodible material that will be disturbed will be more than one acre so the site 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 Reconnect-	1 total
Storm Sewer Permit-	1 total
Drive/ Curb Cut Permit (340 LF) -	1 total
Sidewalk Permit (250’x 6’) (215’x 4’)-	1 total

FIRE PREVENTION

Apply for Underground Storage Tank permits with the State Fire Marshal’s Office
Apply for all necessary permits with Wood County Building Department

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2018 filed by Casey’s General Store for a fueling station and 4700 square foot convenience market to be located at 1403 N. Main Street, Findlay subject to the following conditions:**

- **Submission of acceptable photometric plan (CPC Staff)**
- **Apply for Underground Storage Tank permits with the State Fire Marshal’s Office (FIRE)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Comply with the City of Findlay’s Erosion & Sediment Control Ordinance. (ENG)**

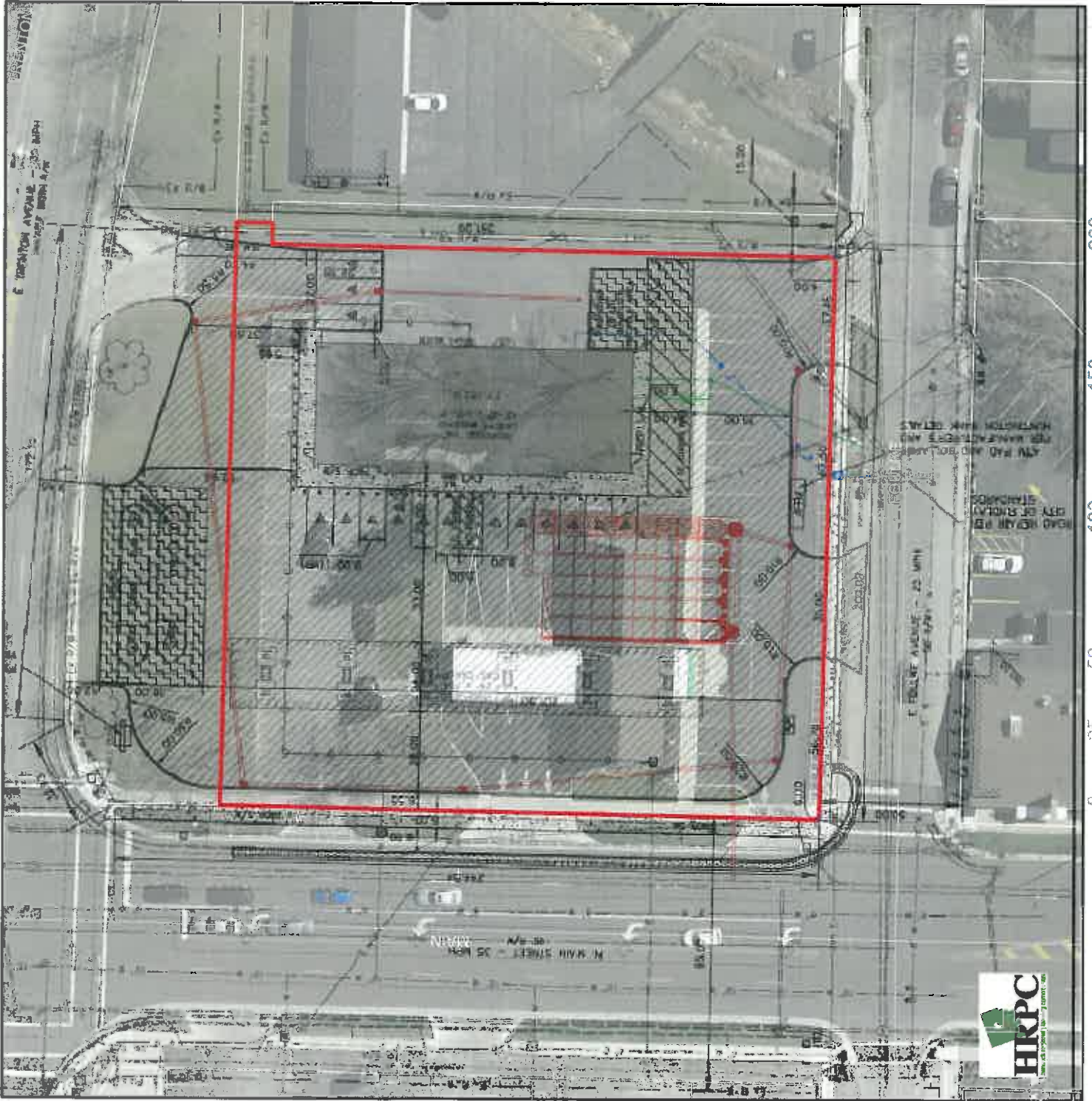
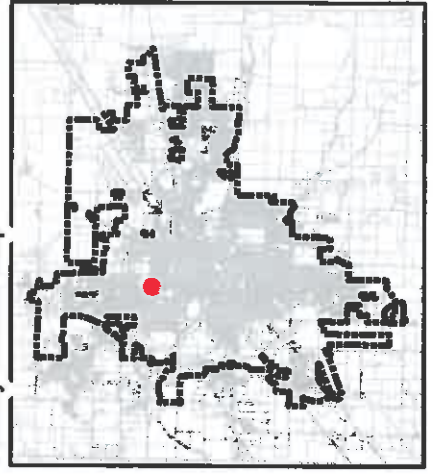
SP-20-2018

APPLICATION FOR
SITE PLAN REVIEW
filed by Casey's General Store,
for a fueling station and
4700 square foot convenience
market to be located at
1403 N. Main Street, Findlay.

Legend

- 1403 N. Main Street
- Parcels
- Road Centerline

Findlay Locator Map

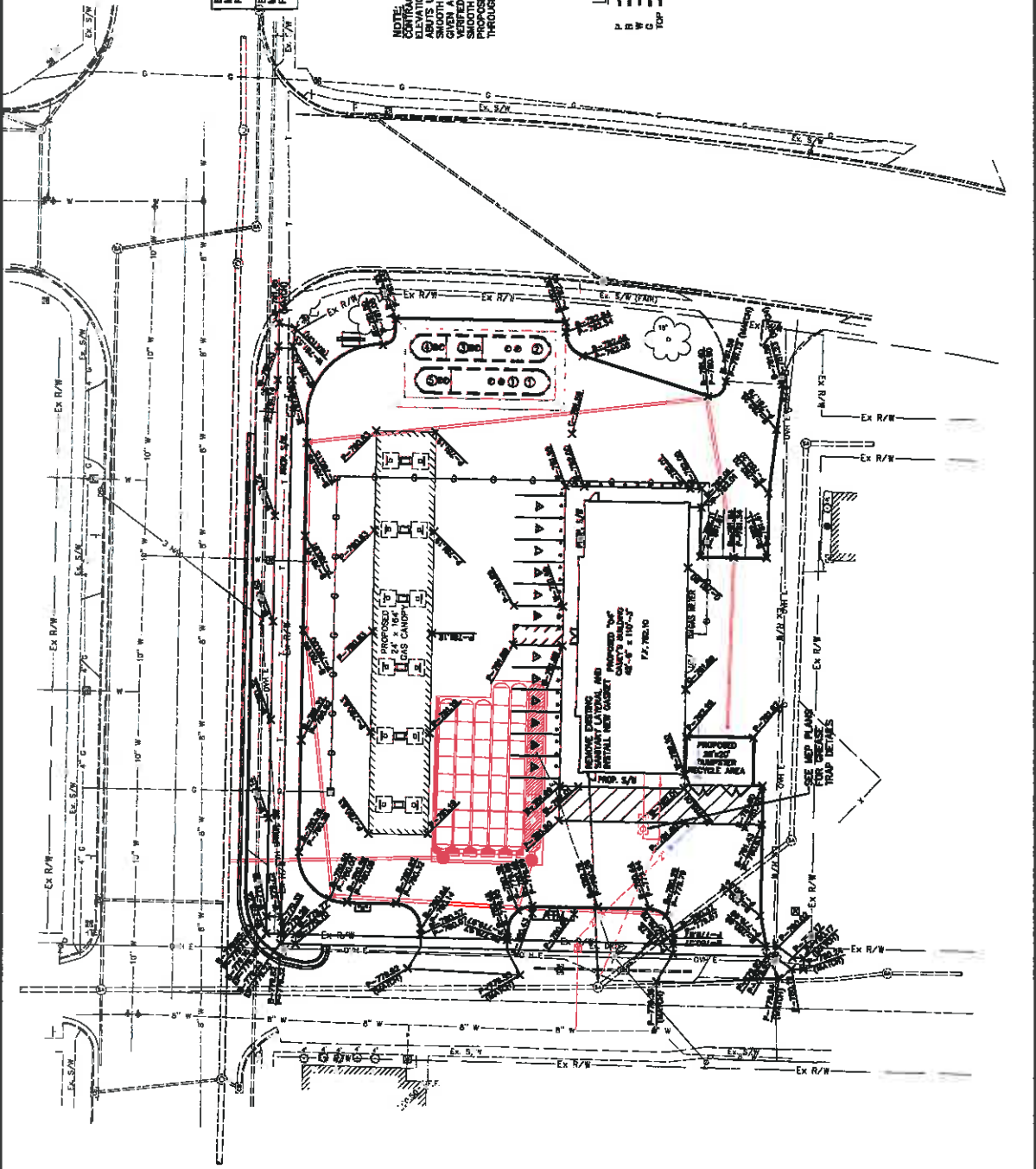




BENCHMARK B BLEV. 781.18 IS
 MAG NAIL IN POWER POLE SW CORNER OF
 PROPERTY S. SIDE OF POLK AVE.
 BENCHMARK B BLEV. 782.77
 MAG NAIL IN POWER POLE SW CORNER OF
 PROPERTY E. SIDE OF DRIVE.

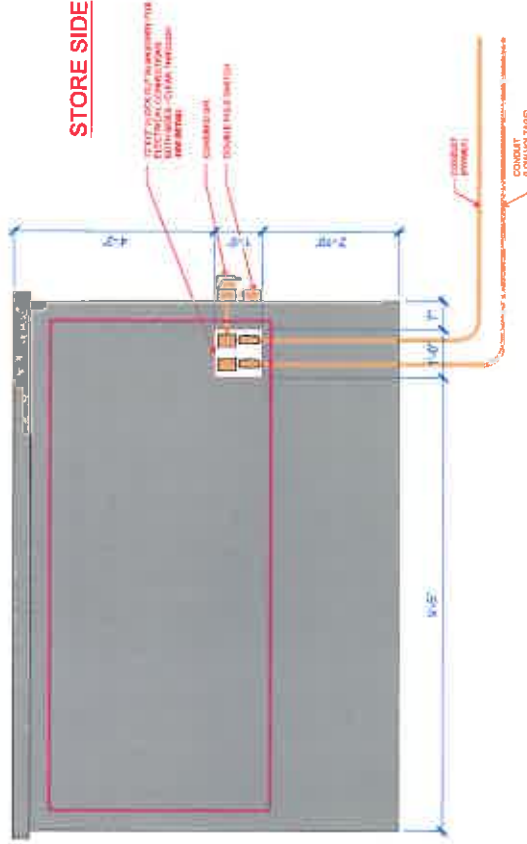
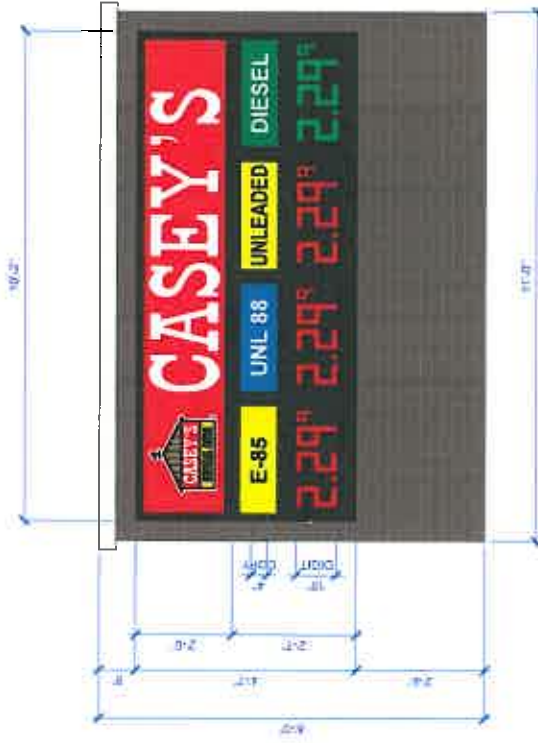
NOTE:
 CONTRACTOR TO TIE INTO EXISTING PAVEMENT
 ELEVATIONS AS REQUIRED WHERE NEW PAVEMENT
 ABUTS UP TO EXISTING PAVEMENT TO ENSURE A
 SMOOTH TRANSITION. ALL ELEVATIONS ARE
 GIVEN AS APPROXIMATED AND SHALL BE FIELD
 VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A
 SMOOTH TRANSITION IS PROVIDED WHERE EVER
 NEW PAVEMENT MEETS EXISTING GRADES
 THROUGHOUT THE SITE.

- LEGEND
- P - PROPOSED PAVEMENT ELEVATION
 - B - PROPOSED TOP OF CURB ELEVATION
 - W - PROPOSED SIDEWALK ELEVATION
 - C - PROPOSED GROUND ELEVATION
 - TOP - PROPOSED TOP OF BRUTE ELEVATION



Brick Monument Sign (4 Product Monument at 8' OAH)

Sign #	Sign Price Sign	Type Freestanding	Location Street	Illumination		Dimensions			Area Ft ²	
				Internal	External	Bottom	Top	Width		Height
						2' 8"	7' 3"	10' 2"	4' 7"	46.6
									Total	46.6

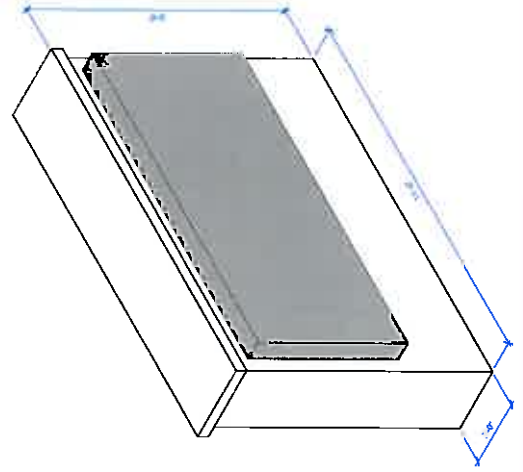


PRICER NOTES:

- 10" RED AND GREEN LED DIGITS
- STATIC LABELS, NON-INTERCHANGEABLE
- DIESEL ON THE RIGHT, BOTH SIDES

OTHER NOTES

- CABINET IS BLACK IN COLOR
- 300' WIRELESS KEYPAD RANGE



BRICK MONUMENT SIGN
4 PRODUCT - 8' OAH

DRAWN BY:
J. CLARK

DATE:
06-20-18

4. APPLICATION FOR SITE PLAN REVIEW #SP-21-2018 filed by Joe Built Homes, 5271 SR 12, Findlay for condominium development to be located at 113 Alexander Place.

CPC STAFF

General Information

This request is located on the southeast corner of Marshall Street and Findlay Street. It is zoned M-2 Multi-Family High Density. To the south is also zoned M-2. To the north, east, and west is zoned R-2 Single Family Medium Density. It is within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Single Family Small Lot.

Parcel History

This is the site of four duplex structures constructed in 2004. They were never inhabited due to being built incorrectly for the flood plain. They have been deteriorating over the years.

Staff Analysis

There will not be any layout changes to the site. The plan is to elevate the buildings correctly and correct the cut and fill problems, then remodel in order to make them habitable again.

The following information is from Todd Richard.

“The applicant has been informed of the development requirements within the 100 year flood zone. Specific guidelines regarding first floor elevation, foundation venting, and post-construction documentation are a few of the items that will be indicated on the permit. The applicant is proposing a net gain of approximately 300 cubic yards of flood storage capacity once the project is completed. This is a 300 cubic yard net gain based on the flood storage capacity the property had before this project ever started”.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-2018 for the condominium development to be located at 113 Alexander Place subject to:**

- **Meeting all flood development requirements per Todd Richard**

ENGINEERING

Access –

Access is from the existing drives and roadway that was installed when the homes were built.

Sanitary Sewer –

The sanitary sewer was previously installed when the homes were originally built.

Waterline –

A new 6-inch line is proposed to run from Findlay St to Washington St. The Engineering Department would like to see the plan and profile for the proposed 6-inch waterline. All taps needed for the 6-inch WL and services will need to be coordinated with the City of Findlay Water Distribution.

Stormwater Management –

Will need to make sure that the area complies with all Flood Regulations.

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
 - Need to see the plan and profile of the proposed 6-inch waterline that is running from Findlay St. to Washington St.
 - Verify that the structures that are proposed to be lowered that the whole structure is lowered. Verify the heights of the SW catch basin and the existing Sanitary Manhole.

Following Permits are needed before Construction Can Start:

Waterline Mainline Taps- 2 total
Waterline Service Taps- 4 total
Inspection Fees for 6" WL- 1 total

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-2018 for condominium development to be located at 113 Alexander Place subject to:

- Meeting all flood development requirements per Todd Richard (ZONING)
- Approval of plan and profile of 6 inch waterline running from Findlay to Washington Street by City Engineer (ENG)
- Verify that structures that are proposed to be lowered, that the whole structure is lowered. Verify the heights of the SW catch basin and the existing Sanitary Manhole. (ENG)

SP-21-2018

APPLICATION FOR
SITE PLAN REVIEW
filed by Joe Built Homes
for condominium development
to be located at 113 Alexander Place.

Legend



113 Alexander Place

Parcels

Road Centerline



Findlay Locator Map

