

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT March 14, 2019

### CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, 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  
Erik Adkins, Zoning Inspector

# City of Findlay City Planning Commission

Thursday, March 14, 2019 – 9:00 a.m.

## COMMENTS

### ITEMS TABLED AT THE FEBRUARY 14, 2019 MEETING

**APPLICATION FOR SITE PLAN REVIEW #SP-03-2019** filed by Stewart Hengsteler, Shelly Hengsteler, Todd Hengsteler, 6981 Hampton, Castle Road, CO for a wind turbine to be located at 2749 Crystal Avenue, Findlay, OH.

**NOTE:** This item went before the Findlay Board of Zoning Appeals for a variance on February 14, 2019.

The variance was denied.

### CPC STAFF

#### **General Information**

This request is located on the south side of E. Bigelow Avenue between Crystal Avenue and Bright Road. It is zoned I-1 Light Industrial. Land to the north and east is also zoned I-1 in the City of Findlay. To the south is zoned I-1 in the City and B-1 Institutions and Offices in Marion Township. 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 Plan designates the area as PMUD (Planned Mixed Use Development).

#### **Parcel History**

This is currently farmland with an existing house. The property was annexed to the City as of January 18, 2019 and given the I-1 Light Industrial zoning classification.

#### **Staff Analysis**

The applicant is proposing to construct a wind turbine toward the east side of the parcel.

Section 1161.14 of the City of Findlay Zoning Ordinance addresses wind turbines. The code only allows for Small Wind Turbines as certified by the Small Wind Certification Council (SWCC).

The only turbines eligible for certification by the SWCC or ICC-SWCC, as it is now called, are either Small Wind Turbines having a swept area of no more than 200 square meters or Medium Wind Turbines having a swept area between 200 square meters and 1000 square meters.

A turbine with a swept area of 200 square meters would have a blade no longer than 7.98 meters or 26.18 feet. The wind swept area of the proposed wind turbine is approximately 5,944 square meters. The proposed wind turbine is larger than the Findlay Code permits.

The intent of the code was for small wind turbines as defined by the SWCC guidelines. Staff believes that the SWCC gave clear intent in their language as to the qualifications required for their certification.

The proposed wind turbine does not meet the City's standards.

**Staff Recommendation**

Staff recommends that FCPC deny APPLICATION FOR SITE PLAN REVIEW #SP-01-2019 for a wind turbine to be located at 2749 Crystal Avenue, Findlay, OH for the following reasons:

- The turbine far exceeds the size for wind turbines as permitted in the City of Findlay Zoning Ordinance under the guidelines of the SWCC.
- Potential negative impact on neighboring properties.

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends that FCPC deny APPLICATION FOR SITE PLAN REVIEW #SP-012019 for a wind turbine to be located at 2749 Crystal Avenue, Findlay, OH for the following reasons:

- The turbine far exceeds the size for wind turbines as permitted in the City of Findlay Zoning Ordinance under the guidelines of the SWCC.
- Potential negative impact on neighboring properties.

# SP-03-2019

## APPLICATION FOR SITE PLAN REVIEW

filed by Stewart Hengsteler,  
Shelly Hengsteler, Todd Hengsteler,  
6981 Hampton, Castle Road, CO  
for a wind turbine to be located  
at 2749 Crystal Avenue, Findlay, OH.

### Legend

Parcels

Road Centerline

political\_2007 selection

SP-03-2019

Agriculture - Marion Township

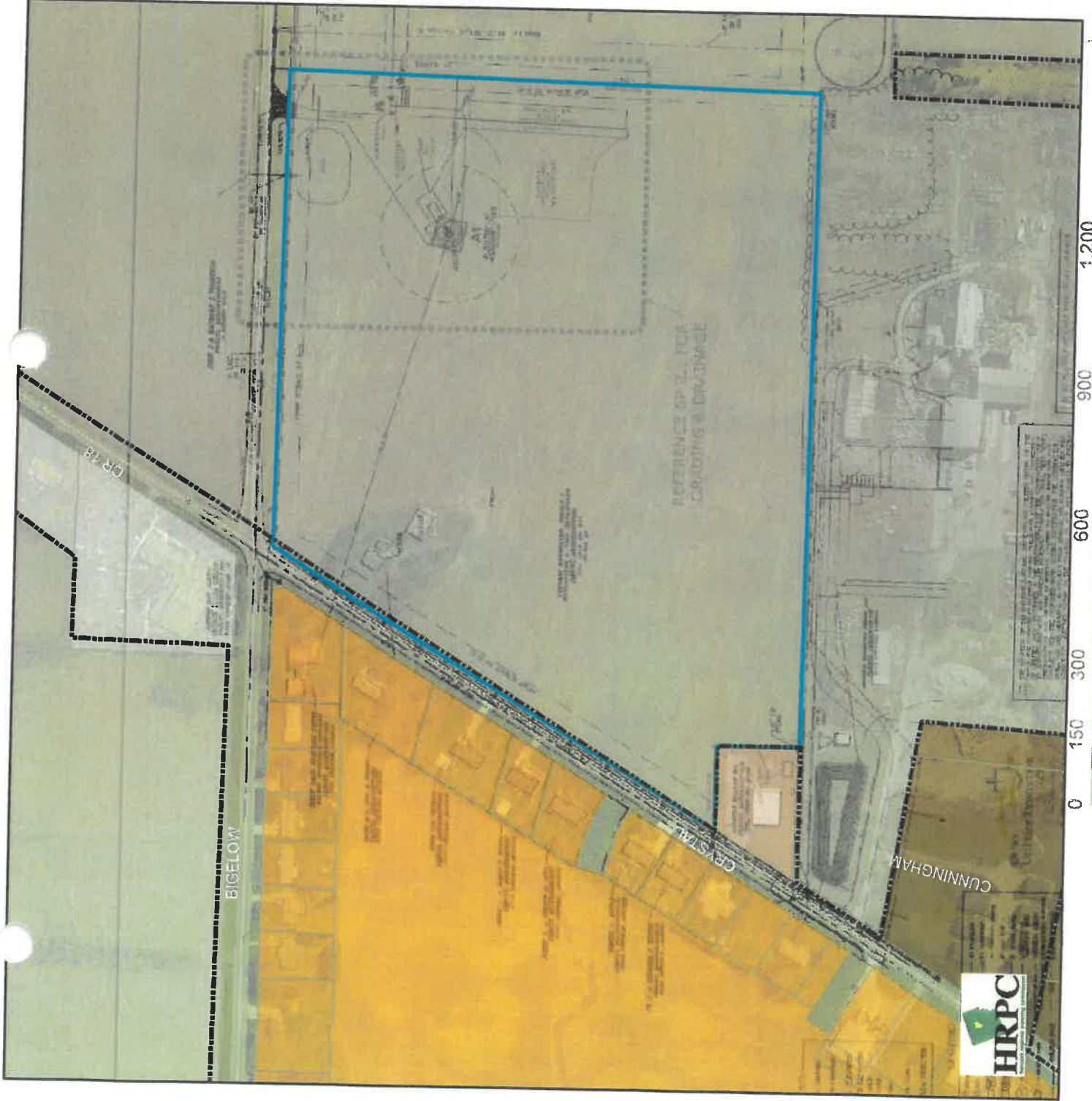
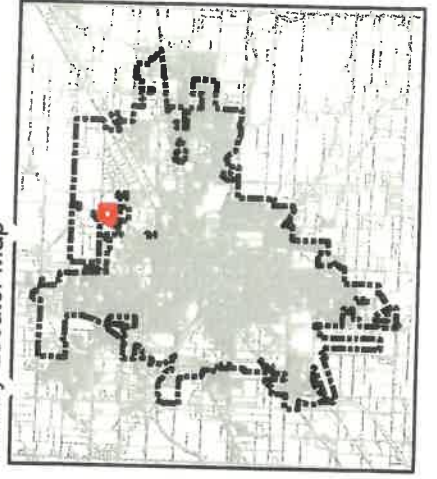
R-2 Marion Township

R-3 Marion Township

B-1 Marion Township

I-1 Findlay

Findlay Locator Map







# Small Wind Certification Council

Independent Certification of Wind Turbines

[For Consumers](#) | [For Applicants](#) | [FAQs](#) | [Directory Of Certified Turbines](#) | [Directory Of Applicants](#)

## FEATURED FAQ'S

**What sized turbines are eligible for ICC-SWCC's small and medium wind certification programs?**

Small Wind

Turbine: Electricity-producing wind ... [Read more >>](#)

**What are the benefits of ICC-SWCC certification?**

Certification enables consumer comparison of the wide ... [Read more >>](#)

**What is the difference between the AWEA Rated Power and a Nominal Power listing for a certified turbine?**

Small wind turbines certified to the AWEA ... [Read more >>](#)

**What happens to a turbine certification if the manufacturer goes out of business?**

Turbine certification is valid so long as the ... [Read more >>](#)

## What sized turbines are eligible for ICC-SWCC's small and medium wind certification programs?

APRIL 17, 2017 BY ICC

**Small Wind Turbine:** Electricity-producing wind turbines with a swept area up to 200 m<sup>2</sup>.

**Medium Wind Turbine:** Electricity-producing wind turbines with a swept area greater than 200 m<sup>2</sup> and less than 1,000 m<sup>2</sup>.

FILED UNDER: FAQ'S

[Certified Turbines](#)

[click here to view ratings](#)

### Wind turbine Swept Wind Area Calculations:

The SWCC defines a small wind turbine as having a swept wind area of less than 200m<sup>2</sup>.

The SWCC defines a medium wind turbine as having a swept wind area between 200m<sup>2</sup> to 1000m<sup>2</sup>.

200m<sup>2</sup>=          Radius = 7.979 m = 26.18 ft          Diameter = 15.958 m = 52.36 ft

1000m<sup>2</sup>=          Radius= 17.841 m = 58.53 ft          Diameter = 35.682 m = 117.07 ft

### Proposed Wind Turbine:

5,944.7m<sup>2</sup>          Radius = 43.5 m = 142.72 ft          Diameter = 87 m = 285.43 ft

**NEW ITEMS**

**1. PETITION FOR ZONING AMENDMENT #ZA-01-2019 filed by KGD Properties, Ltd. to rezone 1.233 acres on the south end of Lot 1 in the Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

**CPC STAFF**

**General Information**

This request is for 1.233-acre parcel located on the south end of Lot 1 in the Findlay Commerce Park. It is currently zoned C-2 General Commercial. Land to the north and east is also zoned C-2 General Commercial. To the south is zoned M-2 Multiple Family High Density and to the west is in Allen Township and is not zoned. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

**Staff Analysis**

This change is requested in order to add some acreage to the existing multi-family zoning to the south. Item #5 on today's agenda is for the second phase of an Investek development of ranch style villas.

**ENGINEERING**

No comment.

**FIRE PREVENTION**

No comment.

**RECOMMENDATION Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-01-2019 to rezone 1.233 acres on the south end of Lot 1 in the Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**



# ZA-01-2019

PETITION FOR  
ZONING AMENDMENT  
filed by KGD Properties, Ltd.  
to rezone 1.233 acres on the  
south end of Lot 1 in the  
Findlay Commerce Park  
from C-2 General Commercial  
to M-2 Multiple Family  
High Density.

## Legend



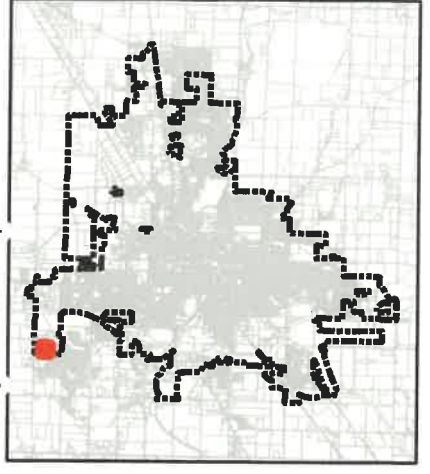
ZA-01-2019

Parcels

Road Centerline



Findlay Locator Map



**2. APPLICATION FOR CONDITIONAL USE #CU-01-2019 filed by Michael & Tara Matthes/Nickolas Reinhart for a fitness center to be located at 750 Western Avenue, Findlay**

**CPC STAFF**

**General Information**

This request is located on the west side of Western Avenue at the intersection with W. Lima Street. It is currently zoned I-2 General Industrial. Land to the north, south and west is also zoned I-2. To the east is zoned C-1 Local Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

This is an existing former industrial use building.

**Staff Analysis**

The applicant is proposing to operate a fitness center at this location. The Industrial zoning does not have this type of use listed as a permitted or conditional use. The conditional use section does allow "Any additional less intensive, non-objectionable uses subject to Planning Commission approval."

The applicant currently operates out of the strip mall area at the Great Scot store on Broad Avenue. In 2016, he had applied to locate in an industrial building on Rockwell Avenue. The conditional use was granted for that location, but he never moved the business there.

The building appears to be close to 7300 square feet according to the Auditor. This had previously been a warehouse. There is a parking lot directly north of the building that can accommodate approximately 40 cars. There is also space on the west side of the building that could be used for parking.

The manager stated that there can be anywhere from one to three employees on site at any time. Group classes are offered which average around 20 people at once and sometimes there may only be one person there for personal training. Times and number of clients is sporadic on any day. The parking around the site should be more than adequate for the business.

Applicant will need to get a Change of Use permit from the zoning office.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01-2019 for a fitness center to be located at 750 Western Avenue, Findlay**

**ENGINEERING**

No comment

**FIRE PREVENTION**

Apply for a Certificate of Occupancy with Wood County Building Department

## **RECOMMENDATION**



Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-01-2019 for a fitness center to be located at 750 Western Avenue, Findlay subject to the following conditions:

- Apply for Certificate of Occupancy with Wood County Building Dept. (FIRE)
- Apply for Change of Use Permit with City of Findlay Zoning office

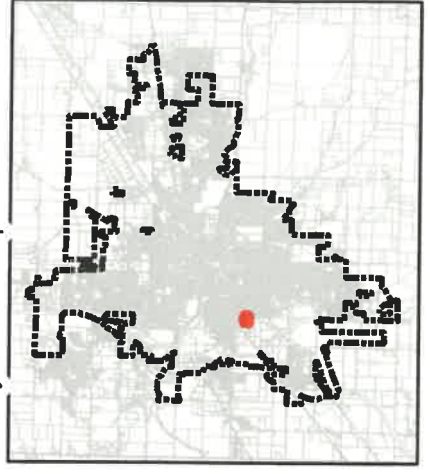
# CU-01-2019

APPLICATION FOR  
CONDITIONAL USE  
filed by Michael Matthes/  
Nickolas Reinhart for a  
fitness center to be located  
at 750 Western Avenue, Findlay.

## Legend

-  750 Western Ave
-  Parcels
-  Road Centerline

Findlay Locator Map



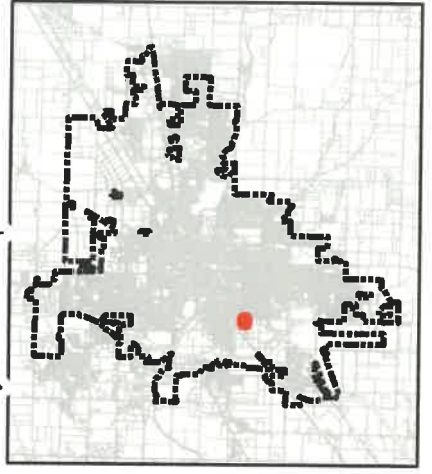
# CU-01-2019

APPLICATION FOR  
CONDITIONAL USE  
filed by Michael Matthes/  
Nickolas Reinhart for a  
fitness center to be located  
at 750 Western Avenue, Findlay.

## Legend

- 750 Western Ave
- Parcels
- Findlay City
- Findlay District
- Zoning District
- R3 - Single Family, High Density
- C1 - Local Commercial District
- C2 - General Commercial District
- I2 - General Industrial

Findlay Locator Map



**3. APPLICATION FOR FINAL PLAT #FP-01-2019 filed by Krystal Ridge, Inc. for Krystal Ridge 2<sup>nd</sup> Addition, a residential subdivision located off the south end of Bishop Lane.**

**CPC STAFF**

**General Information**

This request is located off the south end of Bishop Lane. It is zoned a mix of M-2 Multiple Family, and R-3 Single Family High Density. It is not located within the 100-year flood plain.

**Parcel History**

This is currently a vacant field. The Preliminary Plat of Krystal Ridge 2<sup>nd</sup> Addition was approved with conditions in January 2019.

**Staff Analysis**

The applicant is proposing to extend Bishop Lane south and connect with a stub of Concord Court. A condition of approval in January was to show a connection to Concord.

Lot 78 on the east side is 19.886 acres and will be the site of a multi-family project. There are 24 single-family lots platted on the west side of Bishop Lane. There are five more single-family lots than were on the Preliminary due to the extension of the roadway to Concord. All lots meet and exceed the minimum standards for R-3 zoning.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2019 for Krystal Ridge 2<sup>nd</sup> Addition.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment




**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2019 for Krystal Ridge 2<sup>nd</sup> Addition.**

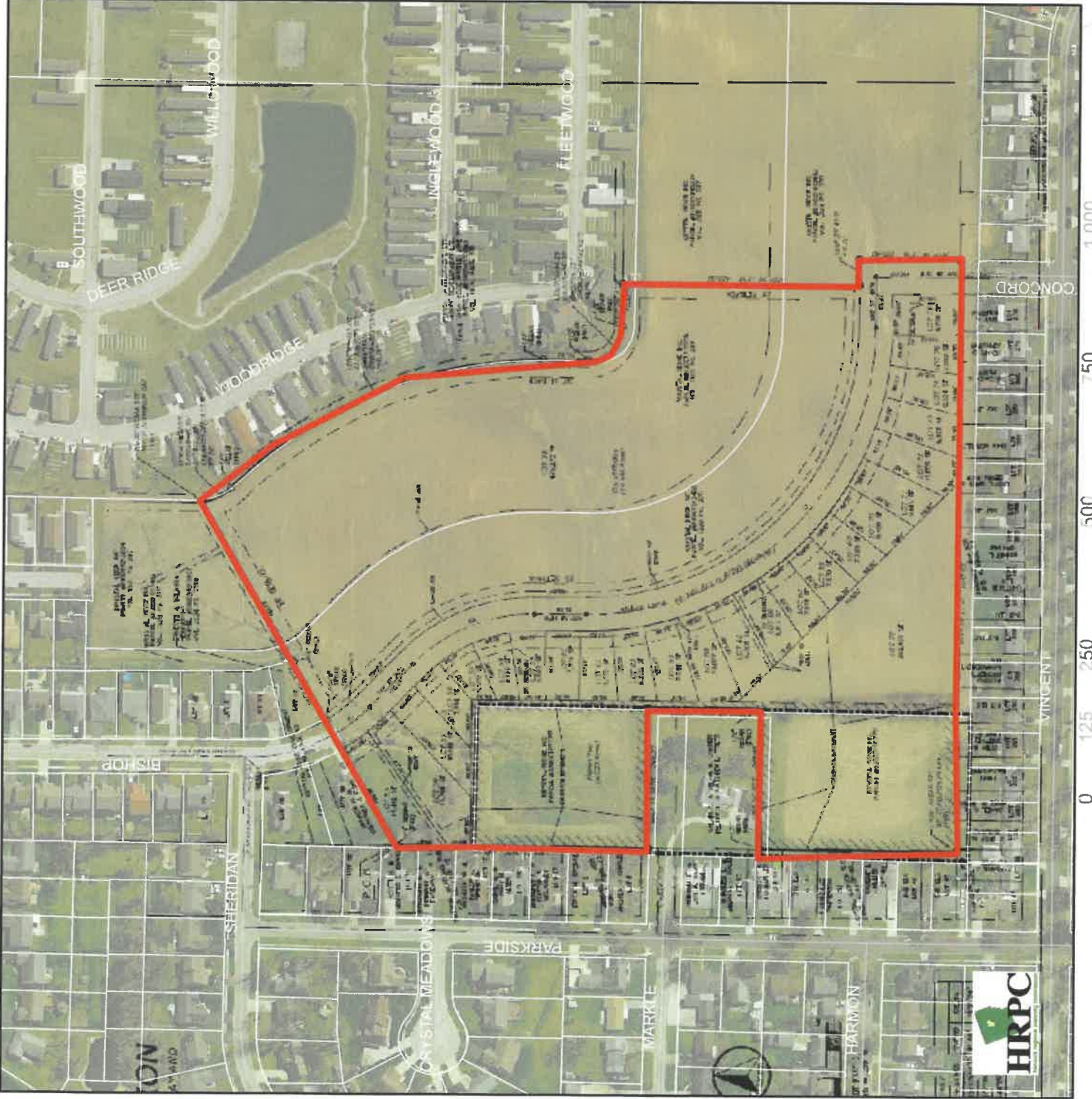
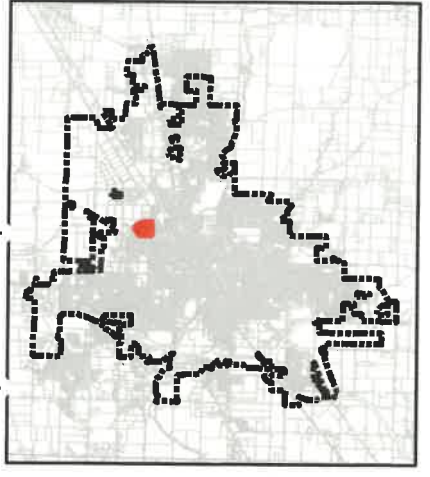
# FP-01-2019

APPLICATION FOR  
FINAL PLAT  
filed by Krystal Ridge, Inc.  
for Krystal Ridge 2nd Addition,  
a residential subdivision  
located off the south end  
of Bishop Lane.

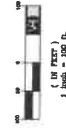
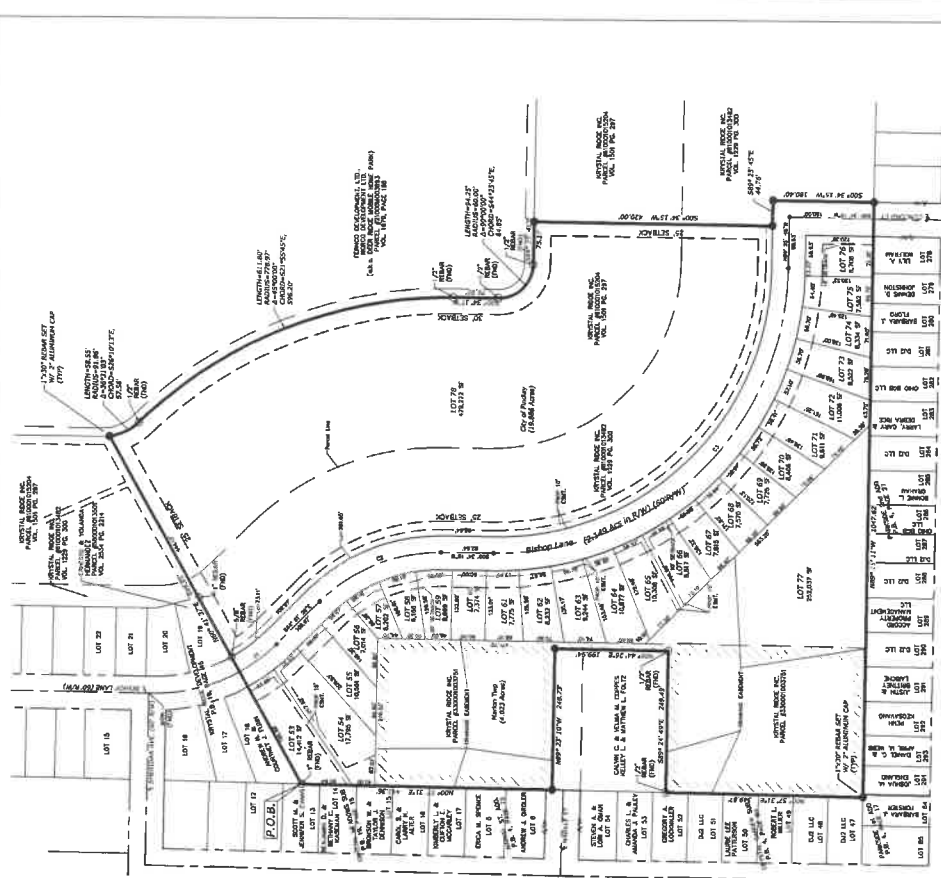
## Legend

-  Krystal Ridge 2nd Addition FP
-  Findlay City  
Parcels
-  Road Centerline

Findlay Locator Map



Final Subdivision Plat of  
**KRYSTAL RIDGE 2ND ADDITION**  
 BEING A PART OF THE NW 1/4 SECTION 8, T1N, R11E, CITY OF FINDLAY AND  
 MARION TOWNSHIP, CO. WYCKOCK, STATE OF OHIO.  
 23.909 ACRES



PREPARED BY  
 VAN METER, POWERS  
 & ASSOCIATES, INC.  
 SURVEYING & ENGINEERING  
 3200 N MAIN ST.  
 FINDLAY, OHIO 45840  
 (419)233-5630  
 EMAIL: info@vanmeterpowers.com

DATE: FEBRUARY 14, 2018  
 PREPARED FOR:  
 KRYSTAL RIDGE, INC.  
 655 FOX RUN ROAD  
 FINDLAY, OHIO 45840  
 (419)233-6060

DATE	LENGTHS	BEARINGS	CHORD	DELTA
C1	81.20'	300.00'	53709.24'	81.00'
C2	237.80'	300.00'	53709.24'	231.86'
C3	260.11'	333.00'	344729.43'	721.25'

NOTE: All bearings are based on  
 a true meridian. The system used is  
 the State Plane Coordinate System, NAD 83,  
 (NAD 83) as the control point, and  
 adjusted to the datum of 2011 using the  
 4-parameter Helmert method.  
 Contour, Road Time Meridian Method.



**4. APPLICATION FOR SITE PLAN REVIEW #SP-05-2019 filed by Millstream Area Credit Union, 1007 Western Avenue, Findlay for a new office building to be located at 1650 Fostoria Avenue, Findlay.**

**CPC STAFF**

**General Information**

This request is located on the north side of Fostoria Avenue. It is zoned O-1 Institutions and Offices. Land to the west is also zoned O-1. To the east and north is C-2 General Commercial and to the south is R-1 Single- Family. 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 site is a vacant platted lot in the Findlay Center for Business and Technology subdivision.

**Staff Analysis**

The applicant is proposing to construct a 4200 square foot credit union office building. There are four drive up lanes on the north side of the building.

The main access to the site is by the drive that lines up at the traffic signal for Plaza Street and Fostoria Avenue. Traffic will drive north on the common drive for the development and enter the site through one of two interior accesses. The first is in the northeast corner of the lot and another in the northwest corner.

Ample parking is provided on the site. Code requires one space per 300 square feet of building area. The minimum requirement is 14 spaces for this building and the plan shows 36. There is a future addition shown on the plan that could require additional parking some day, however the applicants also own Lot 3 to the west to accommodate future needs. Staff is not considering the future addition in today's review. That will have to be a separate submittal if needed in the future.

Elevation drawings of the building show the highest point at 23'-6". This is well below the maximum permitted of 60'. The building is a combination of brick veneers and cast stone masonry. There are modern styled metal awnings, a pronounced entryway and an octagonal tower in the center of the building creating more visual interest.

Drawings show signage on two sides of the building that do not require any permits. There is an identification low-profile sign shown at the southeast corner of the lot. The location is indicated and meets setback standards, but no details are submitted. This sign and any directional signage on the property will have to be approved through the zoning office.

The dumpster is located in the northwest corner of the lot. The enclosure is made of matching brick veneers and masonry as used on the office building.

A photometric plan was included for the site. The foot-candle readings meet the minimum standards.

The landscaping plan meets or exceeds the minimum standards of the code. Landscape screening is provided along the parking areas abutting the roadway, the identification sign is surrounded by

plantings, there are generous planting areas around the foundation and at entryways. The dumpster enclosure is also landscaped.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2019 for a new office building to be located at 1650 Fostoria Avenue, Findlay.**

**ENGINEERING**

*Access –*

A new asphalt drive will be installed on the north side of the property, tying into the existing asphalt drive.

*Sanitary Sewer –*

The proposed plans show a new sanitary sewer lateral to be run on the south side of the building to the existing 10-inch Sanitary Sewer located on the north side of Fostoria Ave.

*Waterline –*

The plans are proposing a new domestic water service tied into the existing waterline that is located on the north side of Fostoria Ave. The waterline that is shown to be tied into is an existing 20-inch Concrete water main. The service line will need to be tied into the 8-inch DIP waterline that is on the south side Fostoria Ave.

*Stormwater Management –*

Detention calculations have been submitted with the plans. The plans are proposing an underground detention pond to be located on the south end of the property in the green space.

*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:*

- Approval of the Site Plan

*Following Permits are Needed Before Construction Can Start:*

Waterline Service Connections-	1 total (Possible 2 if Irrigation is added)
Sanitary Sewer Taps-	1 total
Storm Sewer Permit-	2 total
Sidewalk Permit (300 LF) -	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-05-2019 for a new office building to be located at 1650 Fostoria Avenue, Findlay subject to the following conditions:**

- **Apply for all necessary permits with Wood County Building Department (FIRE)**

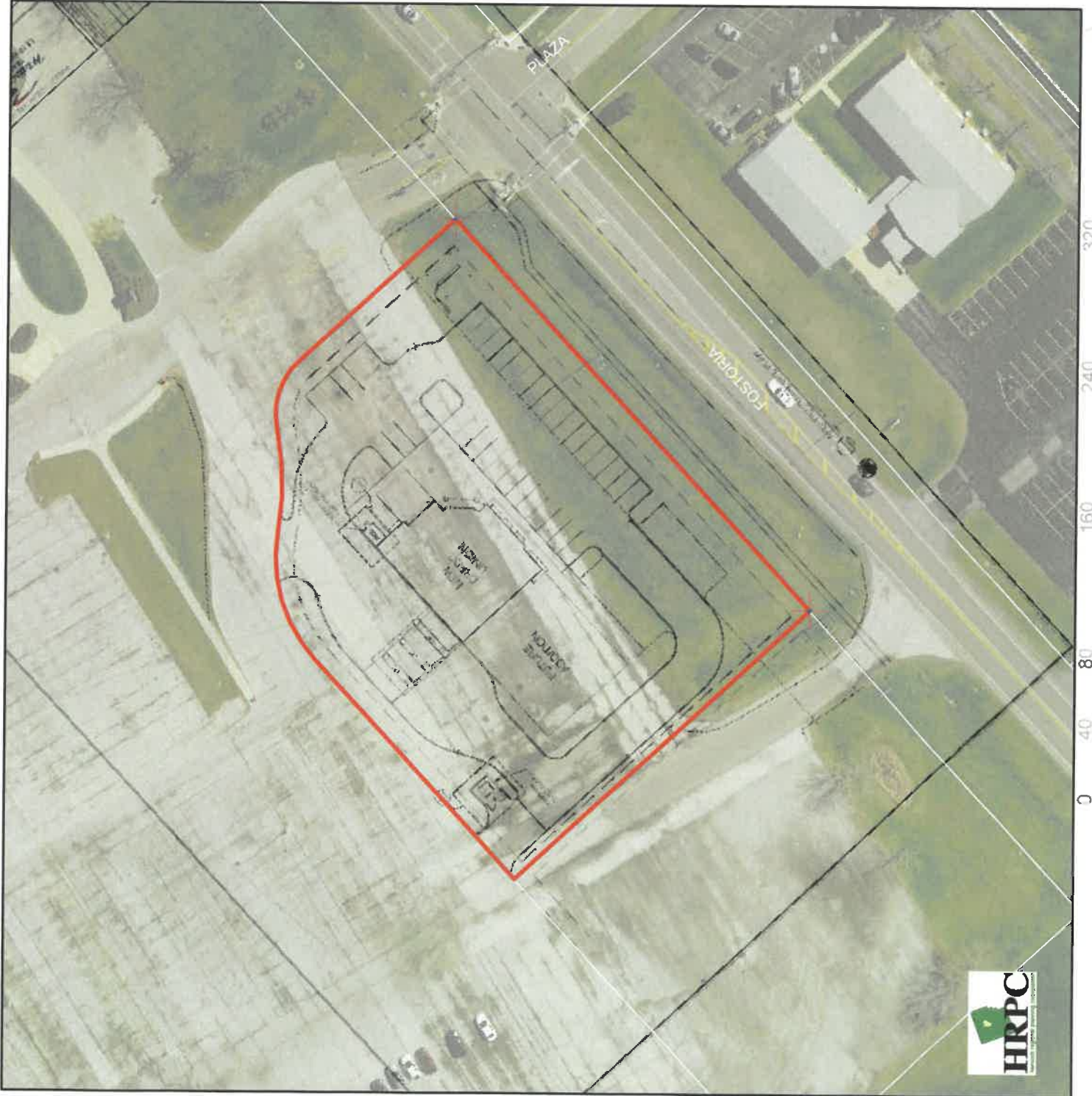
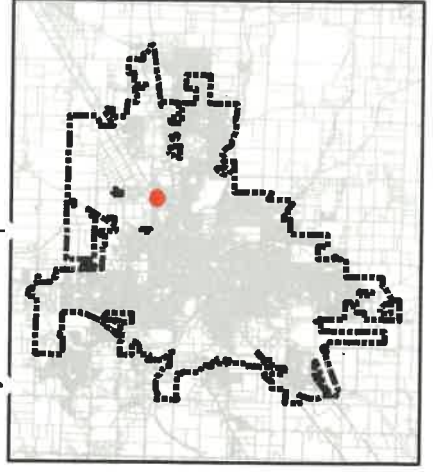
# SP-05-2019

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Millstream Area  
Credit Union for a new office  
building to be located at  
1650 Fostoria Avenue, Findlay.

## Legend

- 1650 Fostoria Avenue
- Parcels
- Road Centerline

Findlay Locator Map







DATE: 10/31/2018

# Millstream Area Credit Union

Findlay, Ohio

Octagonal Tower

K4 ARCHITECTURE, LLC  
555 East Street  
Cincinnati, Ohio 45203  
Phone: (513) 455-5003  
Fax: (513) 455-5008



**5. APPLICATION FOR SITE PLAN REVIEW #SP-06-2019 filed by Investek Holdings, LLC, 1090 W South Boundary, Suite 100, Perrysburg, OH for Horizon 2<sup>nd</sup>, an apartment villa development of 70 units located off Technology Drive.**

**CPC STAFF**

**General Information**

This project is located off the west side of Technology Drive in the Findlay Commerce Park. It is zoned M-2 Multiple Family. Land to the south and east is also zoned M-2. To the north is zoned C-2 General Commercial and to the west is Allen Township which is not zoned. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Office.

**Parcel History**

This site was shown as an extension of the existing development to the east when that plan was approved in May, 2015. At that time, it was going to be multi-level apartment buildings in this phase.

**Staff Analysis**

The applicant is proposing a development of 70 ranch villas in the style of those located to the east. There are eight buildings with eight units and one building with six units. Eighteen units have three bedrooms and the other 52 are two bedroom units. The two developments are connected by the drive system in place with the first phase.

All building setbacks (front 25', side 25' and rear 30') are met. There must be a minimum 20' of separation between buildings. The buildings are shown 50' apart on the plans.

Each unit has a two-car garage and two parking spaces in the driveway. That amount alone is over the minimum requirement for parking. There are also four parking spaces shown across the 50' gap between four sets of building for additional visitor parking.

With both phases considered together, there is approximately 42.7% of lot coverage from buildings and pavement. The maximum allowed is 40% per the code. In 2017, the applicant had applied to BZA for a variance with a plan that was at 44% coverage. The variance was granted and is still valid. The coverage has actually decreased slightly from that original plan.

Elevation drawings show a combination of stone, brick and vinyl siding on the building facades. A landscaping plan shows perimeter plantings and landscaping around the pond area. A plan for foundation planting is needed.

A photometric plan was submitted and shows readings at 0 to .1 at the property lines. This is in compliance with our code.

**Staff Recommendation**

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2019 for Horizon 2<sup>nd</sup>, an apartment villa development of 70 units located off Technology Drive subject to the following conditions:

- Submittal of foundation planting plan for approval

## **ENGINEERING**

### *Access –*

Two new entrances will come of the existing roads from an existing development.

### *Sanitary Sewer –*

The proposed plans show a new 8-inch sanitary mainline to connect laterals to each of the building complexes. The proposed sanitary will tie into any existing Sanitary Sewer.

### *Waterline –*

The plans are proposing a new water main to be looped around the buildings, following the proposed drive. There will be five new hydrants added as part of this waterline. On the plans it looks like the two tie in locations need switched. The south end of the proposed complex is a 12x8 cross that will need to be utilized as part of the loop. On the north end the waterline can be tied into the main line with a tee or tapping sleeve.

### *Stormwater Management –*

Detention calculations and a SWPP plan have been submitted with the plans. The plans are proposing a new detention pond to be located on the middle of the property. The detention pond will be metered into the existing detention pond on the southwest corner of the property.

### *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. A SWPPP plan has been submitted with the plans.

### *Recommendations:*

- Approval of the Site Plan

### *Following Permits are Needed Before Construction Can Start:*

Water Main Tap-	2 total
Waterline Service Connections-	9 total
Sewer Main Tap-	1 total
Sanitary Sewer Taps-	9 total

## **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

Provide one additional fire hydrant located near the southwest corner of the existing development.

## **RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-06-2019 for Horizon 2<sup>nd</sup>**, an apartment villa development of 70 units located off Technology Drive subject to the following conditions:

- **Submittal of foundation planting plan for approval**
- **Provide one additional fire hydrant located near the southwest corner of the existing development**
- **Apply for all necessary permits with Wood County Building Department**

# SP-06-2019

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Investek Holdings, LLC  
for Horizon 2nd, an apartment  
villa development of  
70 units located off  
Technology Drive.

## Legend



TechDriveVillas

Parcels

Road Centerline

Findlay Locator Map

