

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT February 14, 2019

CITY PLANNING COMMISSION MEMBERS

Mayor, 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, February 14, 2019 – 9:00 a.m.

COMMENTS

ITEMS TABLED AT THE JANUARY 10, 2019 MEETING

APPLICATION FOR SITE PLAN REVIEW #SP-01-2019 filed by Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH for Blanchard Station Apartments to be located on the west side of Bishop Lane on Lot 73 in the Krystal Ridge 2nd Addition.

CPC STAFF

General Information

This request is for an 11-acre parcel located on the south end of Bishop Lane. It is currently zoned M-2 Multi-Family. Land to the west is zoned R-3 single family. To the east is zoned MH Mobile Home district and R-3 single family to the south and north. It is not located within the 100-year flood plain.

Staff Analysis

This request is for a multi-family development consisting of 14 buildings with 50 units. The proposed 50 units falls within the permitted density, the M-2 zoning district would permit up to 116 units be constructed on the 11-acre site. All the proposed buildings meet or exceed the required setbacks. The development exceeds the minimum parking requirements, they provide 157 parking spaces and only 150 spaces are required. Staff has calculated the lot coverage to be at 38 percent, which is under the maximum lot coverage permitted of 40 percent. The proposed site plan meets all the landscaping standards except for the foundation-planting requirement. They are required to plant two shrubs per 12 lineal feet of building circumference.

Staff does have some concern about the overall traffic circulation for the site. There is less concern about this development as a standalone project. However there is a significant amount of undeveloped land and the overall traffic flow could be problematic as the surrounding property is developed in the future.

ENGINEERING

Access –

The plans are proposing two new drives to come off the extension of Bishop Lane. Each drive is roughly 70 LF in size and will serve as the access points to the Blanchard Station Apartments.

Sanitary Sewer –

The plans show a new sanitary sewer to be run throughout the apartment complex to serve each of the buildings. The proposed sanitary sewer ties into the sanitary sewer that will be running

along the new Bishop Lane extension. The new sanitary is proposed to be 8-inch to 6-inch in size. Consultant will need to verify if the sanitary within the complex is private or public.

Waterline –

The plans are proposing a new waterline to be looped throughout the apartment complex. The proposed waterline will tie onto the waterline that is running along Bishop Lane. Each apartment building will have its own 1.5-inch service line. Consultant will need to verify if the waterline within the complex is private or public.

Storm water Management –

Detention calculations have been submitted with the plans. The plans are proposing two detention ponds to accommodate the storm water for the subject area. The first pond (N) is a proposed wet pond that will detain the storm water for the apartments, and the second pond (SW) will received the metered flow from the apartment’s pond, along with flow from the 11 acres surrounding the Krystal Ridge subdivision.

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 Taps -	2 total
Waterline Service Connections-	14 total
Sanitary Sewer Taps-	4 total
Storm Sewer Permit-	3 total
Drive/ Curb Cut Permit (70 LF & 75LF) -	2 total

FIRE PREVENTION

-Maintain sufficient turn radius for fire apparatus throughout the development.

-The dead end of the proposed Bishop Ln. extension shall accommodate the largest FFD apparatus when backing from the most southern drive entrance of the development.

-The number of proposed fire hydrants are sufficient but will realign as discussed with Dan Stone.

RECOMMENDATION

Staff recommends approval of the **APPLICATION FOR SITE PLAN REVIEW #SP-01-2019** filed by **Blanchard Station Housing Partners, LLC, 12125 Pleasant Valley Rd, Chillicothe, OH** for **Blanchard Station Apartments** to be located on the west side of Bishop Lane on Lot 73 in the **Krystal Ridge 2nd Addition** subject to the following conditions:

- Meeting the requirements for foundation plantings (CPC Staff)
- Maintain sufficient turn radius for fire apparatus throughout the development.

(FIRE)

- **The dead end of the proposed Bishop Ln. extension shall accommodate the largest FFD apparatus when backing from the most southern drive entrance of the development. (FIRE)**
- **Verification that water and sewer lines are public or private (ENG)**

NEW ITEMS

1. SITE PLAN APPLICATION #SP-02-2019 filed by HuntCar, LLC, 1329 White Birch Drive, Findlay for Northern Lofts hair salons and associated parking to be located at 3150 N. Main Street, Findlay.

CPC STAFF

General Information

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

Parcel History

This site is a vacant parcel.

Staff Analysis

The applicant is proposing to construct an approximately 3650 square foot single story commercial building to be used as hair/beauty salon space. The building location meets all required setbacks.

Parking in the C-2 district is based on one space per every 375 square feet. This size of building requires a minimum of 10 spaces. The plans indicate 26 parking spaces. The dead end of the lot on the west side shows the required stub for turnaround however, the last space across from the dumpster needs to be striped out per code to allow for turn around. Parking lots are required to be set back 5' from side lot lines and 10' from the front and rear. The south side of the lot at the front (east side) is only 5' from the right-of-way. The rear of the lot is only slightly under 8' from the rear lot line (west side).

A dumpster enclosure is shown in the northwest corner of the parking lot. The details indicate that the enclosure is constructed with 6' high vinyl fencing. Dumpsters are required to be set back 10' from any property line. It appears to be only 7' from the north line.

Lighting for the site will consist of wall packs. The photometric plan shows foot-candle readings at lot lines abutting residential at 0 - .1. Readings are to be no higher than .5 per the code.

The elevation drawings indicate the height of the building to be 13'-6". This is well below the maximum height permitted of 60' in C-2. A rendering provided shows black and gray coloring with red accented awnings. Architectural siding and split face block will be used on the sides of the building. The split face block is only used on two sides, the east (front) and north sides. The west side will directly face the condominium development and the rear yards of some homes on Woodcliff Drive. The south side faces the entry (Alpine Drive) into the condominium development. The Findlay Code does address four-sided architectural design (Section 1161.02) The building is a very basic design and Staff feels that at least continuing the split face block to the other two sides of the building would be preferable. The west side in particular, without any windows gives a very flat, industrial appearance.

The parking lot entry needs some landscaping on the south side of the entry. Parking lots are to be screened from the street. That side will need to be set back about another five feet as stated earlier leaving more space available for planting. There are no foundation plantings shown on the plan. There are a few existing pine trees along the south side of the property. We believe these may have been planted by the condominium development. The new development will need to fill in that area with more landscaping. A row of arborvitae is indicated along the west property line and along the north side to just below the dumpster location.

A sign location is shown but no details are provided. A monument sign no taller than 8' is permitted.

Staff Recommendation

CPC Staff recommends **approval of SITE PLAN APPLICATION #SP-02-2019 for Northern Lofts hair salons and associated parking at 3150 N. Main Street, Findlay subject to the following conditions:**

- **Correct parking lot and dumpster set backs**
- **Continue decorative split face block to the south and west sides of the building**
- **Submit landscaping plan with items listed above corrected**

ENGINEERING

Access –

A new concrete drive will be installed in the same location as the existing drive.

Sanitary Sewer –

The proposed plans show a new sanitary sewer lateral to be ran on the east side of the building to the existing 8-inch Sanitary Sewer located on the west side of Main Street.

Waterline –

The plans are proposing a new domestic water service to be tied into the existing waterline that is located on the west side of Main Street.

Stormwater Management –

Detention calculations have been submitted with the plans. The plans are proposing a new detention pond to be located on the southwest end of the property. The detention pond will be metered into the existing storm sewer that is located on the west side of Main Street.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site is 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
Sanitary Sewer Taps-	1 total

Storm Sewer Permit- 1 total
Drive/ Curb Cut Permit (46 LF) - 1 total

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

RECOMMENDATION








Staff recommends approval of SITE PLAN APPLICATION #SP-02-2019 for Northern Lofts hair salons and associated parking at 3150 N. Main Street, Findlay subject to the following conditions:

- Correct parking lot and dumpster setbacks (CPC Staff)
- Continue decorative split face block to the south and west sides of the building (CPC Staff)
- Submit landscaping plan with items listed above corrected (CPC Staff)
- Apply for necessary permits with Wood County Building Department

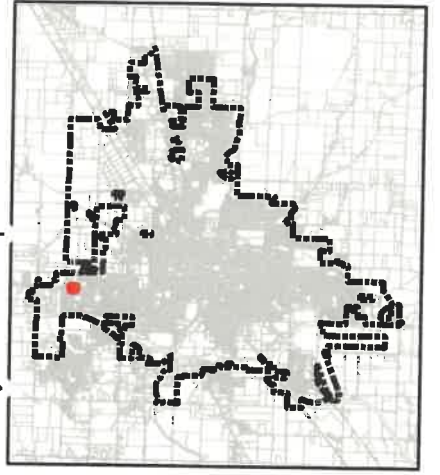
SP-02-2019

SITE PLAN APPLICATION
filed by HuntCar, LLC.
for Northern Lofts hair salons
and associated parking to be
located at
3150 N. Main Street, Findlay.

Legend

-  3200 N. Main Street
-  Parcels
-  Findlay City
- Zoning District**
 -  R1 - Single Family, Low Density
 -  R2 - Single Family, Medium Density
 -  C2 - General Commercial District
 -  CD - Condominium District


Findlay Locator Map



SP-02-2019

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for Northern Lofts hair salons
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3150 N. Main Street, Findlay.

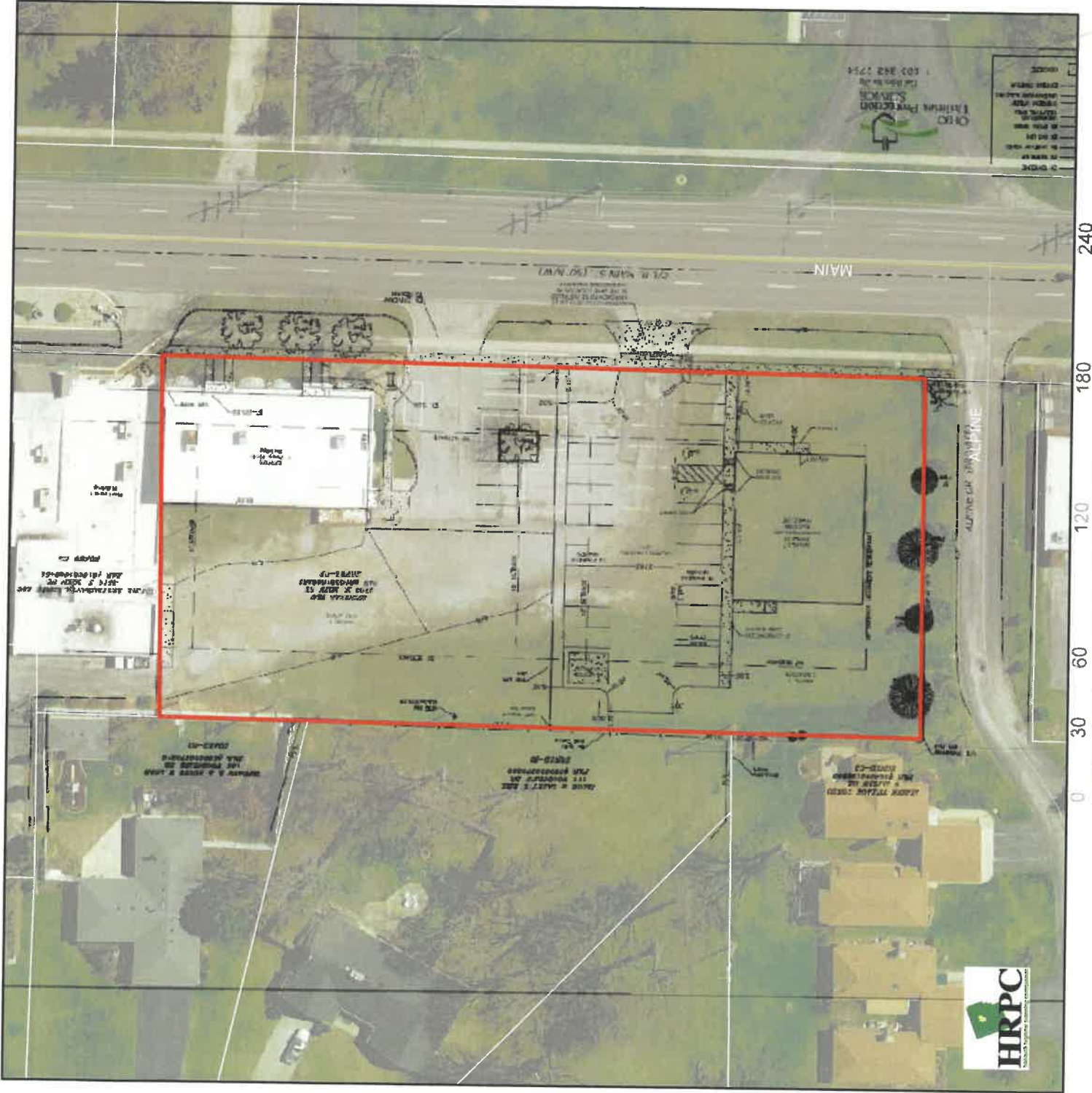
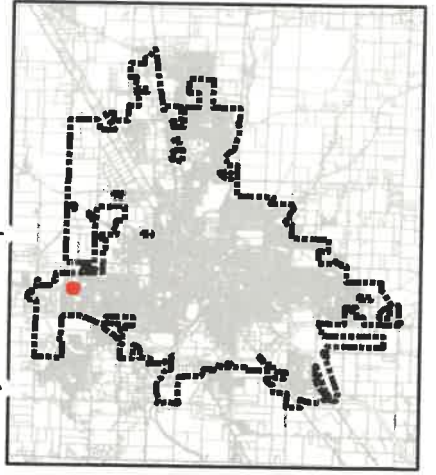
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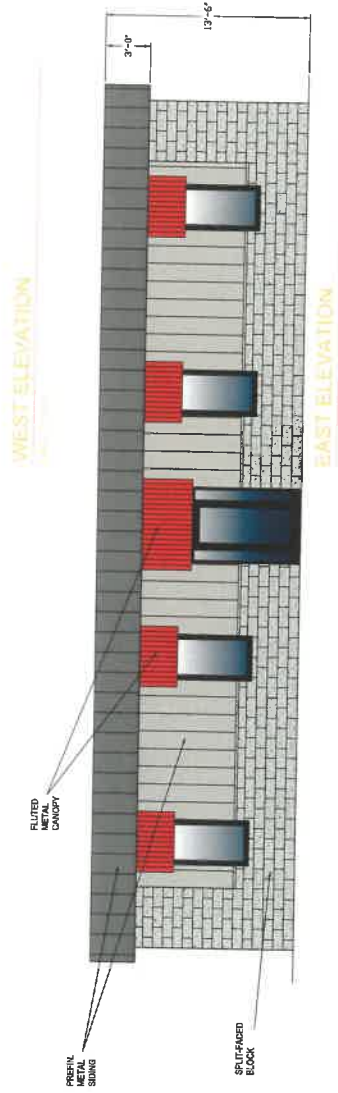
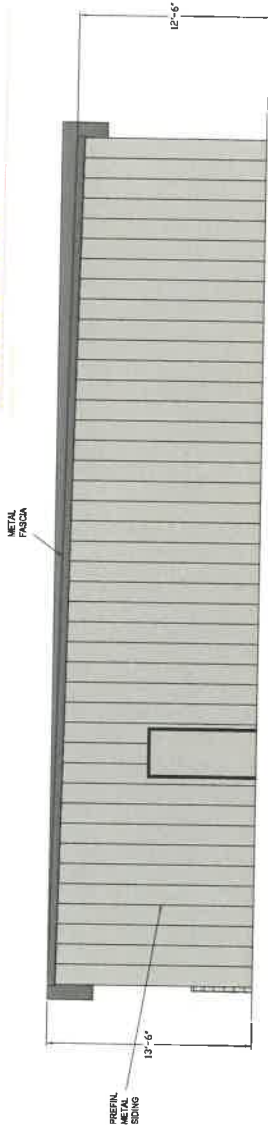
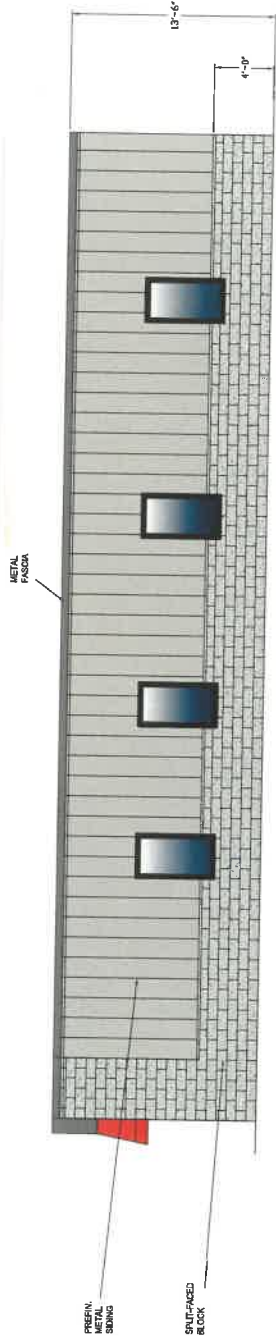
 3200 N. Main Street

 Parcels

 Road Centerline

Findlay Locator Map





2. 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.

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.**

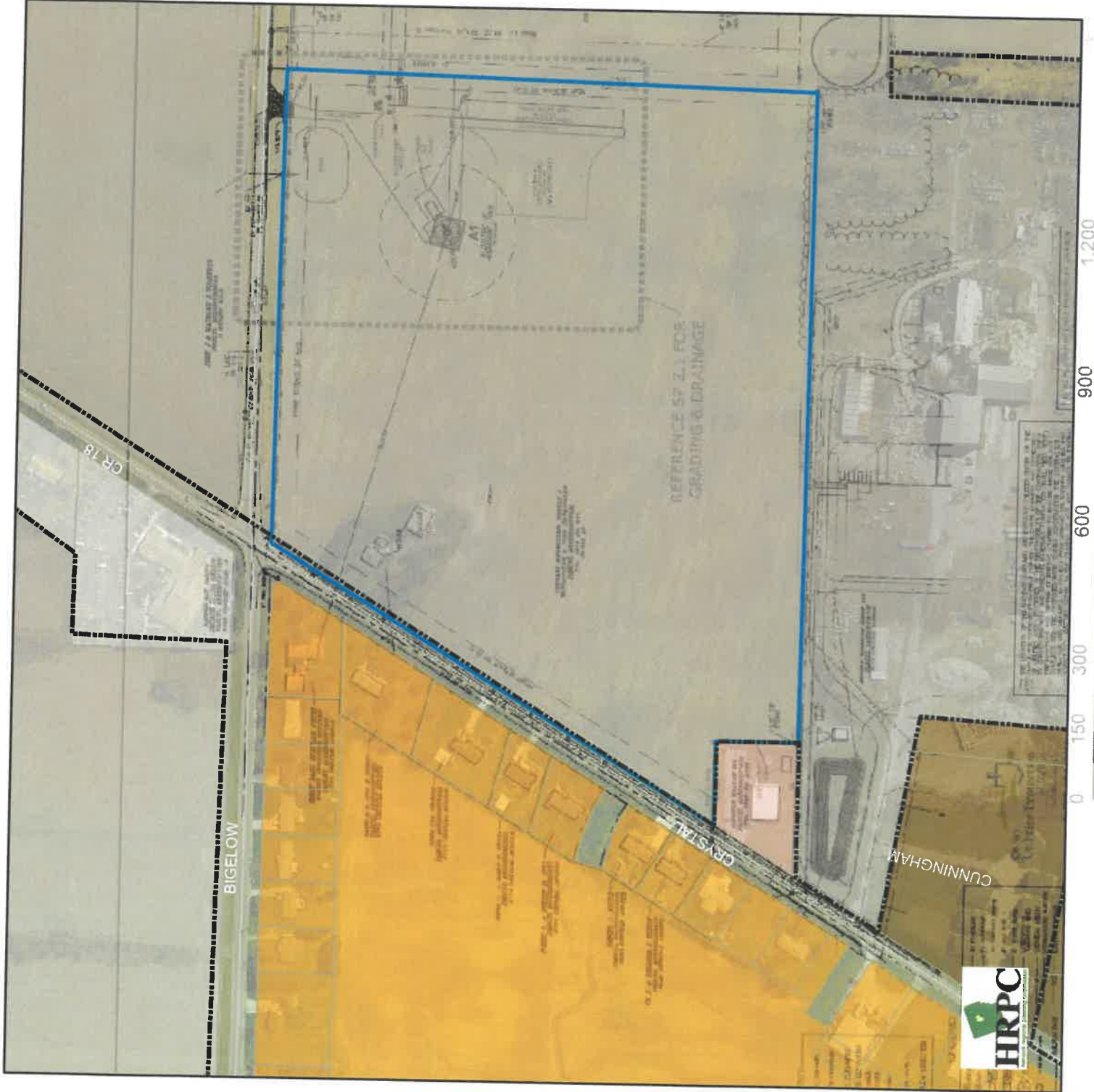
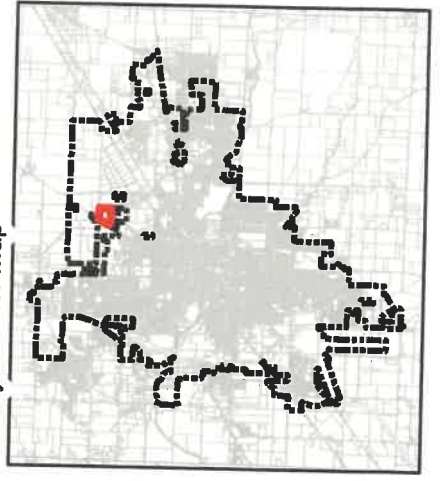
SP-03-2019

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

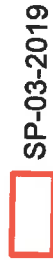


SP-03-2019

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.

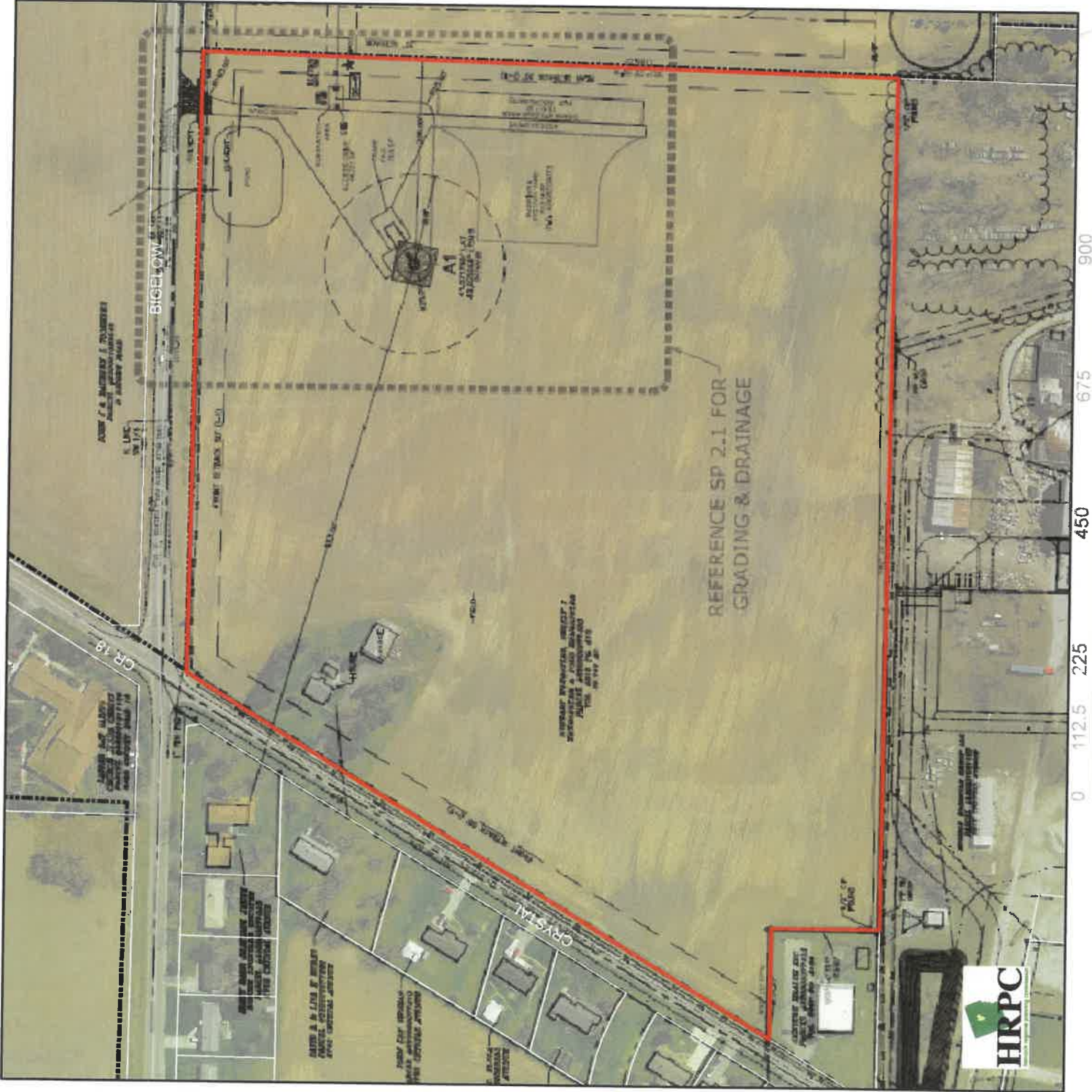
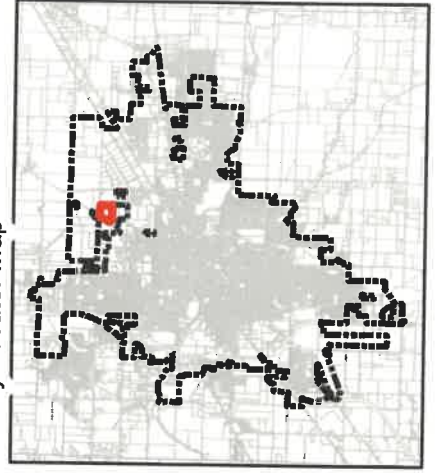
Legend



Parcels

Road Centerline

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 m².

Medium Wind Turbine: Electricity-producing wind turbines with a swept area greater than 200 m² and less than 1,000 m².

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 200m².

The SWCC defines a medium wind turbine as having a swept wind area between 200m² to 1000m².

200m²= Radius = 7.979 m = 26.18 ft Diameter = 15.958 m = 52.36 ft

1000m²= Radius= 17.841 m = 58.53 ft Diameter = 35.682 m = 117.07 ft

Proposed Wind Turbine:

5,944.7m² Radius = 43.5 m = 142.72 ft Diameter = 87 m = 285.43 ft

3. REVIEW OF PROPOSED AMENDMENTS TO CITY OF FINDLAY ZONING ORDINANCE.

- **Parking standards in M-1 & M-2 districts**
- **General standards for Conditional Uses**
- **Planning Commission action to apply conditions to an application**