

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT April 11, 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, April 11, 2019 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-01-2019 filed to vacate an east/west alley between 319 and 321 S. Main Street from S. Main Street east to the first north/south alley.

CPC STAFF

General Information

This request is for an alleyway in downtown Findlay. The area is zoned C-3 Downtown Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Staff Analysis

This alley has been used as outdoor dining space for several years. Because it is still public right-of-way, the restaurant has had an outdoor dining permit from the City to use it.

The petition is only signed by the owner of 319 S. Main Street. We have received an email from the owner of 321 S. Main Street stating that they are not in favor of the vacation.

Therefore, Staff recommends denial of the petition. City Council does have a process that the applicant can pursue without signature of all adjoining owners. The applicant can choose to follow that course. It will be City Council's decision to vacate or not after that process has run its course.

ENGINEERING

No comment.

FIRE PREVENTION

No comment.

RECOMMENDATION

Staff recommends that FCPC recommend denial to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2019 filed to vacate an east/west alley between 319 and 321 S. Main Street from S. Main Street east to the first north/south alley.

AV-01-2019

ALLEY/STREET VACATION PETITION

filed to vacate an east/west alley
between 319 and 321 S. Main Street
from S. Main Street east to the
first north/south alley.

Legend



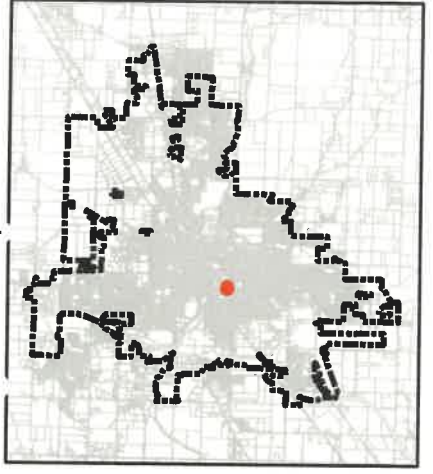
AV-01-2019

Parcels

Road Centerline



Findlay Locator Map



CRAWFORD



2. PETITION FOR ZONING AMENDMENT #ZA-02-2019 filed to rezone 305 & 307 W. Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

CPC STAFF

General Information

This request is located on the south side of W. Lincoln Street just west of S. West Street. It is currently zoned C-2 General Industrial. All surrounding lots are also zoned C-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Small Lot.

Parcel History

There are two existing single-family homes (one on each lot) on the parcel.

Staff Analysis

The applicant is proposing to demolish both houses and would like to construct a new duplex in their place. Both are in poor condition and sit on extremely small lots. One lot is listed as 22.57' wide and the other is 27.93" wide.

The applicant has stated that he would combine the two lots and construct a new duplex there. The new lot will be just over 50' wide and the applicant will have to submit drawings to the zoning office to show that he can meet all setback requirements and provide off street parking for a minimum of 4 vehicles in order obtain the permit.

The area has several two and three family dwellings mixed into the neighborhood now. This area is definitely not commercial property as zoned now.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2019 filed to rezone 305 & 307 W. Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.**

ENGINEERING

No comment

FIRE PREVENTION

No Comment




RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2019 filed to rezone 305 & 307 W. Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.**

ZA-02-2019

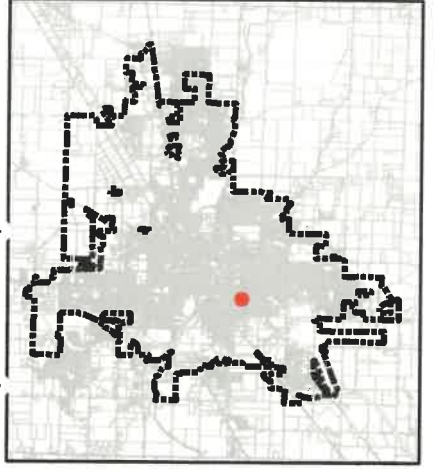
PETITION FOR
ZONING AMENDMENT
filed to rezone 305 & 307
W. Lincoln Street from
C-2 General Commercial to
R-4 Duplex/Triplex.

Legend

-  305 and 307 W. Lincoln Street
-  Parcels
-  Road Centerline



Findlay Locator Map



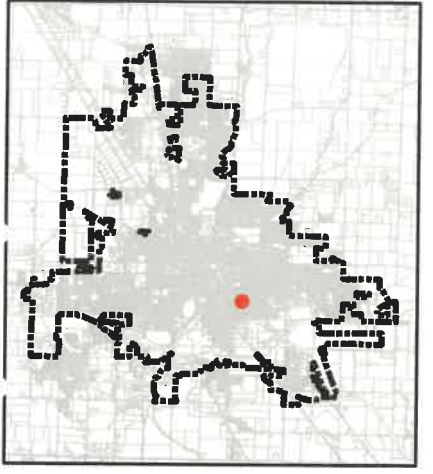
ZA-02-2019

PETITION FOR
ZONING AMENDMENT
filed to rezone 305 & 307
W. Lincoln Street from
C-2 General Commercial to
R-4 Duplex/Triplex.

Legend

-  305 and 307 W. Lincoln Street
-  Parcels
-  Findlay City
-  Zoning District
-  R3 - Single Family, High Density
-  R4 - Two Family, High Density
-  C2 - General Commercial District

Findlay Locator Map



3. PETITION FOR ZONING AMENDMENT #ZA-03-2019 filed to rezone 731 W. Sandusky Street from R-3 Single Family High Density to R-4 Duplex/Triplex.

CPC STAFF

General Information

This request is located on the south side of W. Sandusky just west of the railroad tracks. It is zoned R-3 Single Family High Density. Land to the north and west is also zoned R-3. To the south and east 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 Planned Mixed Use Development (PMUD)

Parcel History

This is currently the site of a single family home.

Staff Analysis

The applicant would like to change the zoning to R-4 Duplex/ Triplex in order to construct a garage with an apartment on the property. It is our understanding that the owner will occupy the new unit.

There appear to be a few duplex/triplex units in the 800 block of the street.

The owner will have to comply with setback standards of the zoning code for the new structure and provide off street parking for at least four vehicles in order to obtain their zoning permit.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-03-2019 filed to rezone 731 W. Sandusky Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment



RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-03-2019 filed to rezone 731 W. Sandusky Street from R-3 Single Family High Density to R-4 Duplex/Triplex.**

ZA-03-2019

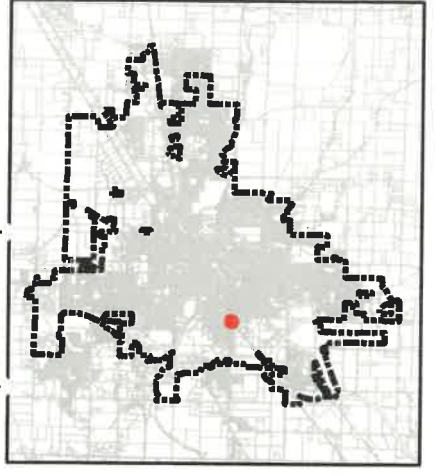
PETITION FOR
ZONING AMENDMENT
filed to rezone
731 W. Sandusky Street
from R-3 Single Family High Density
to R-4 Duplex/Triplex.

Legend

-  731 W. Sandusky Street
-  Parcels
-  Road Centerline









Findlay Locator Map



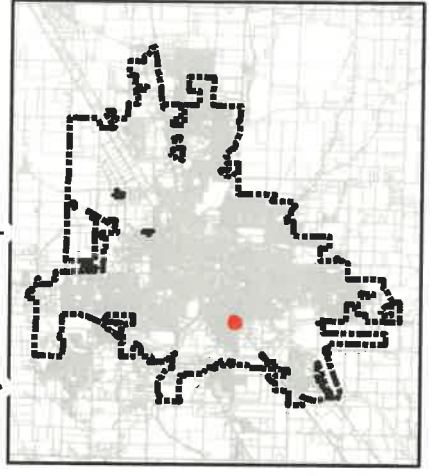
ZA-03-2019

PETITION FOR
ZONING AMENDMENT
filed to rezone
731 W. Sandusky Street
from R-3 Single Family High Density
to R-4 Duplex/Triplex.

Legend

-  731 W. Sandusky Street
-  Parcels
-  Findlay City
- Zoning District**
-  R3 - Single Family, High Density
-  I1 - Light Industrial
-  I2 - General Industrial

Findlay Locator Map



4. APPLICATION FOR FINAL PLAT #FP-02-2019 to combine parts of Lots 6 & 7 of Findlay Industrial Center and vacate a portion of an existing surge pond easement.

CPC STAFF

General Information

This request is located on the north side of Fostoria Avenue. It is zoned I-1 Light Industrial. Land to the north, east and west is also zoned I-1. To the south is zoned MH Mobil Home. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This is currently the site of an industrial business.

Staff Analysis

The applicant has purchased pieces of the lots over time and would like to have them combined into one lot.

There is a drainage easement recorded on the original plat that is no longer necessary and they want that removed in order to be able to use that portion of the land.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2019 to combine parts of Lots 6 & 7 of Findlay Industrial Center and vacate a portion of an existing surge pond easement.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2019 to combine parts of Lots 6 & 7 of Findlay Industrial Center and vacate a portion of an existing surge pond easement.**

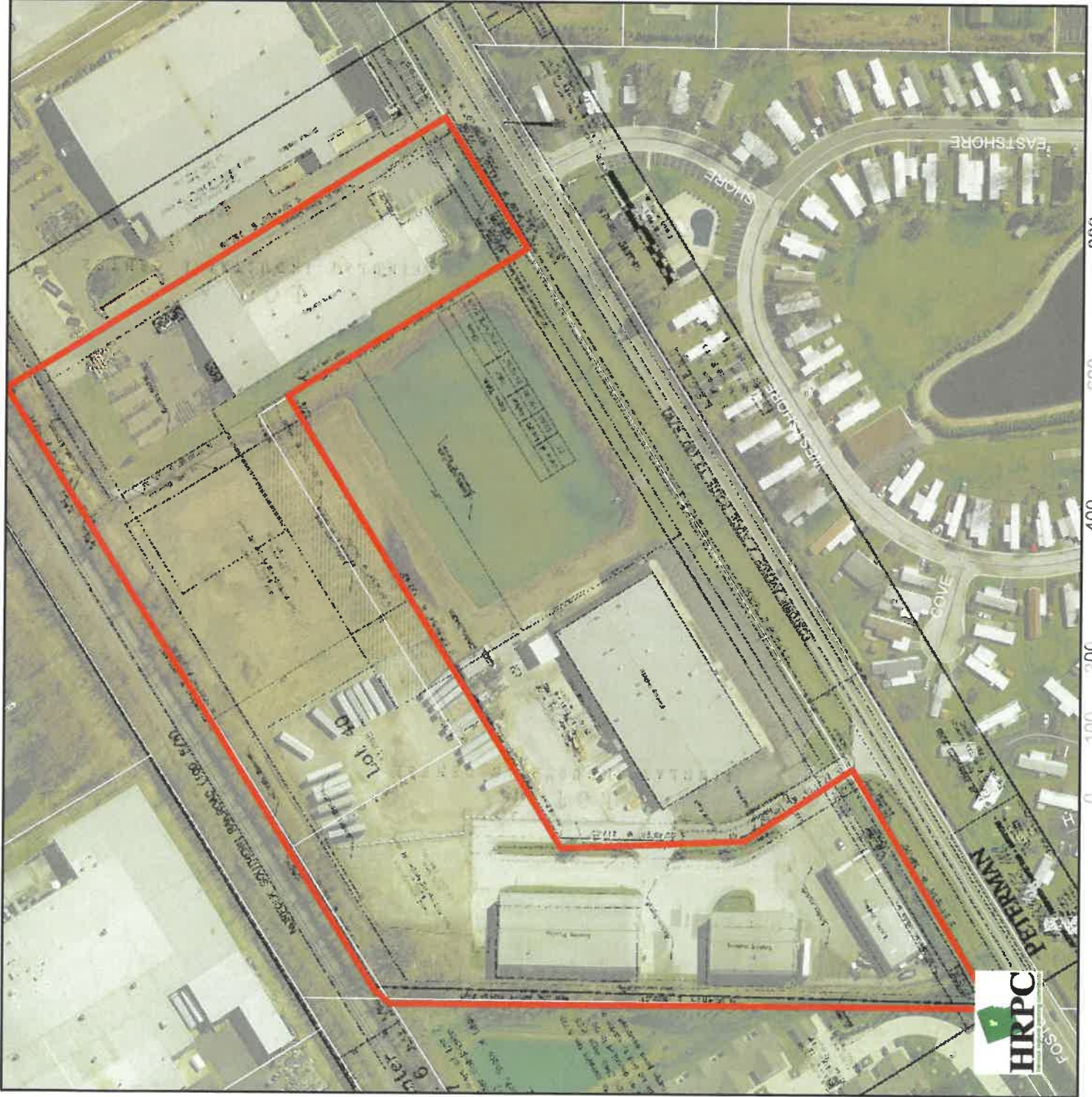
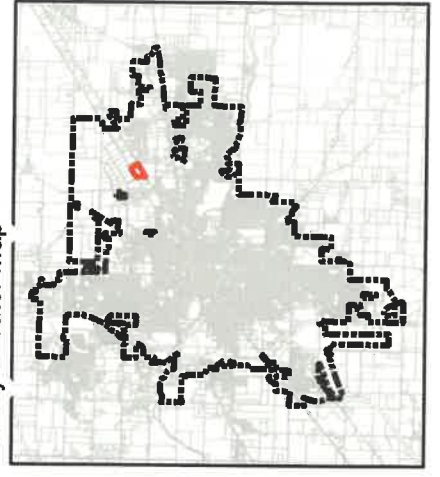
FP-02-2019

FINAL PLAT
of Findlay Industrial
Center Replat of
Lot No. 6 and Lot No. 7.

Legend

-  FP-02-2019
-  Parcels
-  Road Centerline

Findlay Locator Map

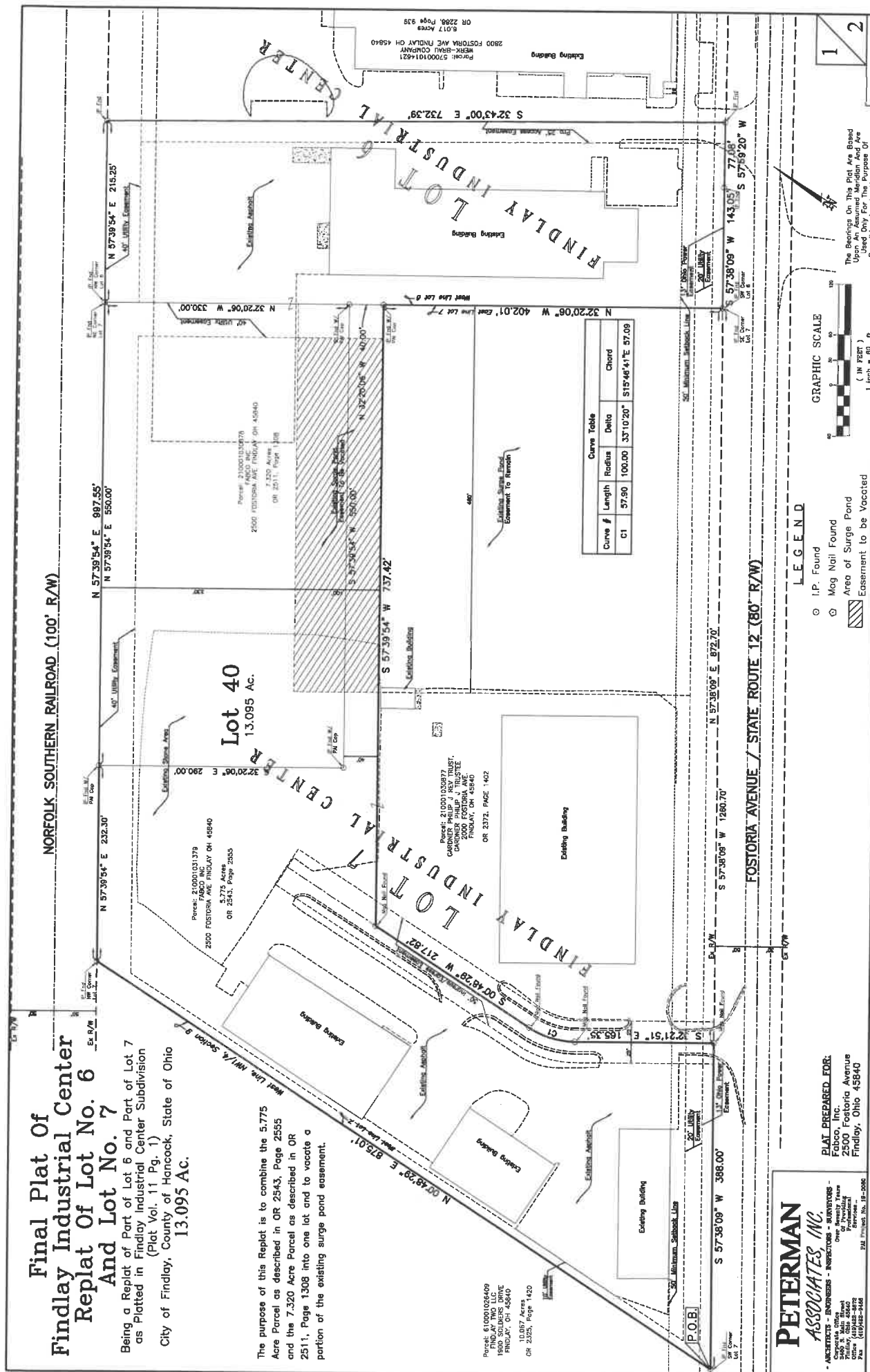


Final Plat of Findlay Industrial Center Replat of Lot No. 6 And Lot No. 7

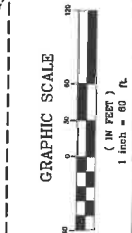
Being a Replat of Part of Lot 6 and Part of Lot 7 as Platted in Findlay Industrial Center Subdivision (Plat Vol. 11, Pg. 1) County of Hancock, State of Ohio 13.095 Ac.

The purpose of this Replat is to combine the 5.775 Acre Parcel as described in OR 2543, Page 2555 and the 7.320 Acre Parcel as described in OR 2511, Page 1308 into one lot and to vacate a portion of the existing surge pond easement.

NORFOLK SOUTHERN RAILROAD (100' R/W)



Curve #	Length	Radius	Delta	Chord
C1	57.90	100.00	33°10'20"	519.4641'E 57.09



- LEGEND**
- I.P. Found
 - ⊙ Mag Nail Found
 - ▨ Area of Surge Pond
 - ▭ Easement to be Vacated

PLAT PREPARED FOR:
Fabco, Inc.
 2500 Fostoria Avenue
 Findlay, Ohio 45840

PETERMAN ASSOCIATES, INC.
 ENGINEERS - ARCHITECTS - SURVEYORS
 1000 N. 30th Street
 Findlay, Ohio 45840
 Phone: (419) 888-8872
 Fax: (419) 888-2468
 P.M. Platting No. 19-0080

5. APPLICATION FOR SITE PLAN REVIEW #SP-07-2019 filed by Service Leaders, LLC, 8146 US 224, New Riegel for a 9792 square foot industrial building, pavement and drive access for its business at 1744 Romick Pkwy, Findlay.

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

A site plan was reviewed and approved in October, 2018 for two structures on this lot. One was a 6000 square foot industrial storage building and the other was a 4600 square foot salt hoop building. An 1833 square foot salt building has been constructed so far on the site.

Staff Analysis

The applicant is now proposing to construct a 9792 square foot building and add more pavement and an additional curb cut onto Romick Parkway.

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 building is 28'-10" at the peak.

There is no freestanding signage on the plan. A letter from the Engineer for the prior site plan stated 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.

The entries, and an approximately 45.6' wide area on both sides of the building are paved. Much of this was stone in the original submittal. There was only one overhead door on the original proposal at the west end. Now there are two on that end, two on the south side and one on the north side.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2019 filed by Service Leaders for a 9792 square foot industrial building, pavement and drive access for its business at 1744 Romick Pkwy, Findlay.**

ENGINEERING

Access –

Two new asphalt drives will be installed on the east side of the property onto W. Romick Parkway. The existing drive will be replaced with full height curb.

Sanitary Sewer –

The proposed plans show a new sanitary sewer to run to the existing 6-inch lateral on the NE side of the property.

Waterline –

The plans are proposing a new 2-inch domestic water service to be tied into the existing 8-inch waterline that is located on the west side of W. Romick Parkway.

Stormwater Management –

Detention for the site will be achieved by directing drainage to the ditch at the rear of the property, which will then continue to the regional detention facility.

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 (2inc) -	1 total
Sanitary Sewer Reconnect-	1 total
Curb Cut/ Drive Permit (74 LF & 98 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-07-2019 filed by Service Leaders for a 9792 square foot industrial building, pavement and drive access for its business at 1744 Romick Pkwy, Findlay subject to the following conditions:**

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

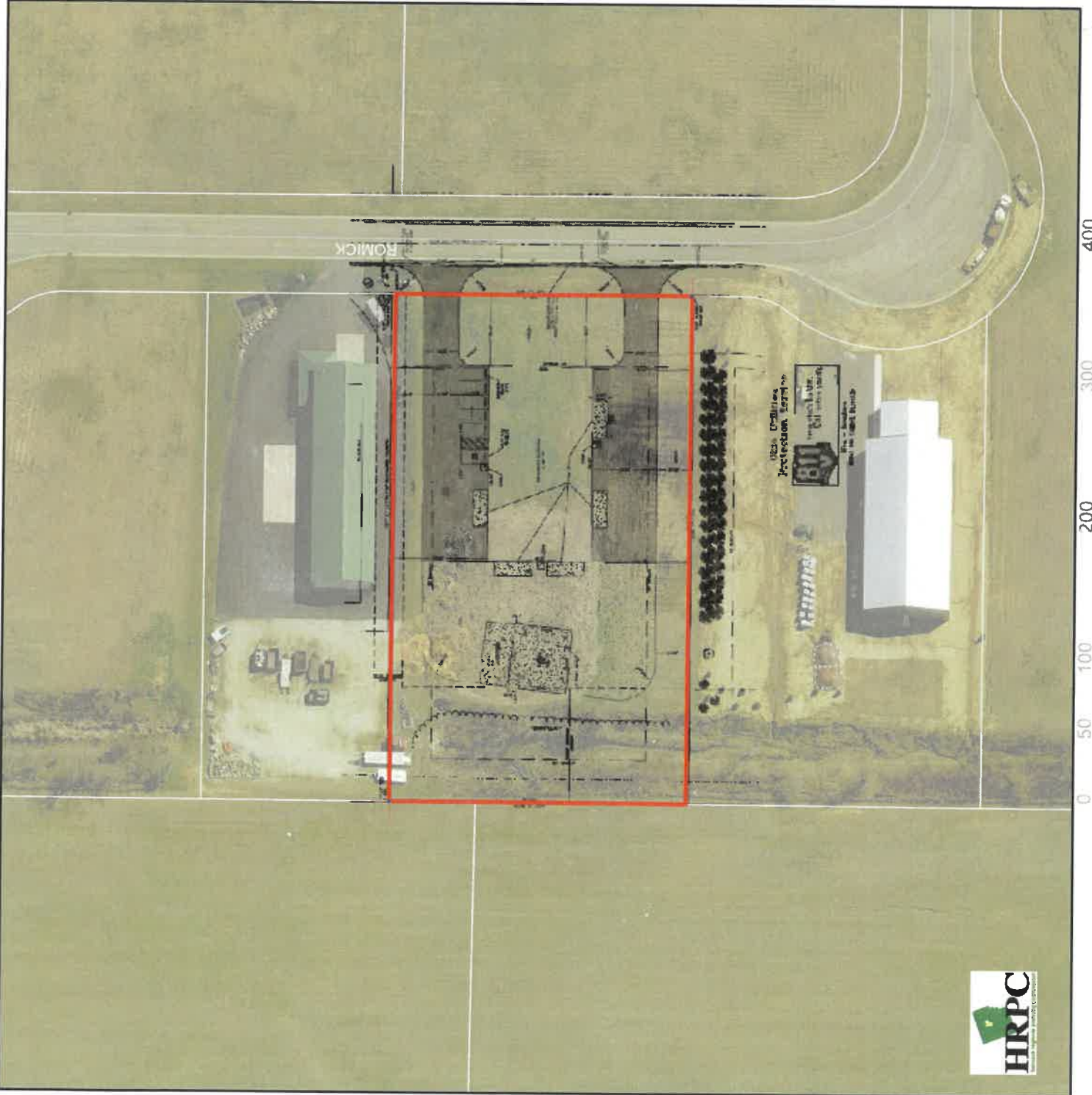
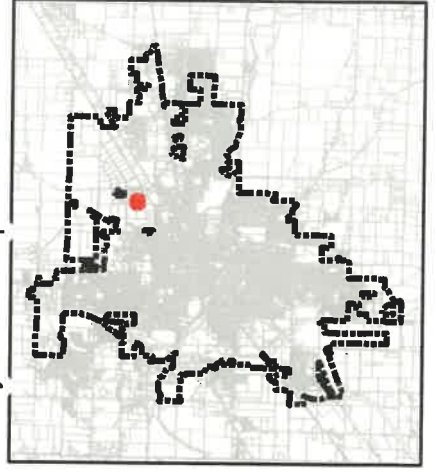
SP-07-2019

APPLICATION FOR
SITE PLAN REVIEW
filed by Service Leaders, LLC,
for a 9792 square foot industrial
building, pavement and drive access
for its business at
1744 Romick Pkwy, Findlay.

Legend

- 1744 Romick Parkway
- Parcels
- Road Centerline

Findlay Locator Map



6. APPLICATION FOR SITE PLAN REVIEW #SP-08-2019 filed by Nipper Industrial Holdings, PO Box 923, Findlay for a parking lot and fence at 1700 Fostoria Avenue, Findlay.

CPC STAFF

General Information

This project is located on the north side of Fostoria Avenue west of Bright Road. It is zoned C-2 General Commercial. Land to the south is zoned O-1 Institutions and Offices. To the north is zoned I-1 Light Industrial and C-2 General Commercial. To the east is I-1 Light Industrial. To the west is zoned R-3 Single Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Regional Commercial.

Parcel History

The existing building on this site has been a mixed use with a former school, offices and small industrial uses housed inside.

Staff Analysis

The applicant is proposing to construct a parking lot on the east side of the building containing 60 parking spaces. Access will be through an existing drive location toward the east side of the building from Fostoria Avenue.

On the west side of the building the applicant is proposing to fence in an area with 6' chain link fencing with three (3) strands of barbed wire on top. We believe this is for outdoor storage of equipment for an industrial user in the building. Per the Fence section of the zoning ordinance (1161.03) barbed wire is only permitted in Industrial zoning districts.

Outdoor storage is a Conditional Use in C-2 and requires Planning Commission approval. If the Commission grants the use, we believe the highest level of screening should be required to protect the abutting residential uses to the west and the office uses to the south.

Section 1161.07.4 Level 3 Screening Option 3 is recommended along the west side abutting the housing development. Staff observed that there is chain link fencing with barbed wire along that property line. This is most likely a remnant from the former factory days. Because it is not permitted in C-2 we recommend removal of the barbed wire. That fencing may be completely removed anyway to accommodate new fencing required for screening. Some type of solid fencing would be preferable around the storage area with landscaping to eliminate that view from the new Credit Union building that was approved last month and the Wells Fargo office in the southwest corner.

The Courier had a large ad in the April 2 paper about Kirk Corporation locating all of its operations to this site. Staff is wondering if there will be semi-trucks and trailers parked on the premises for the trucking component of the business. If so, what accesses will those be using and where will they parking?

Staff Recommendation

CPC Staff recommends **approval of the parking lot on the east side of the building as shown in APPLICATION FOR SITE PLAN REVIEW #SP-08-2019.**

If Planning Commission grants the conditional use for the storage area Staff recommends that:

- **Section 1161.07.4 Level 3 Screening Option 3 be used for the west side abutting the residential area**
- **The barbed wire is removed from the chain link fence remaining along that line or that fence is eliminated completely**
- **If other outdoor operations/storage will eventually be on the premises, the plans for those need to be considered and approved also.**

ENGINEERING

Access –

Will be from the existing private parking lot and drive.

Sanitary Sewer –

No proposed sewer

Waterline –

No proposed waterline

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 NE side of the property. The detention pond will be metered into the existing storm manhole that is located within the new parking lot.

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

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of the parking lot on the east side of the building as shown in APPLICATION FOR SITE PLAN REVIEW #SP-08-2019.**

If Planning Commission grants the conditional use for the storage area Staff recommends that:

- **Section 1161.07.4 Level 3 Screening Option 3 be used for the west side abutting the residential area**
- **The barbed wire is removed from the chain link fence remaining along that line or that fence is eliminated completely**
- **If other outdoor operations/storage are intended to be on the premises, the plans for those need to be considered and approved also.**

SP-08-2019

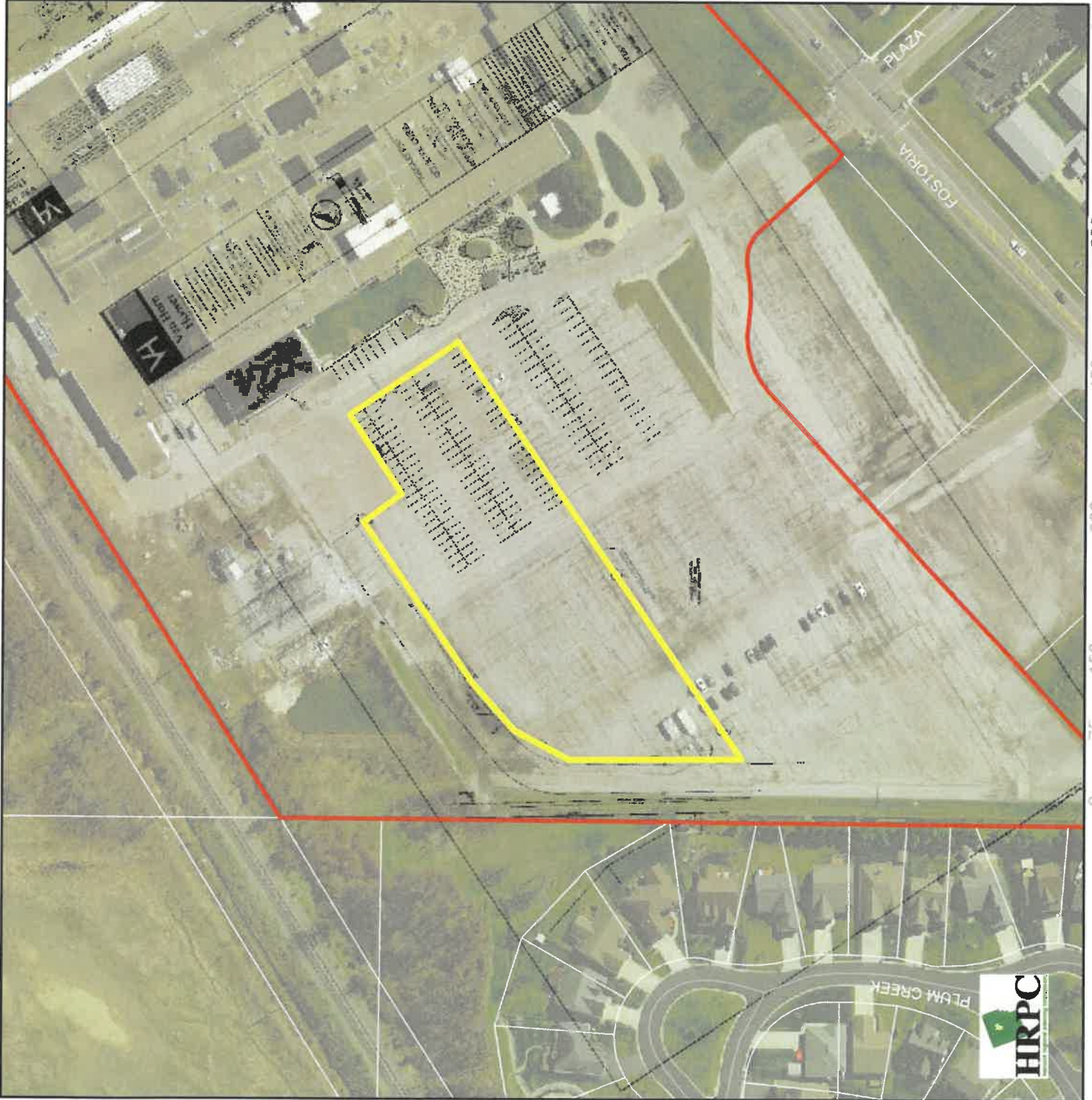
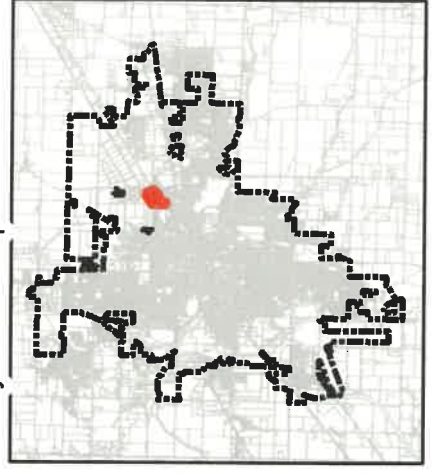
APPLICATION FOR
SITE PLAN REVIEW
filed by Nipper
Industrial Holdings
for a parking lot and
fence at

1700 Fostoria Avenue, Findlay, OH

Legend

-  Proposed fence
-  1700 Fostoria Avenue
-  Parcels
-  Road Centerline

Findlay Locator Map



SP-08-2019

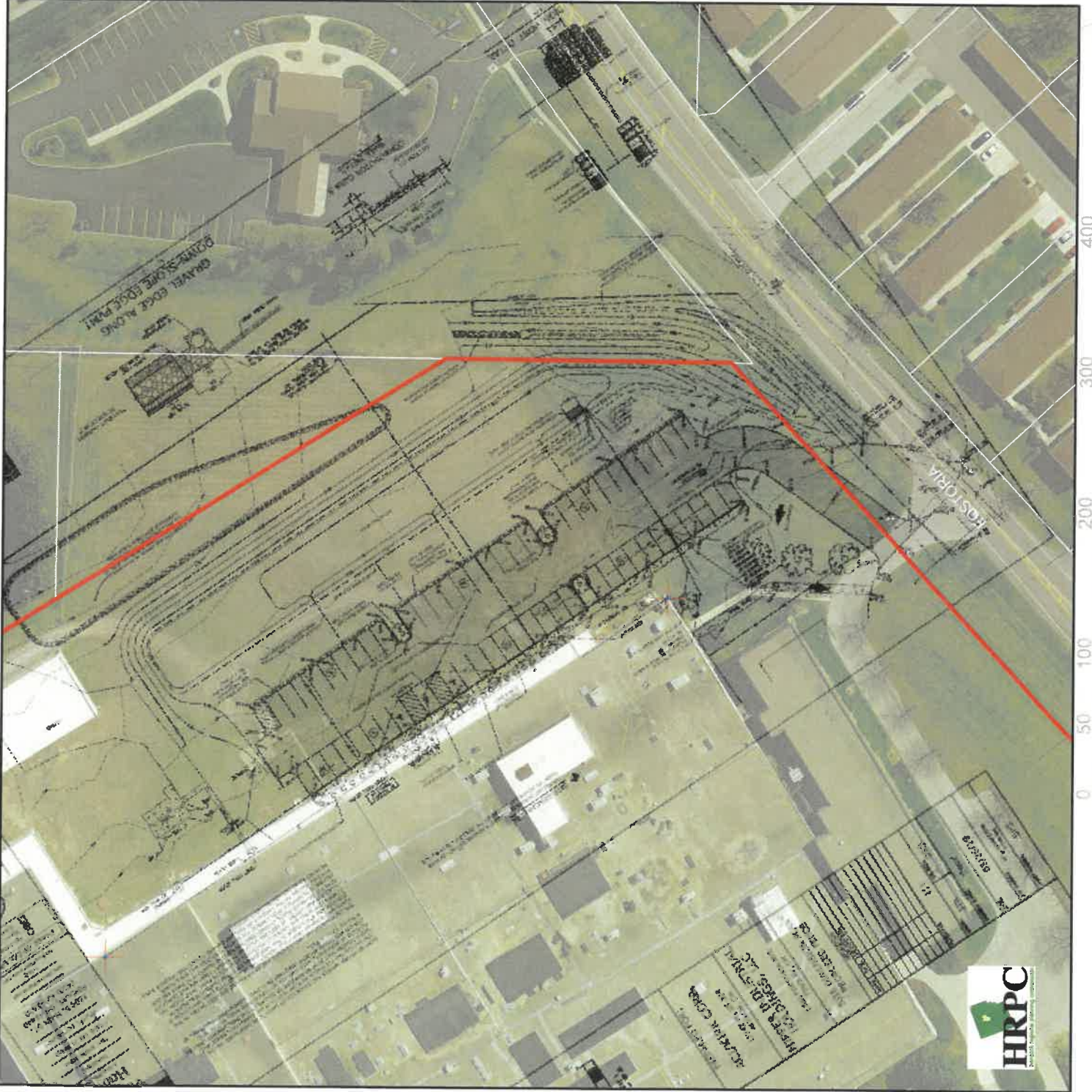
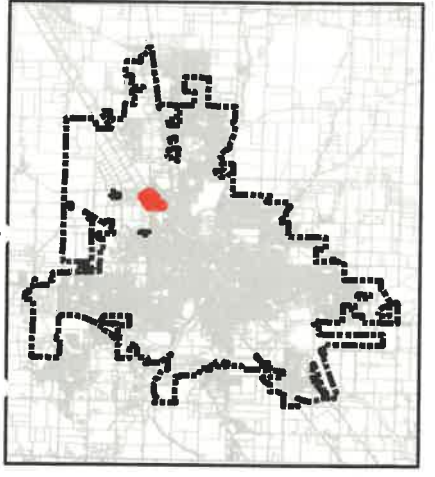
APPLICATION FOR
SITE PLAN REVIEW
filed by Nipper
Industrial Holdings
for a parking lot and
fence at

1700 Fostoria Avenue, Findlay. □

Legend

- 1700 Fostoria Avenue
- ▭ Parcels
- Road Centerline

Findlay Locator Map



SP-08-2019

APPLICATION FOR
SITE PLAN REVIEW
filed by Nipper
Industrial Holdings
for a parking lot and
fence at

1700 Fostoria Avenue, Findlay, OH

Legend



Proposed fence



1700 Fostoria Avenue

Parcels

Road Centerline

Findlay Locator Map

