

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT May 9, 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, May 9, 2019 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-04-2019 filed to rezone 533 Davis Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

CPC STAFF

General Information

This request is located on the south side of Davis Street east of the intersection with Bolton Street. It is zoned R-2 Single Family Medium Density. All surrounding properties are also zoned R-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The property is the site of an existing single-family home and large detached garage. The applicant would like to convert the property into either a duplex or triplex.

There are two duplexes directly east of this property, 538 across the street is a duplex and 1123 Bolton around the corner is a duplex. Other properties abutting it may be single family but we assume they are all rentals as the owners listed are either LLC's or have out of town mailing addresses.

In December 2017 we rezoned 3 lots in the 600 block to R-4 for the new owner to build new duplex units. This neighborhood has a history of conversions due to the proximity to the University.

The owner will have to comply with parking requirements of the zoning code in order to determine if he can do two or three units.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2019 filed to rezone 533 Davis Street from R-2 Single Family Medium 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-04-2019 filed to rezone 533 Davis Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

ZA-04-2019

PETITION FOR ZONING AMENDMENT

filed to rezone 533 Davis St. from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

Legend

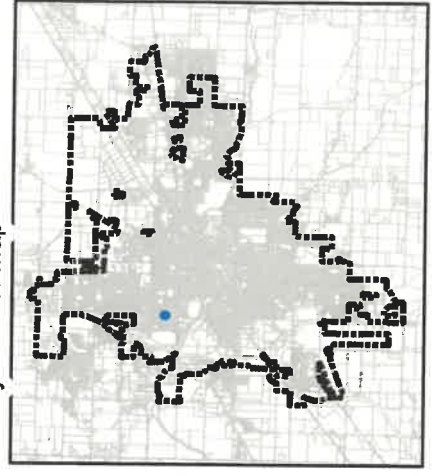


533 Davis Street

Parcels

Road Centerline

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-02-2019 to permit a pawn shop to operate at 200 S. Main Street, Findlay. The lot is zoned C-3 Downtown Commercial and pawn shops are not a permitted use in this district.

CPC STAFF

General Information

This request is located on the southwest corner of S. Main Street and W. Front Streets. It is zoned C-3 Downtown Commercial. All surrounding lots are also zoned C-3. It is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Downtown.

Parcel History

This is currently the site of an Ace Hardware store.

Staff Analysis

The applicant operates Pack Rat Pawn Shop in Defiance Ohio.

Pawn Shops were removed from the C-3 District in 2015. The applicant is seeking Conditional Use approval to open a store at 200 S. Main Street. (site of Ace Hardware) Pawn Shops are not listed in the Conditional Use section of C-3 either, but there is a clause that gives CPC discretion to allow other uses if it sees fit.

Pawn Shops are permitted in the C-2 General Commercial District.

Staff has received two (2) emails from Downtown business owners opposing the proposal.

Staff Recommendation

CPC Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-02-2019 to permit a pawn shop to operate at 200 S. Main Street, Findlay.**

ENGINEERING

No comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-02-2019 to permit a pawn shop to operate at 200 S. Main Street, Findlay.**

CU-02-2019

APPLICATION FOR CONDITIONAL USE

filed to permit a pawn shop to operate at 200 S. Main St. The lot is zoned C-3 Downtown Commercial and pawn shops are not a permitted use in this district.

Legend



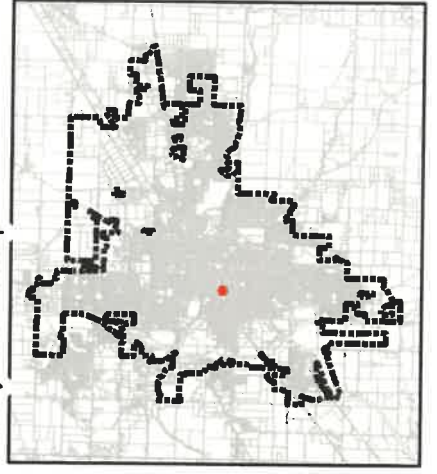
200 S. Main St.

Parcels

Road Centerline



Findlay Locator Map



CU-02-2019

APPLICATION FOR CONDITIONAL USE

filed to permit a pawn shop to operate at 200 S. Main St. The lot is zoned C-3 Downtown Commercial and pawn shops are not a permitted use in this district.

Legend



200 S. Main St.

Parcels

Road Centerline



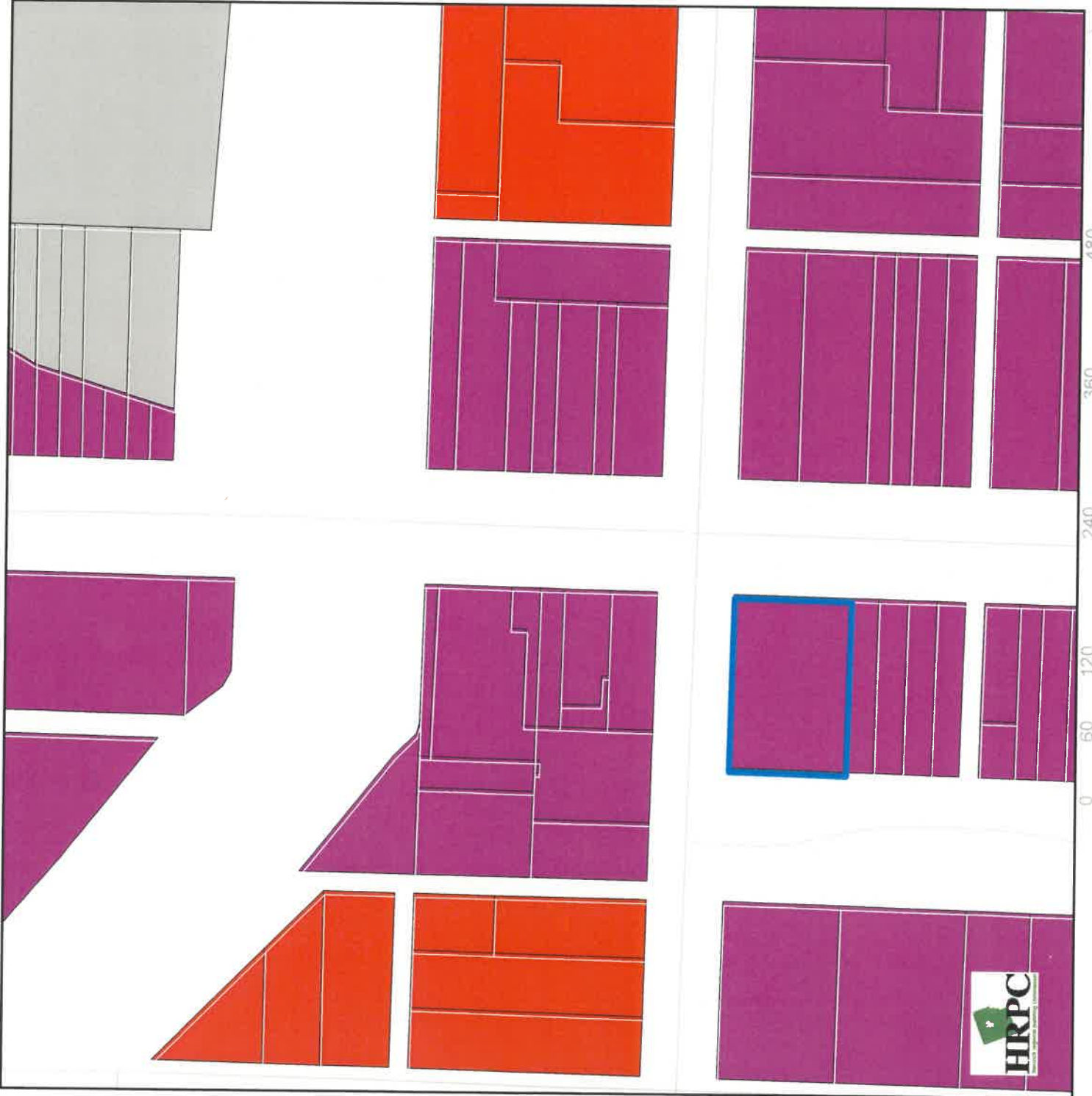
C2 - General Commercial District



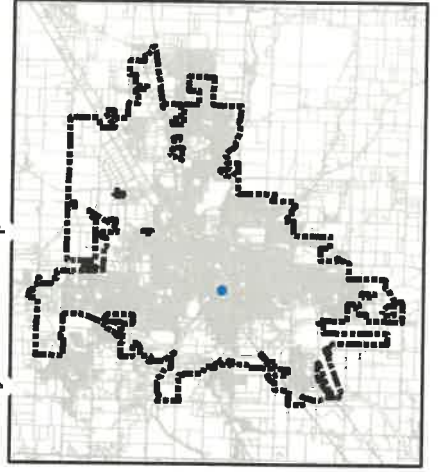
C3 - Downtown Commercial District



I1 - Light Industrial



Findlay Locator Map



3. APPLICATION FOR SITE PLAN REVIEW #SP-09-2019 filed by Findlay DHOP, LLC 9010 Overlook Blvd, Brentwood, TN for a 9,026 square foot Dollar General store to be located at 2050 W. Main Cross Street in Liberty Township.

CPC STAFF

General Information

This request is located on the north side of W. Main Cross Street east of the intersection of CR 140. It is located in Liberty Township and is zoned B-2 General Business. Land to the north and west is also zoned B-3. To the south is zoned R-2 One Family. To the east is zoned RM-1 Multiple Family. It is not located within the 100-year flood plain. The Liberty Township Land Use map designates it as Business.

Parcel History

This is currently a vacant parcel.

Staff Analysis

The applicant would like to construct a 9,026 square foot retail building on a 1.158 acre parcel. One access point is shown at the east side of the development. This will have to be approved by ODOT because this is a State route.

All setbacks for the building appear to comply with the Liberty Township code. The City does not issue any permits for the actual structure and site plan. Those will be up to the Township.

Staff did offer some suggestions to the Township for their review of the plan. The main concern is that this is being located abutting a residential strip of development. We would want to try to protect those residential uses as much as possible. The Township's code has very little on screening standards. We suggested privacy fencing on the east side and forwarded on the photometric plan that we received.

A pylon sign is proposed and Staff recommended a low profile. There is no real landscaping shown. Anything that is not pavement is listed as grass. We offered suggestions to landscape in front of the parking lot, around the sign and just generally add a few trees and shrubs on the site to break up the boring, flat view.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2019 for a 9,026 square foot Dollar General store to be located at 2050 W. Main Cross Street in Liberty Township.**

ENGINEERING

Access –

A new three lane drive will come off of State Route 12.

Sanitary Sewer –

The developer will be installing a new sanitary mainline from the existing sanitary sewer located to the east. Looking at the proposed plans, the sanitary sewer will need to be extended to the far west property line. Sanitary No. 3 needs to be shifted to the west, to get it out from under the Overhead Power Lines. The installation of the new mainline along SR12 will be inspected by the

City of Findlay; this portion of the project will be set up as a “To Be Reimbursed (TBR)” project.

Waterline –

The plans are proposing a well for the site.

Stormwater Management –

Detention for the site will be achieved by an onsite detention pond. Even though the site is outside City Limits, the City of Findlay will still need a copy of the detention calculations.

MS4 Requirements –

Site is outside City Limits

Recommendations:

- Conditional Approval of the Site Plan
 - Extend the Sanitary Sewer to the west property line.
 - Move Sanitary Sewer No. 3 to the west, to get it out from under the OHE.

Following Permits are Needed Before Construction Can Start:

Sanitary Sewer Mainline Tap-	1 total
Sanitary Sewer Lateral-	1 total

FIRE PREVENTION

No Comments from FFD and no additional comments from Liberty Twp. FD.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2019 for a 9,026 square foot Dollar General store to be located at 2050 W. Main Cross Street in Liberty Township subject to the following:**

- **Provide a copy of the detention calculations to the City Engineer’s office.**
- **Extending the sanitary sewer to the west property line**

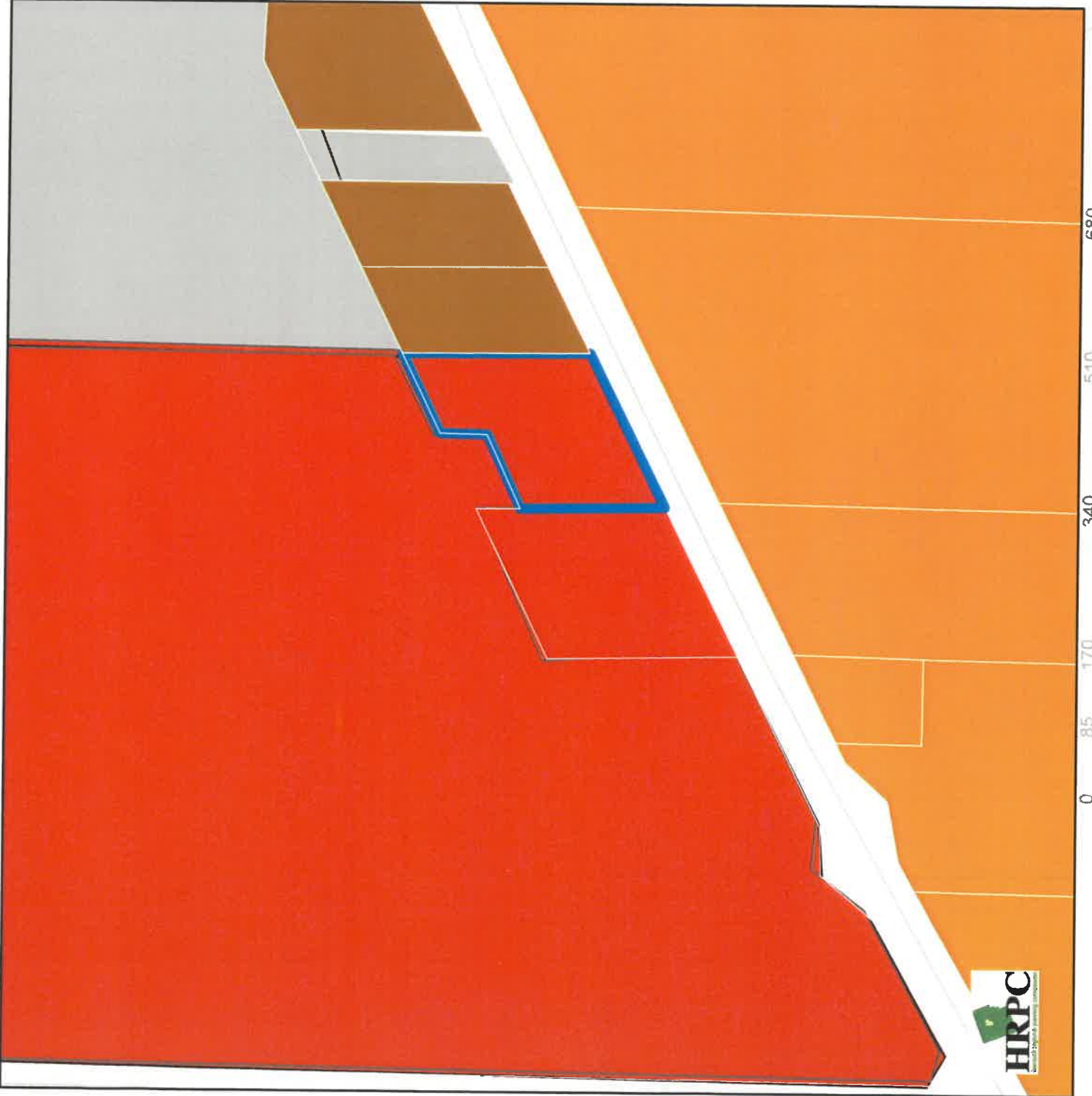
SP-09-2019

APPLICATION FOR SITE PLAN REVIEW

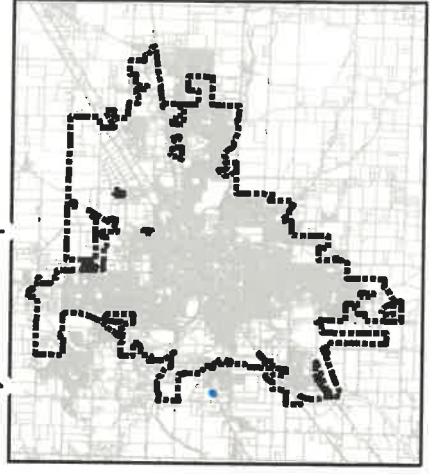
filed by Findlay DHOP, LLC for
a 9026 sq. ft. Dollar General Store
at 2050 W. Main Cross in Liberty
Township.

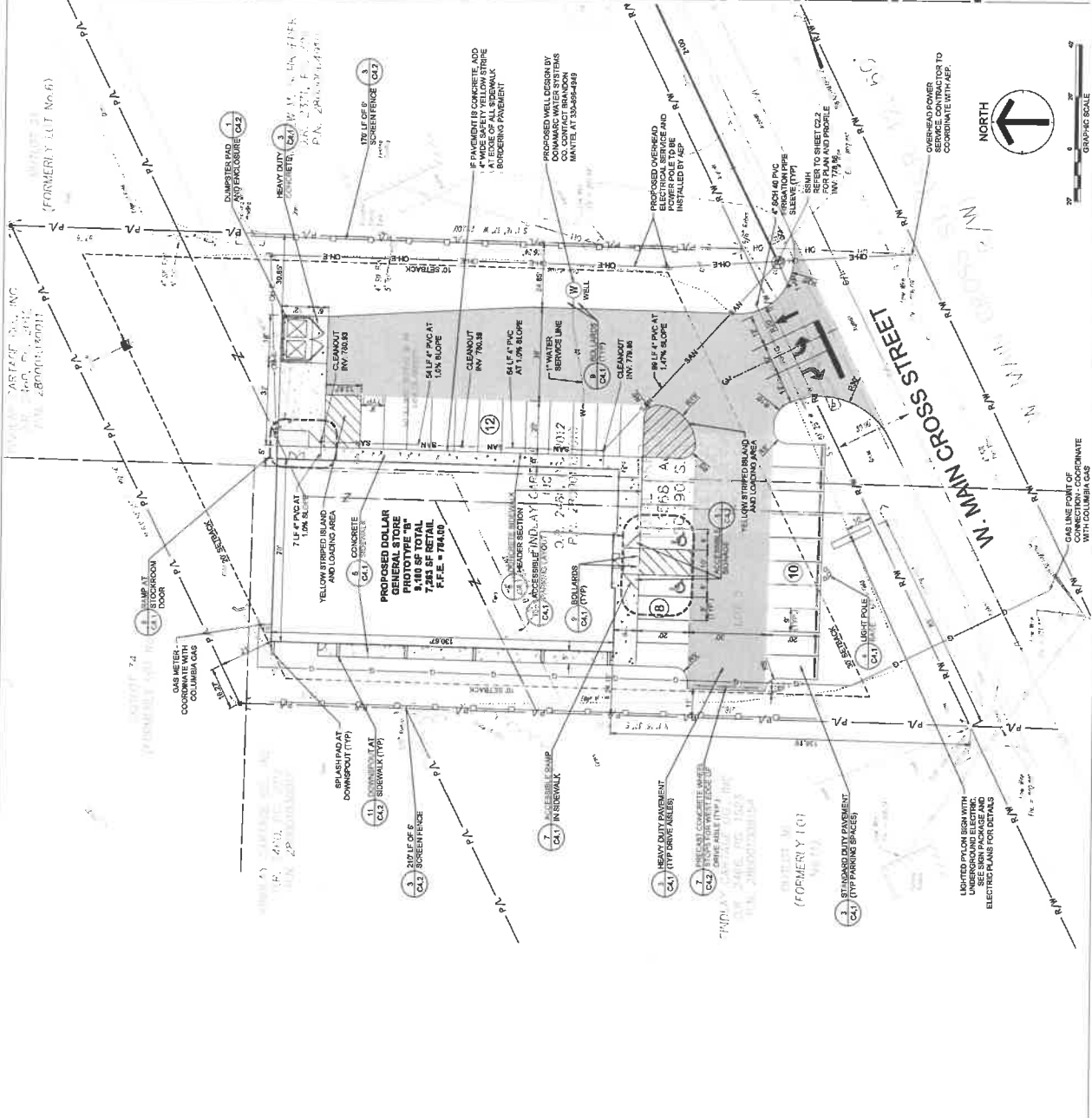
Legend

- RM-1 - Multiple Family
- B-2 - General Business
- R-2 - One Family
- I-1 - Light Industrial
- 2050 W. Main Cross
- Parcels
- Road Centerline



Findlay Locator Map





LAYOUT AND PAVING NOTES

- ALL EXISTING STRUCTURES, CONCRETE PADWALK, DRIVEWAYS AND UTILITY SERVICES ON THE SITE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD JOINTS SHALL BE INSTALLED AT THE END OF EACH PAVEMENT SECTION.
- THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL CONCRETE TO BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- CONSTRUCTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE. NO FLY ASH SHALL BE USED IN CONCRETE. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM HIGH CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- SCREEDING SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
- MAINTAIN 12-FOOT HORIZONTAL AND 24-INCH VERTICAL SEPARATIONS BETWEEN SANITARY SEWER AND WATER MAINS.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE TO EXISTING UTILITIES AS SOON AS POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% RELATIVE DENSITY SHALL BE MATCHED TO EXISTING FINISH GRADE.
- ALL SANITARY SEWER PIPE SHALL BE 12- INCH DIAMETER OF PVC UNLESS NOTED OTHERWISE.
- ALL UTILITY TRENCHES SHALL BE 18- INCH DEEP UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS, ELECTRIC, WATER, GAS, SEWER AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.

GENERAL UTILITY NOTES

- WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
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UTILITY CONTACTS

BECKSTEIN	CONTACT: TBO
CHRYSLER	CONTACT: BRONSON MANTE
DOMINION ENERGY	CONTACT: BRONSON MANTE
DOMINION ENERGY	EMAIL: BRONSON@DOMINION.COM
SONEX	CITY OF FINDLAY
CONTACT: JERRY MAID	PHONE: 419-424-1100
CONTACT: JERRY MAID	PHONE: 419-424-1100
COLUMBIA GAS	CONTACT: WITNEY MASON
CONTACT: WITNEY MASON	EMAIL: WITNEY@COLUMBIAGAS.COM
TELEPHONE	PHONE: 936-344-4147

SITE DATA TABLE

PROPERTY ZONED:	G-2 - GENERAL BUSINESS
1. SETBACKS	FRONT = 30' LEFT SIDE = 10' RIGHT SIDE = 10'
2. SITE AREA	63,900 SQ. FT. = 1.46 ACRES ONE-DRY MAX HEIGHT = 35'-0"
3. BUILDING AREA	9,100 SQ. FT. GROSS AREA NET AREA = 7,251 SQ. FT.
4. PARKING REQUIRED	30 SPACES
5. EXISTING IMPERVIOUS AREA	0.00 ACRES = 0%
6. EXISTING PERVIOUS AREA	1.16 ACRES = 100%
7. PROPOSED IMPERVIOUS AREA	0.66 ACRES = 67%
8. PROPOSED PERVIOUS AREA	0.56 ACRES = 43%

LOCATED PER ON-BUILDING UNDERGROUND ELECTRICAL. SEE SEEN PACKAGE AND ELECTRICAL PLAN FOR DETAILS.

4. APPLICATION FOR SITE PLAN REVIEW #SP-10-2019 filed by Werk-Brau, 2800 Fostoria Avenue, Findlay for a proposed 82,560 square foot manufacturing facility to be located at 2800 Fostoria Avenue, Findlay.

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

A plat combining parcels and vacating an easement area was approved at the April Planning Commission meeting.

Staff Analysis

The applicant is proposing to construct an 82,560 square foot industrial building.

All setback requirements for the I-1 zoning are met. Parking for an industrial operation requires 1.1 spaces per employee on largest shift. The plans state that there will be 35 employees which calculates to 39 spaces. The parking lot shows more than 80 spaces.

There are no landscaping or screening requirements for an industrial building abutting industrial.

There is not any new signage or new access proposed for the site. Elevation drawings show a maximum height of 30'-9". This is well below the maximum permitted of 60'.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-10-2019 filed by Werk-Brau, 2800 Fostoria Avenue, Findlay for a proposed 82,560 square foot manufacturing facility to be located at 2800 Fostoria Avenue, Findlay.**

ENGINEERING

Access –

Will be from the existing parking lot and drive.

Sanitary Sewer –

The plans are proposing a 6-inch lateral to be extended to the proposed building.

Waterline –

A new 8-inch waterline will be extended from the 20-inch WL on Fostoria Ave., the existing 20-inch waterline is pre-stressed concrete pipe. The new waterline will be looped over the existing 8-inch waterline that is already on site. Along with the new mainline the plans are proposing the installation of two hydrants, relocating one existing hydrant, a fire line, and domestic waterline. The City will need to know the sizing of the fire line and the domestic waterline.

Stormwater Management –

Detention calculations have been submitted with the plans. The plans are proposing a new

detention pond to be located on the North side of the proposed building and a second pond located on the SE side of the proposed building. The detention pond will be metered into the existing surge pond.

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:

- **Sanitary Sewer Tap- 1 total**
- **Waterline Tap- 5 total**
 - 8-inch Mainline Tap- 2 total
 - Fire Line Tap- 1 total
 - 6-inch Fire Hydrant Tap- 1 total
 - Domestic Tap- 1 total

FIRE PREVENTION

- Proposed water line and hydrants are sufficient with FFD
- Apply for all necessary permits with Wood County Building Department


RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-10-2019 filed by Werk-Brau for a proposed 82,560 square foot manufacturing facility to be located at 2800 Fostoria Avenue, Findlay.**

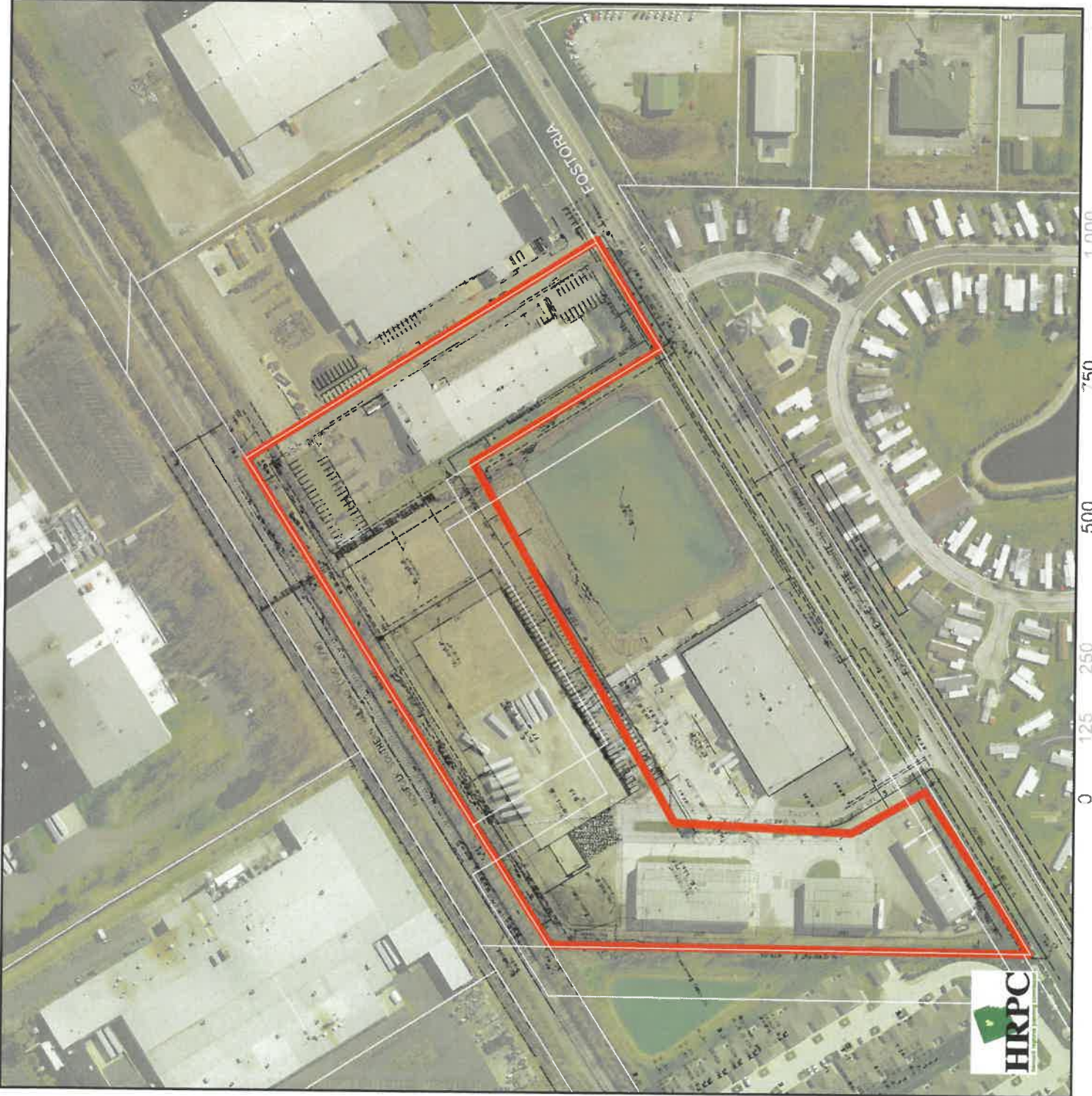
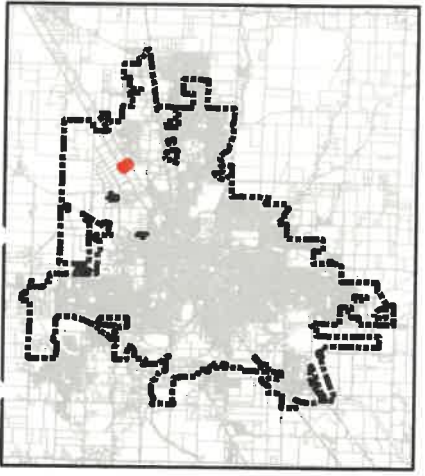
SP-10-2019

APPLICATION FOR SITE
PLAN REVIEW
filed by Werk-Brau for a 82,560
square foot manufacturing facility
at 2800 Fostoria Ave.

Legend

-  2800 Fostoria Ave.
-  Parcels
-  Road Centerline

Findlay Locator Map



SP-10-2019

APPLICATION FOR SITE
PLAN REVIEW
filed by Werk-Brau for a 82,560
square foot manufacturing facility
at 2800 Fostoria Ave.

Legend

- 2800 Fostoria Ave. Parcels
- Road Centerline
- C2 - General Commercial District
- M2 - Multiple-Family District, High Density
- MH - Mobile Home District
- CD - Condominium District
- I1 - Light Industrial

Findlay Locator Map

