

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT June 11, 2020

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
Kevin Shenise, Fire Inspector
Jeremy Kalb, Engineering Project Manager
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay City Planning Commission

Thursday, June 11, 2020 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-02-2020 filed by Eric Bibler, 1020 Adams Street to vacate the first alley east of Glessner Avenue running north from Adams Street between 1020 Adams Street and 934 Adams Street.

CPC STAFF

General Information

This request is located off the north side of Adams Street. It is the first north/south alley east of Glessner Avenue. The neighborhood is zoned R-3 Single Family Small Lot. 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 owner is requesting to vacate this narrow alleyway in order to repair a garage. The alley is only 8' wide and as such is not suitable for through traffic. He has stated that the garage has been hit by cars in the past trying to get through.

The vacation will only run from Adams Street to the intersection with the first east/west alley to the north. The rest of the alley to the north is used as access for an apartment building.

The property owner on the east side of the alley has signed and agreed with the request.

Staff Recommendation

CPC Staff recommends approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2020 filed to vacate the first alley east of Glessner Avenue running north from Adams Street between 1020 Adams Street and 934 Adams Street.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2020 filed to vacate the first alley east of Glessner Avenue running north from Adams Street between 1020 Adams Street and 934 Adams Street.

AV-02-2020

ALLEY/STREET
VACATION PETITION
#AV-02-2020 filed by Eric Bibler
to vacate the first alley east of
Glessner Avenue running north
from Adams Street between
1020 Adams Street and
934 Adams Street.

Legend



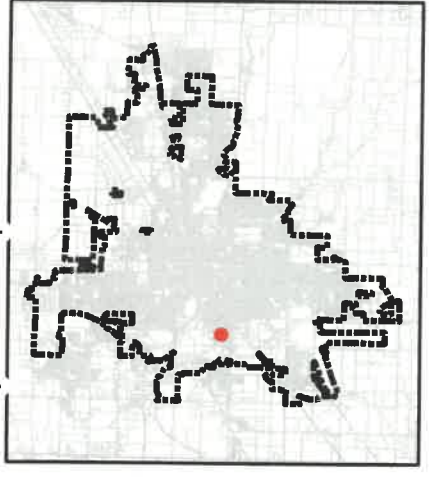
AV022020

Parcels

Road Centerline



Findlay Locator Map



2. PETITION FOR ZONING AMENDMENT #ZA-06-2020 filed to rezone Lots 6165-6167 in the Howard Addition (Madison Avenue) from R-2 Single Family Medium Density to C-2 General Commercial.

CPC STAFF

General Information

This request includes three (3) lots at the southeast corner of Morey Avenue and Madison Avenue. It is zoned R-2 Single Family Medium Density. To the north and east is also zoned R-2. To the south and west is zoned C-2 General Commercial. 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

One lot is vacant and two (2) have existing rental homes on them.

Staff Analysis

The applicant is proposing to rezone these lots in order to combine them with the three (3) directly to the south in order to make one buildable lot for a commercial user. The three (3) lots facing Trenton Avenue are currently zoned C-2 General Commercial.

Prior to the Findlay Zoning Ordinance rewrite in 2012, this area was in an overlay district created along this section of Trenton Avenue from Morey to N. Main Street. It was considered a “periphery business area” in that plan which could allow for retail, office, service businesses, etc. to expand there. The overlay was not really used and was deleted in the zoning rewrite.

The frontage lots on Trenton Avenue are only in the range of 120’ to 132’ deep and not conducive for any type of Commercial development without some additional depth.

Staff Recommendation

CPC Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06-2020 filed to rezone Lots 6165-6167 in the Howard Addition (Madison Avenue) from R-2 Single Family Medium Density to C-2 General Commercial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06-2020 filed to rezone Lots 6165-6167 in the Howard Addition (Madison Avenue) from R-2 Single Family Medium Density to C-2 General Commercial.**

ZA-06-2020

PETITION FOR
ZONING AMENDMENT
filed to rezone Lots 6165-6167
in the Howard Addition
(Madison Avenue) from
R-2 Single Family Medium Density
to C-2 General Commercial.

Legend

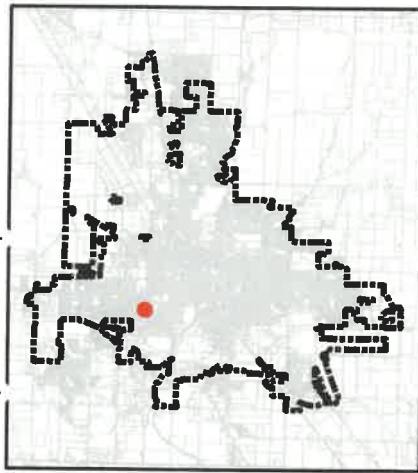
 ZA-06-2020

Parcels

Road Centerline










Findlay Locator Map



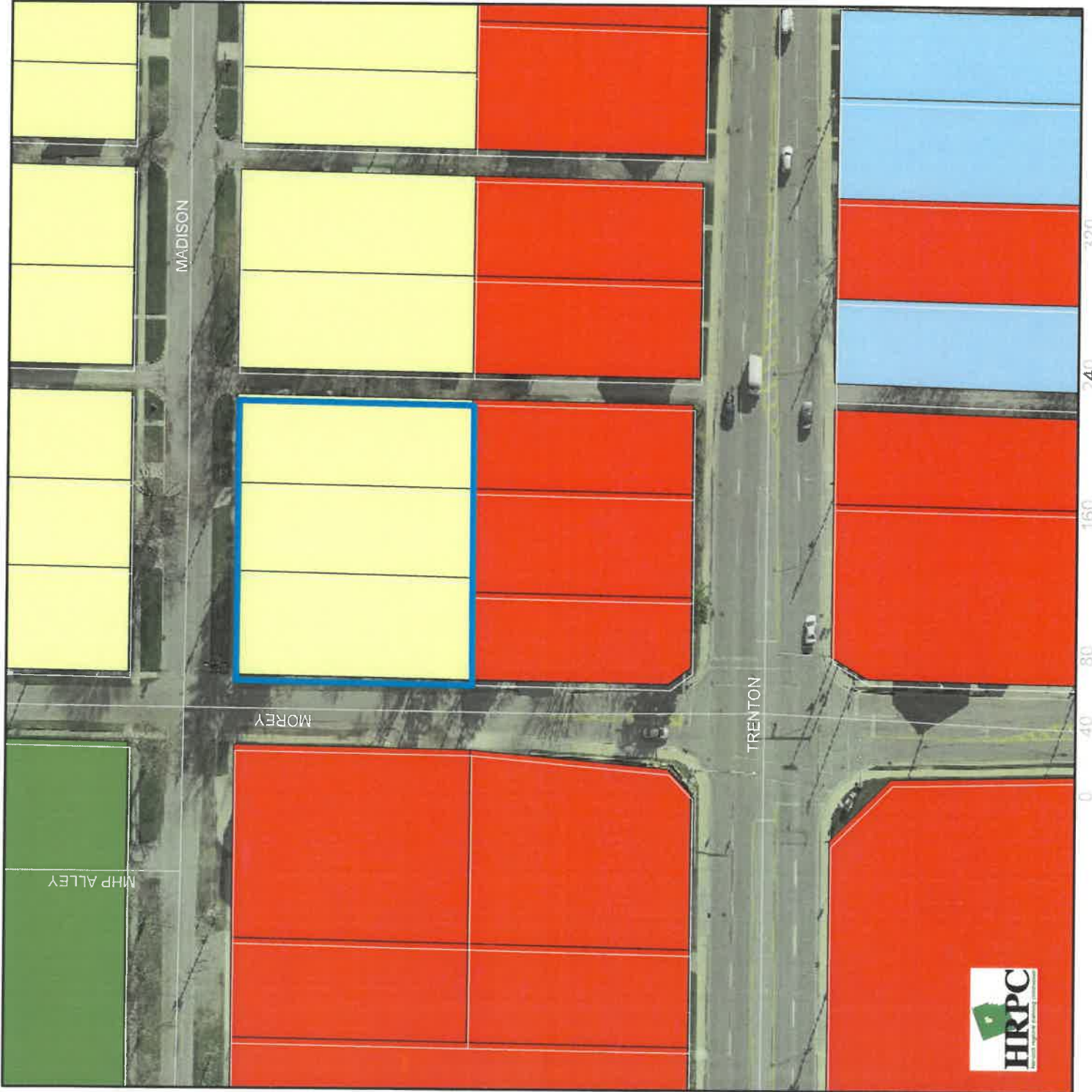
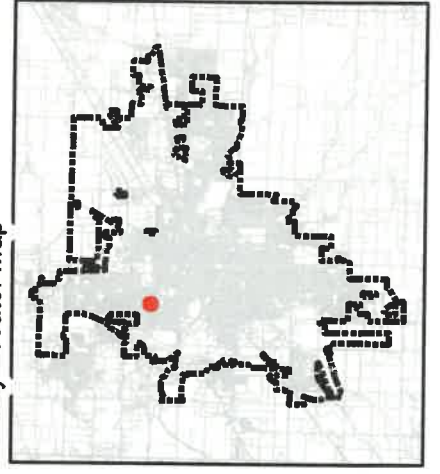
ZA-06-2020

PETITION FOR ZONING AMENDMENT
filed to rezone Lots 6165-6167
in the Howard Addition
(Madison Avenue) from
R-2 Single Family Medium Density
to C-2 General Commercial.

Legend

-  ZA-06-2020
-  Parcels
-  Road Centerline
- Zoning District**
-  R2 - Single Family, Medium Density
-  C2 - General Commercial District
-  O1 - Institutions and Offices
-  MH - Mobile Home District

Findlay Locator Map



3. APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 filed by Fort Properties LLC, 16209 Forest Ln, Findlay for a proposed 7200 square foot commercial building for storage and office for Findlay Blasting Inc. to be located on Glessner Avenue.

CPC STAFF

General Information

This site is located on the west side of Glessner Avenue. It is zoned C-2 General Commercial and surrounding parcels on the north, east and south sides are also zoned C-2. To the east is zoned R-3 Single Family Small Lot. The majority of the parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Neighborhood Commercial.

Parcel History

The site was a parking lot for a former night club.

Staff Analysis

The applicant proposes to construct a 72' x 100' commercial building on a 1.363 acre parcel. An office, rest room and utility room will be located in the southeast corner of the building. The rest of the square footage will be used for vehicle storage.

The building meets all required setbacks. The height at the peak of the building is 29'-3" which is well below the maximum 60' height permitted.

There is no new lighting proposed for the site. Foundation planting is indicated on the site plan. The front of the parcel has a row of arborvitae separating it from the sidewalk along Glessner. All other sides of the lot abut commercial properties (retail to the north, storage units to the west and retail to the south) and do not require screening.

This parcel has no curb cuts of its own. It appears that they will use a cut north of the property. A recorded easement of access, if not already in existence, should be drawn up. Twenty (20) feet of new asphalt is proposed around the building perimeter. The rest of the parcel appears to remain as the old asphalt surface except for a 42' x80' grass swale with a few trees proposed in the northwest corner of the lot.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 for a proposed 7200 square foot commercial building for storage and office for Findlay Blasting Inc. to be located on Glessner Avenue.**

ENGINEERING

Access –

Will be from the existing drive coming off of the west side of Glessner Ave. The existing driveway is proposed to be widened out to the north roughly 17.3 LF

Sanitary Sewer –

A new sanitary sewer lateral is proposed to come off the south side of the building and tie into the existing 8-inch sanitary sewer that is on the west side of Glessner Ave.

Waterline –

A new water service is proposed to come off of the south side of the building and tie into the existing 6-inch WL that is on Glessner Ave. Before construction starts, the water service size will need to be identified to the Engineering Department.

Stormwater Management –

The flood storage volume for the redeveloped area will be increased slightly as well as a decrease in the impervious area.

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

Permits Needed Before Construction Starts:

- Street Opening- 1 EA
- Curb Cut (22 LF)- 1 EA
- Sidewalk (6LF)- 1 EA
- Sanitary Sewer Service- 1 EA
- Water Service Tap- 1 EA

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 for a proposed 7200 square foot commercial building for storage and office for Findlay Blasting Inc. to be located on Glessner Avenue.

SP-11-2020

APPLICATION FOR
SITE PLAN REVIEW
filed by Fort Properties LLC
for a proposed 7200 square foot
commercial building for storage
and office for Findlay Blasting Inc.
to be located on
Glessner Avenue.

Legend

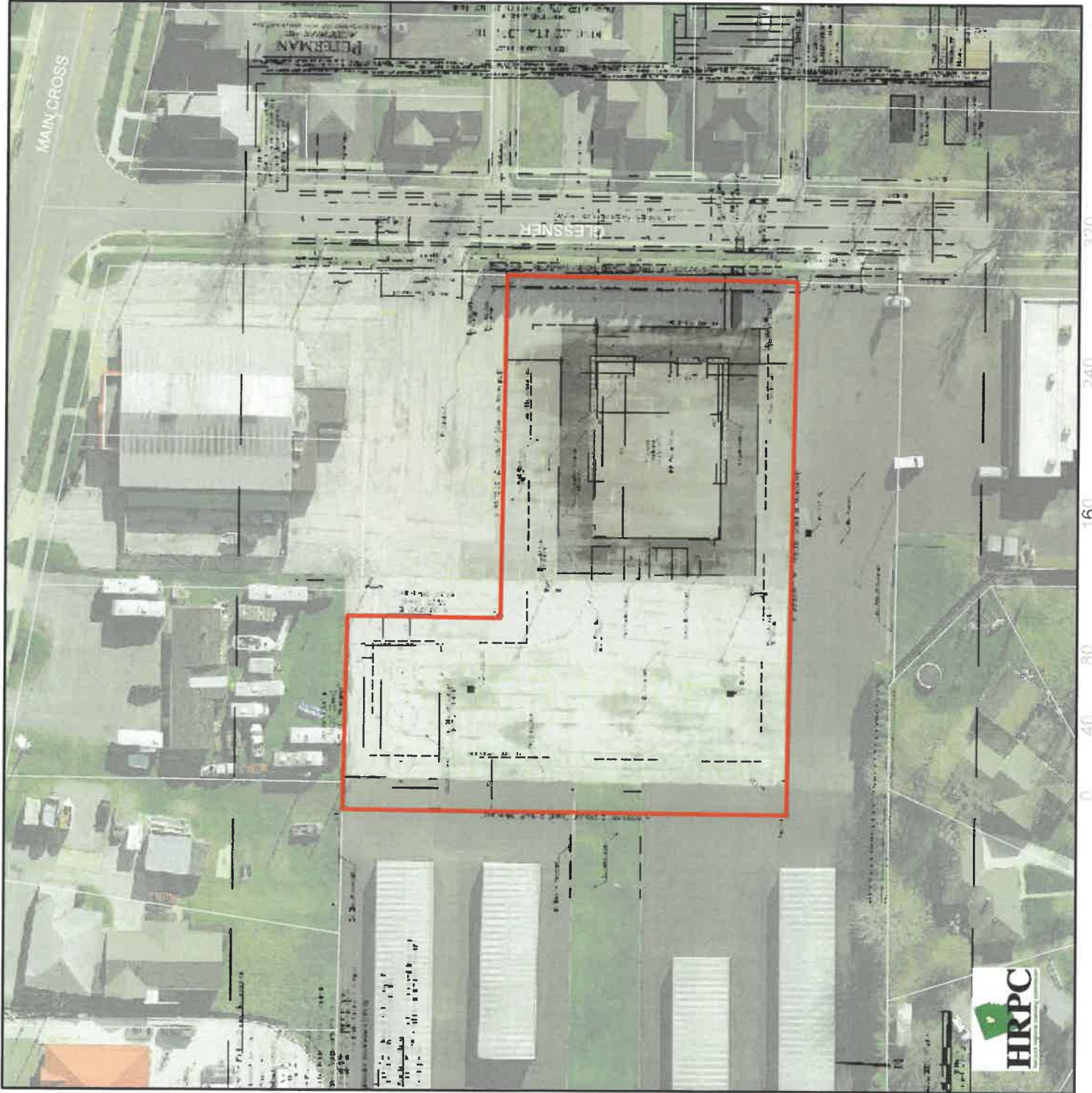
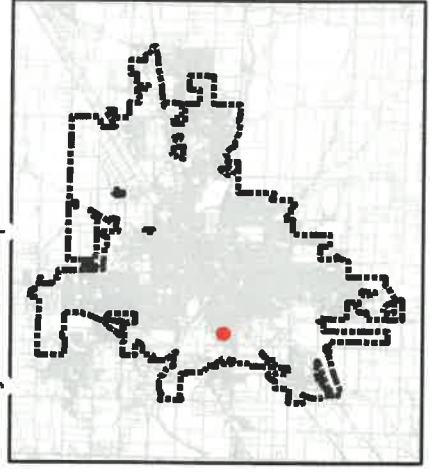


SP-11-2020

Parcels

Road Centerline

Findlay Locator Map

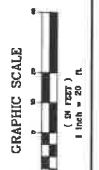
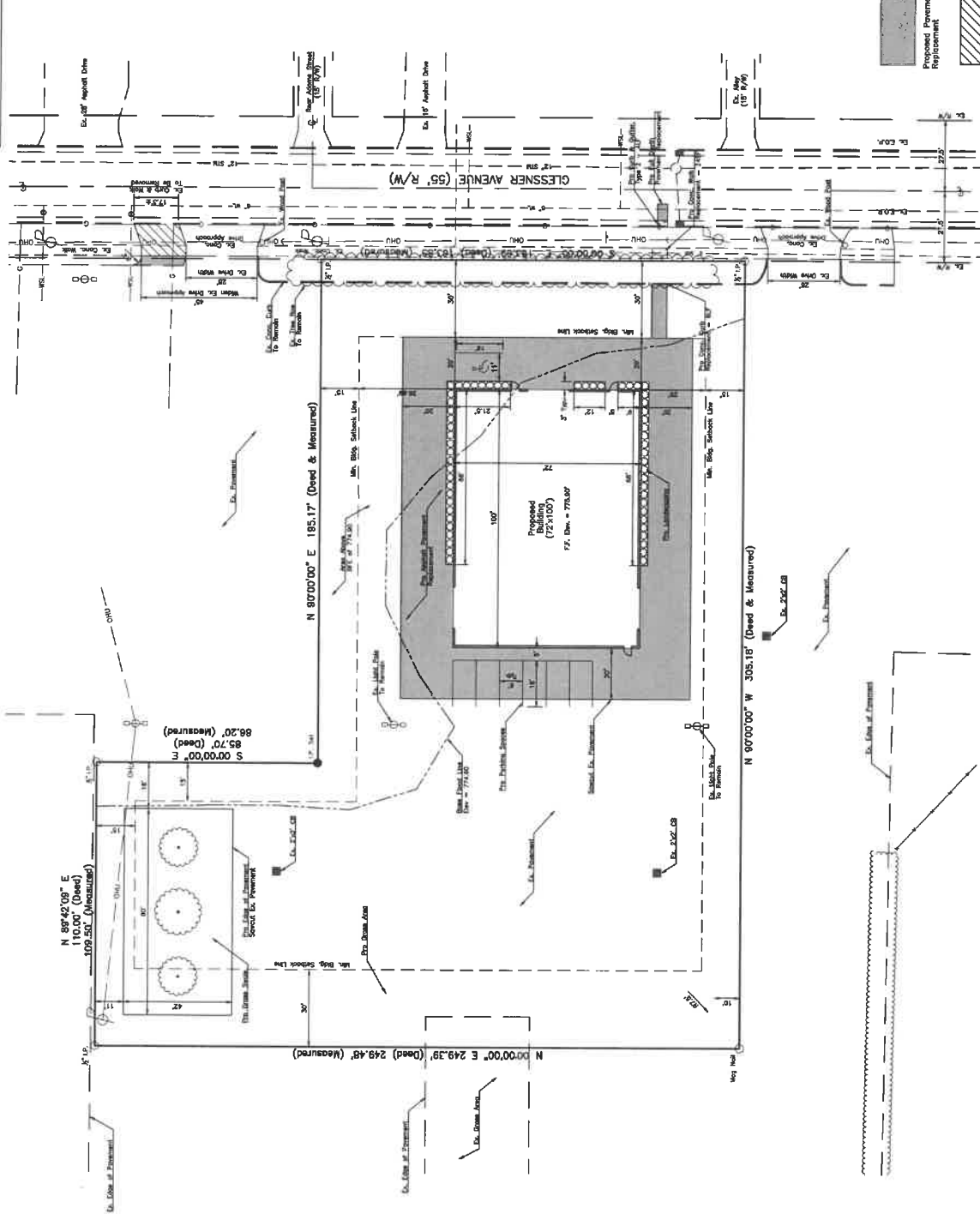


City of Findlay, Zoning Information

Proposed Use: Office
 District: C-2
 Subblocks (113.04):
 Front = 25'
 Side = 15'
 Rear = 15'
 Lot Frontage (113.05): 100'
 Building Height (113.06): 50' Maximum
 Parking Requirements (113.11):
 Required = 19, 1 Handicap Space
 Provided = 19, 1 Handicap Space
 (12 Inside Building, 7 Outside)
 Landscape Requirements (113.09):

Trees:
 Required = 3 (Trees & 10' Canopy Tree)
 Provided = 3 (Trees & 1 Canopy Tree)
 Enclosed Area:
 Required = 58 (25% Porch or Ornamental Trees every 10' of Building Circumference (344.5))
 Provided = 58

Branch Mark #1:
 Mag. Hall in Power Pole at the
 Corner of Gleasoner Avenue
 and Gleasoner Avenue
 Elevation = 778.85'



PETERMAN ASSOCIATES, INC.
 ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS

SMP/LOCATION PLAN
FINDLAY BLASTING, INC.
 GLESSNER AVENUE
 PART OF THE SMP OF SECTION 13, T1N, R08
 CITY OF FINDLAY, HANCOCK COUNTY, OHIO

sheet no. **3**
 of 30-013

DATE: 5/17/2019
 DRAWN BY: TML
 CHECKED BY: TML

NO.	DATE	DESCRIPTION
1	5/17/2019	ISSUED FOR PERMIT
2	5/17/2019	CONSTRUCTION RECORD
3	5/17/2019	AS BUILT

DOCUMENT PHASE
 PRELIMINARY
 PROGRESS
 BIDDING/PERMIT
 CONSTRUCTION
 RECORD

4. APPLICATION FOR SITE PLAN REVIEW #SP-12-2020 filed by the Hancock County Commissioners, 514 S Main Street, Findlay for a Court building and associated parking to be located at 209 W Main Cross St, Findlay.

CPC STAFF

General Information

This site is located on the south side of W. Main Cross Street between S. Cory Street and the first north/south alley to the west. It is zoned C-3 Downtown Commercial. All surrounding parcels are also zoned C-3. The parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Downtown.

Parcel History

The site is currently a parking lot.

Staff Analysis

The County Commissioners propose to build a two-story 26,341 square foot court building on the parcel located between S. Cory Street and the first north/south alley to the west. It will house Probate, Juvenile and Domestic Relations courts.

The C-3 Downtown District does not have any minimum setbacks for a building nor any required parking.

The layout has accesses from S. Cory Street as well as the alleyways on the west and south sides. It appears that there will be two way traffic in the drive aisle between the two rows of parking stalls. Ingress and egress will be from the alley to the west which is one-way south and S Cory Street on the east side which is one-way north. It appears that the row of parking stalls at the very south end along that alley will have to back out into the alleyway. That alley is one-way from west to east and is currently heavily traveled. Section 1161.1.11.4 C states that parking areas shall be designed to prevent vehicles from maneuvering in public right-of-way. It look as though there is only approximately 4.5' between the rear of these parking stalls and the right-of-way for the alley which is not enough space to maneuver a vehicle in and out of the stalls. The plan also shows an arrow indicating that vehicles pulling out of that parking row might be able to head west and turn north to go into the next driving aisle. Again there is only about 4.5' between the lined out area and the alley right-of-way which is one-way south.

The only landscaping required in C-3 is for parking lots. The parking area does not front on W Main Cross so there is no perimeter landscaping/fencing required. There are trees and a planting bed provided in the bump outs as required. The applicant has also provided foundation plantings on the north and west sides and some lawn areas on the north, east and west sides of the building.

The building facades are a mix of cut stone and smooth block. The design, although very modern in contrast to a historical courthouse and post office, will blend in with the newer Municipal Building, Jail and Performing Art Center. The front (Main Cross side) and east side (S Cory Street) have a low masonry wall with a decorative black metal fencing behind the sidewalks.

The mechanical and dumpster area on the south side of the building is enclosed with a masonry enclosure matching the building.

The maximum height for parking lot light poles is 25'. I could not find the specifications for the proposed lighting. The photometric plan shows the foot candle levels along W Main Cross and S Cory at or below the standards. The readings are high on both alley sides.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2020 for a Court building and associated parking to be located at 209 W Main Cross St, Findlay subject to the following conditions:**

- **Coming up with a remedy for all the apparent traffic flow issues related to the proposed parking lot.**
- **Lighting details and resolution of the high readings**

ENGINEERING

Access-

Will be from the drives coming off of Cory Street and the west alley.

Sanitary Sewer –

A new sanitary sewer is proposed to be run to the sanitary sewer on W. Main Cross. There is an existing 10-inch sewer that is located in the alley south of the building, if feasible the Engineering Department would like to see the sanitary lateral run to the sewer on the south side of the property. The Engineering Department will work with the consultant to see if the sewer is feasible.

Waterline –

Engineering would like to see if something can be done so that there will not be 2 long services as part of this project. By moving the dumpster slightly, it could be possible to run a 6-inch line to the SW corner of the building and then pull the water services off of that line. This would also allow for a fire hydrant to be added at the rear of the building. Engineering will work with the consultant and fire department on this matter.

Stormwater Management –

Due to the proposed development the amount of impervious area will be decreased, so no new storm detention is required.

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.

General Items-

- All pavement markings within the Right of Way shall be Thermoplastic type paint.
- Would like to see the alley on the south side of the property remain one way to the east.
- With the way the layout is proposed some additional signage will need to be added to the SW corner of the alley intersection. Engineering can work with the consultant to determine the proper signage and location.

Recommendations:

- Approval of the Site Plan

Permits Needed Before Construction Starts:

- Street Opening- 1 EA
- Curb Cut/ Drive- 1 EA
- Sidewalk - 1 EA
- Sanitary Sewer Tap- 1 EA
- Storm Sewer Tap- 1 EA
- Water Service Tap- 2 EA

FIRE PREVENTION

Add an additional hydrant on W. Main Cross side of building
FDC must be located on street side of building

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2020 for a for a Court building and associated parking to be located at 209 W Main Cross St, Findlay subject to the following conditions:**

- **Coming up with a remedy for all the apparent traffic flow issues related to the proposed parking lot. (CPC STAFF)**
- **Lighting details and resolution of the high readings (CPC STAFF)**
- **Working with Engineering on sewer details (ENG)**
- **Working with Engineering on long waterline runs (ENG)**
- **Add an additional hydrant on W. Main Cross side of building (FIRE)**
- **FDC must be located on street side of building (FIRE)**

SITE LAYOUT AND MATERIALS PLAN

DATE	ISSUED	DATE
10/10/18	01/11/19	04/11/19
REVISED	REVISED	REVISED

SCALE: 1" = 100'

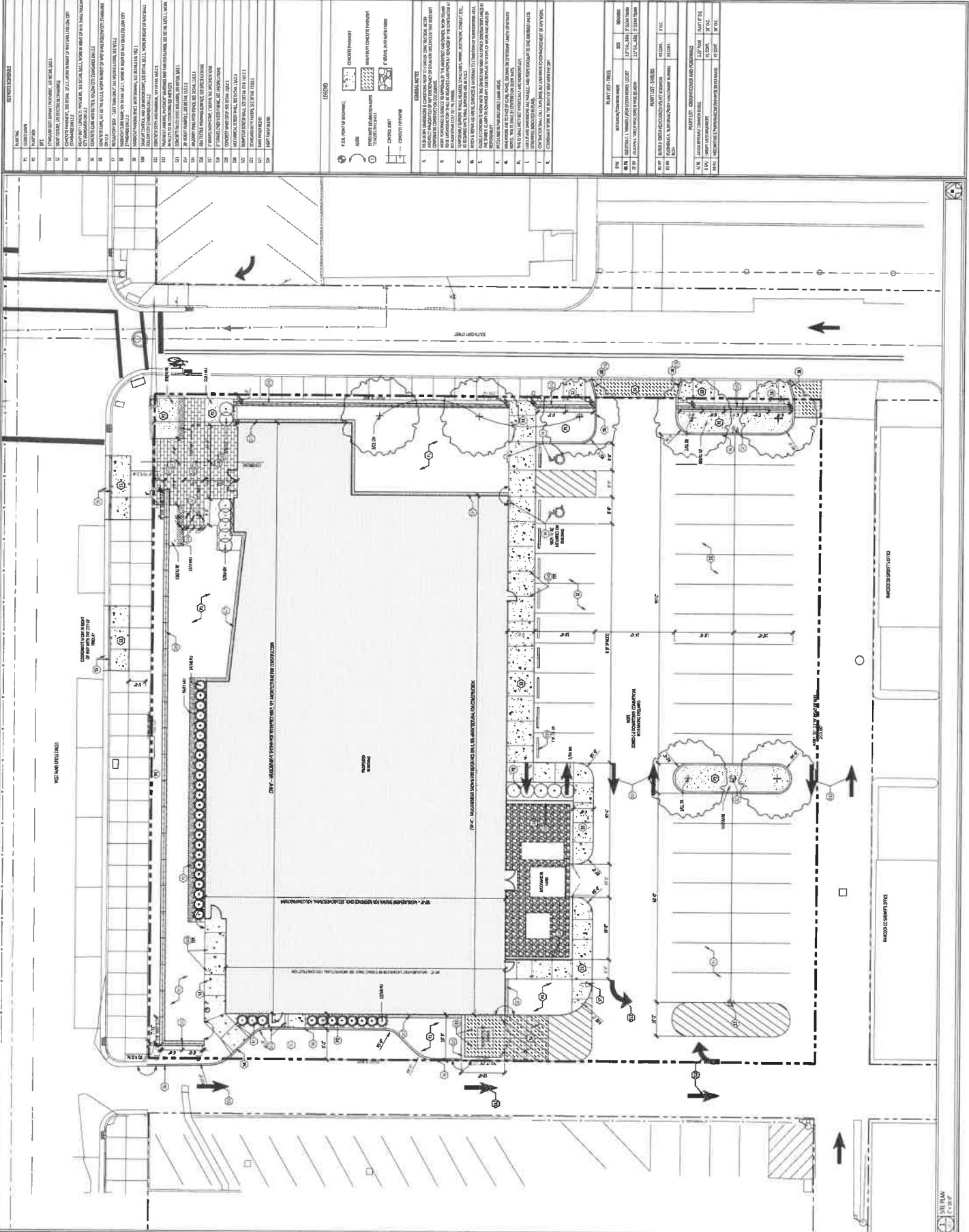
PROJECT: HANCOCK COUNTY JUVENILE AND PROBATE COURTHOUSE

DATE: 10/10/18

BY: GARMANN ARCHITECTS

HANCOCK COUNTY JUVENILE AND PROBATE COURTHOUSE

GARMANN ARCHITECTS MILLER ENGINEERS
 1111 1/2 S. 10th St. | Columbus, GA 31906 | 706.324.4240 | garmannmiller.com



NOT SCALE
 1" = 100'

SP-12-2020

APPLICATION FOR
SITE PLAN REVIEW
filed by the
Hancock County Commissioners
for a Court building and
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Legend

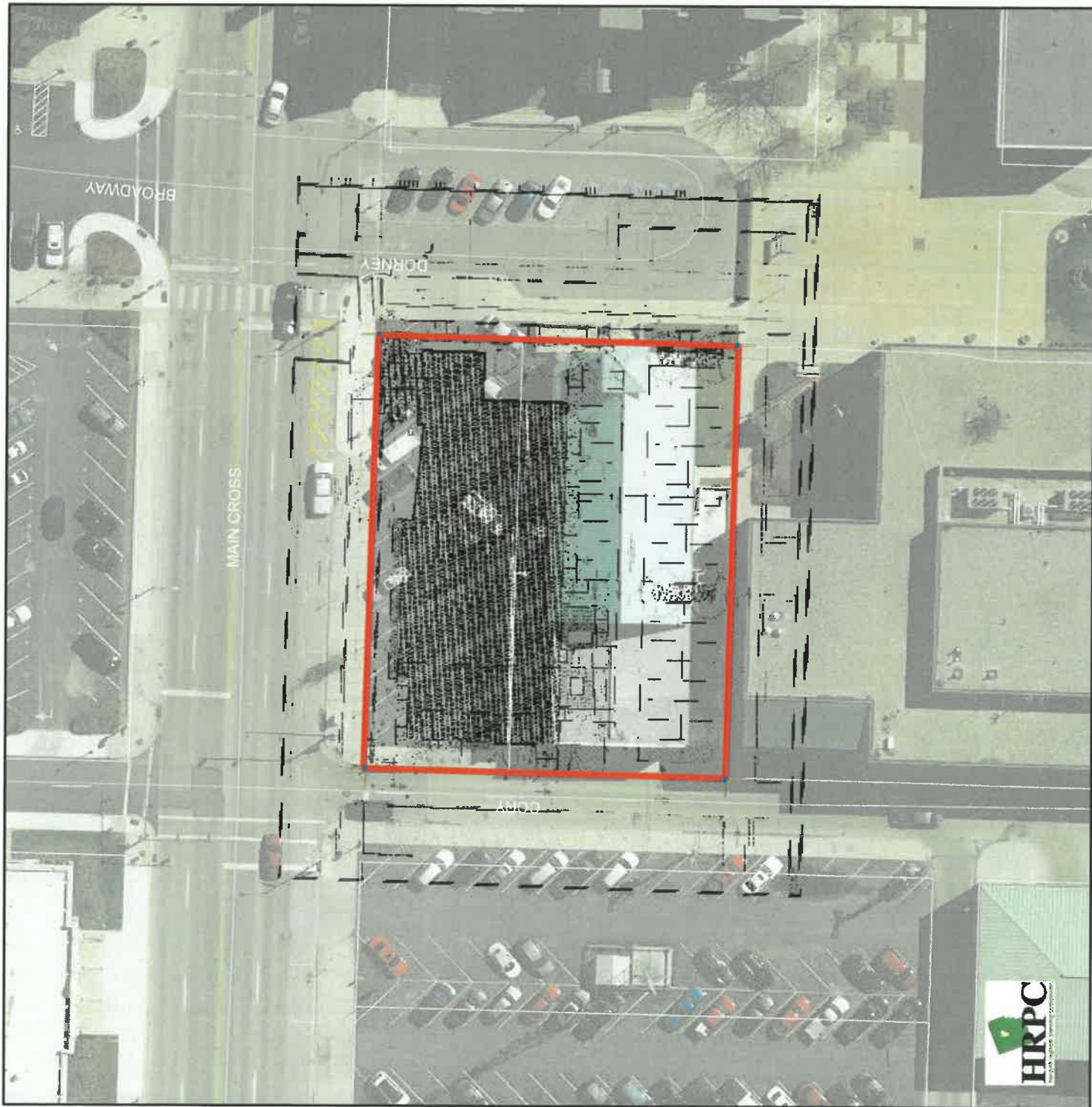
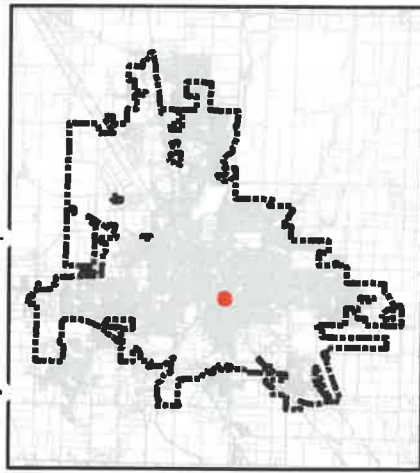


SP-12-2020

Parcels

Road Centerline

Findlay Locator Map



**GARMANN
MILLER**
ARCHITECTS
ENGINEERS



Northeast Corner

**GARMANN
MILLER**
ARCHITECTS
ENGINEERS



North Facade



GARMANN
MILLER
ARCHITECTS
ENGINEERS

East Facade

GARMANN
MILLER
ARCHITECTS
ENGINEERS



South Facade



West Facade