

City of Findlay City Planning Commission

Thursday, September 10, 2020 – 9:00 AM

Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

MEMBERS PRESENT: Mayor Christina Muryn
Dan Clinger
Jackie Schroeder

STAFF ATTENDING: Matt Cordonnier, HRPC Director
Judy Scrimshaw, Development Services Planner
Erik Adkins, Flood Plain/Zoning Supervisor
Brian Thomas, City Engineer
Kevin Shenise, Fire Inspector

GUESTS: Tom Shindledecker, Jeff Croy, Mark Snyder

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
Dan Clinger
Jackie Schroeder

SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the August 13, 2020 meeting. Jackie Schroeder seconded. Motion carried 4-0-0.

NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-08-2020 filed by Mark Snyder to rezone 525 and 529 Davis Street from R-2 Single Family Medium Density to M-2 Multiple Family High Density.**

CPC STAFF

General Information

This request is located on the south side of Davis Street east of Bolton Street. The property is zoned R-2 Single Family Medium Lot. All surrounding lots 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

There is a duplex on each lot.

Staff Analysis

The property owner is requesting to change the zoning of his properties from R-1 to M-2 in order to combine the lots into one parcel and construct a third duplex at the rear of the property. He had originally asked to split off the rear of both lots to make a third lot. Only one duplex is permitted per lot if he went to R-4 but we cannot create a lot in the rear because it has no street frontage. The only other option is to rezone to a Multi-family district which permits multiple buildings on one lot.

Mr. Snyder has applied to BZA for a couple of variances if this is approved. He must have 3500 square feet of land per unit in M-2. Six dwelling units (3 duplex structures) would require a 21,000 square foot parcel. When he combines the two lots he will only have 20,000 square feet. Minimum Lot frontage required is 125' and he only has 100'. If he constructs the new building parallel to the rear alley, he will also need side yard variances as he will only have 17' on each side instead of the 25' required.

Staff realizes that the neighborhood has a mix of duplexes and single family dwellings, but we do have some concern with the density factor for such a project. We also have concern with having to depend on obtaining multiple variances.

ENGINEERING

No Comment

FIRE PREVENTION

Concerned with the construction and the width of the alley to support our fire apparatus.

DISCUSSION

Brian Thomas stated that Engineering had no concerns with the rezoning itself. If they build a building back there, he wanted to inform the owner that the water connection cannot come from the other buildings on the lot. It will have to be a separate tap.

Mark Snyder, owner of the property, came forward. He explained that his new building will be 17' from the side lot lines and the existing buildings are only 10' away now. He had wanted to separate off a new lot for a duplex, but was informed that he could not have a lot with only an alley as access. For that reason he has to combine the lots and use as one multiple family lot. Mr. Snyder noted that there are many duplexes going up and that housing is needed.

Dan Clinger asked if we had just rezoned a parcel to the west of this to R-4. Mr. Cordonnier replied yes. Mr. Clinger asked if only one duplex can be on a lot and Mr. Cordonnier confirmed.

Dan Clinger noted that there is a single family house back on the alley. Mr. Clinger asked if Mr. Snyder owned other properties in the neighborhood. Mr. Snyder replied no, his only other properties are near the hospital.

Jackie Schroeder asked if he had considered running the building north/south to avoid having to ask for variances. Mr. Snyder said they did think about that, but it seemed easier to go east/west. He stated that this building will be slightly larger than the other two.

Matt Cordonnier asked if we received any comments from neighbors from our notification letters. Judy replied no.

Mayor Muryn asked for some clarification on the Fire Department concerns. Kevin Shenise said he wasn't sure that there was suitable base in the alley for their apparatus. Another concern was that parking by other tenants along the alley might make it even narrower. Ms. Scrimshaw noted that at the corner of the alley and Bolton Street, the duplex there has no parking and the tenants seem to park along the side of the alley regularly. Their front doors actually face the alley.

Mr. Snyder said he plans to have the parking off the alley and either four or six spaces provided for the two units. He also planned to connect the sidewalks between the two existing structures down to this building for mail delivery, etc.

Eric Adkins stated that if he can get the variances, he doesn't see any issue with the development. If they don't get the variance, this will be a moot point.

MOTION

Christina Muryn made a motion to **recommend approval** to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-08-2020 filed by Mark Snyder to rezone 525 and 529 Davis Street from R-2 Single Family Medium Density to M-2 Multiple Family High Density.**

2nd: Jackie Schroeder

VOTE: Yay (3) Nay (0) Abstain (0)

2. ALLEY/STREET VACATION PETITION #AV-06-2020 filed by Donald Croy to vacate an east/west alley from Broad Avenue to the first north/south alley east of Broad Avenue.

CPC STAFF

General Information

This request is to vacate an east/west alley from Broad Avenue to the first north/south alley to the east. The area is zoned C-1 Local Commercial. It is partially within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

Currently the site of a lawn business.

Staff Analysis

The applicant owns all property on both sides of the portion of the alley in the request. He would like to vacate this section in order to combine the land and eventually construct a building across the property lines.

A north/south alley from Howard Street still provides access to a home to the south and to the rear of the lots along Howard Street

Staff Recommendation

CPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-06-2020 to vacate an east/west alley from Broad Avenue to the first north/south alley east of Broad Avenue.**

ENGINEERING

Engineering records do not show any City owned utilities in the alley that is proposed to be vacated. Adjoining property owners would be able to use the north-south alley for access to their properties. Engineering has no issues with the vacation request.

FIRE PREVENTION

Concerned about access to 805 Broad Avenue. Without this alley they would have to back all the way out.

RECOMMENDATION

Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-06-2020 to vacate an east/west alley from Broad Avenue to the first north/south alley east of Broad Avenue.**

DISCUSSION

Jeff Croy stated that they want to add on to one of the buildings. The alley will make parking trucks and trailers difficult after the addition. Dan Clinger asked if they would keep the approach from Broad Avenue. Mr. Croy replied yes. He stated that they may install fencing to secure the area somewhat.

Mayor Muryn asked if there was any way to shift the alley to the south property line and allow more access and a turnaround for emergency equipment. Mr. Cordonnier responded that he isn't sure what we would have to go through to move an alley. He reiterated that all the houses do have access from the north/south alley. Mr. Croy commented that the path down by the bridge has dump trucks going down it occasionally. He didn't know if a fire truck could go on that or not. Matt Cordonnier asked if the fire department would not just normally use the Broad Avenue side for a fire incident. Mr. Shenise replied that yes they would set up on Broad and even Howard Street, but do like having some rear access also. Judy Scrimshaw stated that in talking with Mr. Croy's father earlier, he had commented that he has been trying to purchase that house. Mr. Croy replied that that is their goal at some point so they could tear it down and use all the property.

MOTION

Dan Clinger made a motion to **recommend approval** to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-06-2020** filed by **Donald Croy** to vacate an east/west alley from **Broad Avenue** to the first north/south alley east of **Broad Avenue**.

2nd: Jackie Schroeder

VOTE: Yay (2) Nay (1) Abstain (0)

ADJOURNMENT

Christina Muryn
Mayor

Brian Thomas, P.E., P.S.
Service Director