

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT November 12, 2020

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Kevin Shenise, Fire Inspector
Brian Thomas, P.E., P.S., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay City Planning Commission

Thursday, November 12, 2020 – 9:00 a.m.

COMMENTS

ITEMS TABLED AT OCTOBER 8, 2020 MEETING

APPLICATION FOR SITE PLAN REVIEW #SP-20-2020 filed by Dr. Richard Rhoton, 311 Church Hill Dr., Findlay for parking lot expansion to the west of the property and additional detention area at 1113//1115 W. Main Cross Street.

A revised site plan was submitted for this item.

The detention swales have been reduced and will now remain behind the rear building line.

The pavement has been moved from near the front area of the site to the rear of the small garage building and over to the new building. The parking area in front of the main building will still be repaved as in the prior plan.

A 6' privacy fence is shown on the west side of the parcel running from the southwest corner of the small garage building to the swale area. We assume that this will be an area for storage of cars not for sale. Staff recommends that a fence also be added from the southeast corner of that garage along the edge of the new paved area to provide more screening from the street side in case vehicles cannot remain fully behind the garage.

Staff recommends approval with the addition of another section of privacy fence going east/west from the southeast corner of the garage.

SP-20-2020

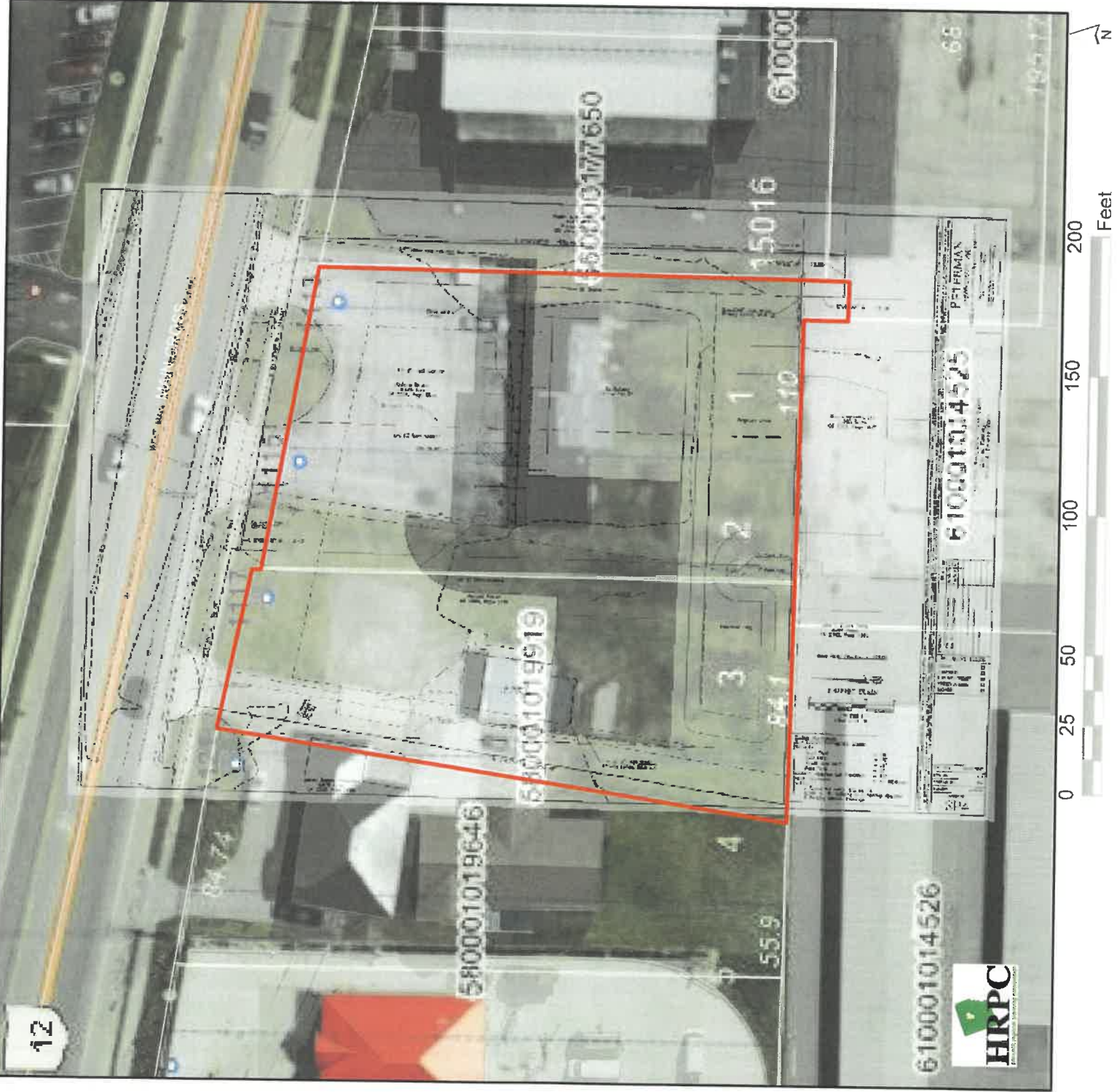
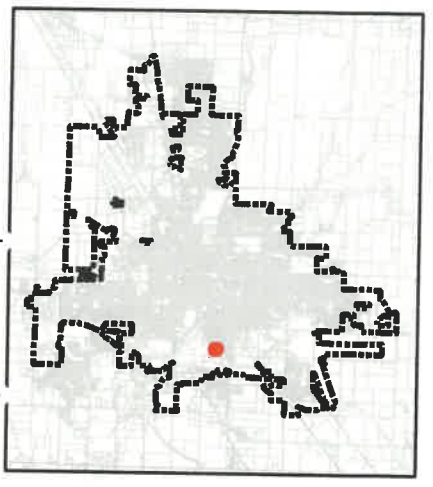
APPLICATION FOR
SITE PLAN APPROVAL
filed by Dr. Richard Rhoton
for parking lot expansion to
the west of the property and
additional detention area at
1113/1115 W. Main Cross Street.

Legend



1113/1115 W. Main Cross St.
Parcels
Road Centerline

Findlay Locator Map



NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-05-2020 filed by Bridges for Freedom LLC to operate a Day Service Program for developmentally disabled persons at 701 E. Melrose Avenue, Findlay.

CPC STAFF

General Information

This request is located on the south side of E. Melrose Avenue just west of Jennifer Lane. It is zoned R-2 Single Family Medium Density. Property to the east, west and south is also zoned R-2. To the north is zoned M-2 Multiple Family. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Multi-Family.

Parcel History

This was the former site of Winebrenner Seminary. In September, 2014 a plan for a Group Home was reviewed and approved by CPC for the site.

Staff Analysis

Bridges for Freedom would like to use a portion of the site for a Day Services program for persons with developmental disabilities. Information in the application states that they will provide activities such as arts and crafts, teach social skills, provide recreational activities, etc. They told staff that they are using one building and on occasion will use the center chapel building.

The organization also provides in-home services to clients to assist them with daily living skills and general support.

The hours of operation were stated as 9 a.m. to 3 p.m. Monday through Friday. There is no overnight accommodation.

Staff is treating the use as falling under a private education scenario which is a Conditional Use in the R-2 district.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-05-2020 filed by Bridges for Freedom to operate a Day Service Program for developmentally disabled persons at 701 E. Melrose Avenue, Findlay.**

ENGINEERING

There are no engineering issues with the conditional use.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-05-2020 filed by Bridges for Freedom to operate a Day Service Program for developmentally**

disabled persons at 701 E. Melrose Avenue, Findlay.

CU-05-2020

APPLICATION FOR
CONDITIONAL USE
filed by Bridges for Freedom
to operate a Day Service Program
for developmentally disabled persons
at 701 E. Melrose Avenue, Findlay.

Legend



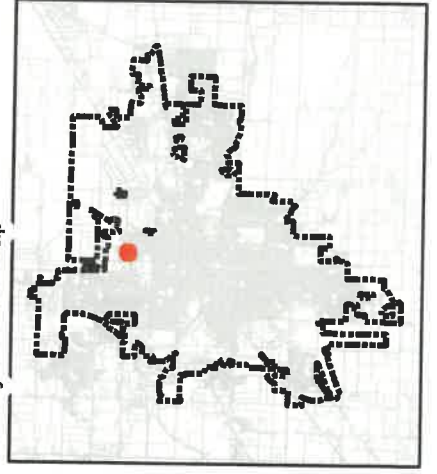
701 E. Melrose Avenue

Parcels

Road Centerline



Findlay Locator Map

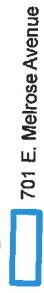


CU-05-2020

APPLICATION FOR CONDITIONAL USE

filed by Bridges for Freedom
to operate a Day Service Program
for developmentally disabled persons
at 701 E. Melrose Avenue, Findlay.

Legend

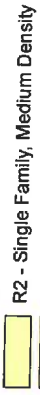


701 E. Melrose Avenue

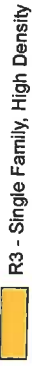
Parcels

Road Centerline

Zoning District



R2 - Single Family, Medium Density



R3 - Single Family, High Density

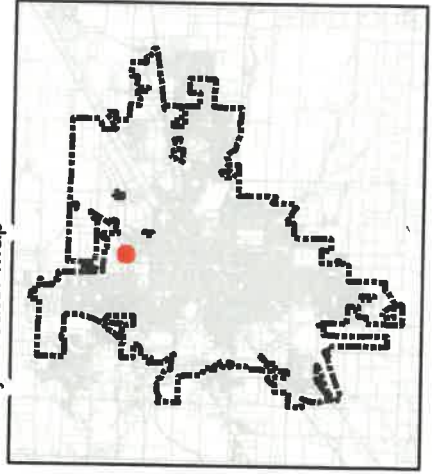


M2 - Multiple-Family District, High Density



MH - Mobile Home District

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-04-2020 filed by RLG Findlay II LTD, 10050 Innovation Drive, Ste. 100, Miamisburg, OH for a pick up window on the east end of a building located at 1107 Trenton Avenue.

CPC STAFF

General Information

This request is located on the south side of Trenton Avenue just west of I-75. It is zoned C-2 General Commercial. All abutting parcels are also zoned C-2. 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

This was formerly the site of Max & Erma's restaurant.

Staff Analysis

The applicant is proposing to add a pick-up only window to the east side of the former Max & Erma's restaurant. The new owner will divide the building into two separate units. The east side is proposed as an approximately 2,100 square foot restaurant space.

The existing entry point for the site is in the southeast corner of the parcel. Traffic flow to the pick-up window should enter and turn left (west), then right (north) and right again (east) to follow the drive aisle closest to the building before entering the pick-up lane. Staff suggests some directional arrows and possibly signage to encourage that pattern. A pick up window only requires space for stacking of 5 vehicles from the access point. The normal access point is considered the right-of-way, or in this case would be the entry. The drawing shows 5 cars in the lane itself and those could extend into the drive aisles.

A 9 ½' wide curbed island will be added to separate the pick-up lane from the drive aisle and parking on the east side. Some existing parking spots are being eliminated for the pick-up aisle, but the site still has 136 spots. That is well over the bare minimum required for the size of the building. (In C-2, 5000 square feet of building only requires 14 spaces.) We assume there will be some dine in space and there is also a proposed patio area shown in the northeast corner.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2020 for a pick up window on the east end of a building located at 1107 Trenton Avenue.**

ENGINEERING

The site will still meet the required parking requirements after the proposed modifications and the pick-up lane has adequate stacking for a pickup window.

Recommendations: Approval of the Conditional Use

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2020**

for a pick-up window on the east end of a building located at 1107 Trenton Avenue.

CU-04-2020

APPLICATION FOR
CONDITIONAL USE
filed by RLG Findlay II LTD
for a pick up window on the
east end of a building
located at 1107 Trenton Avenue.

Legend

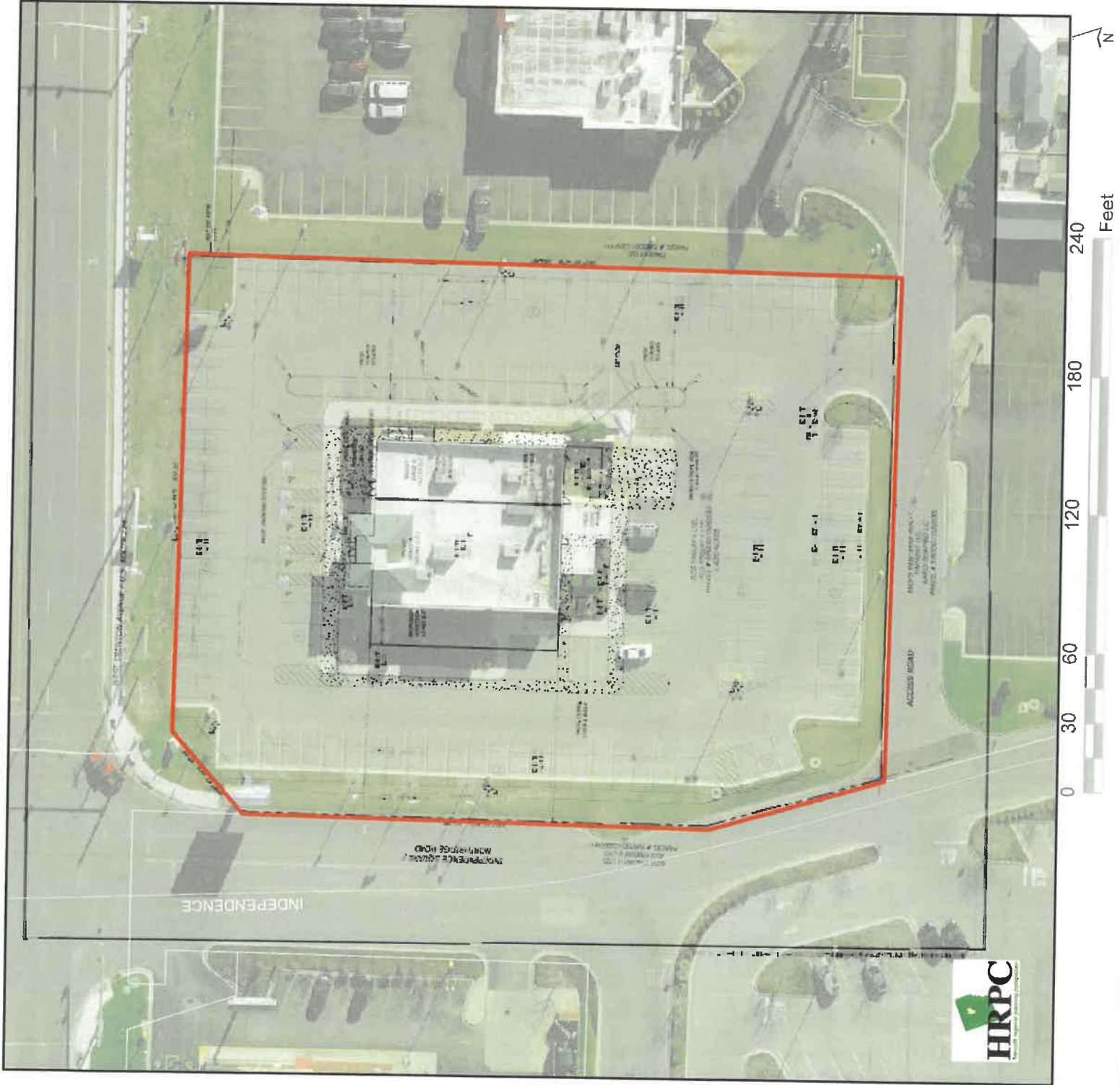
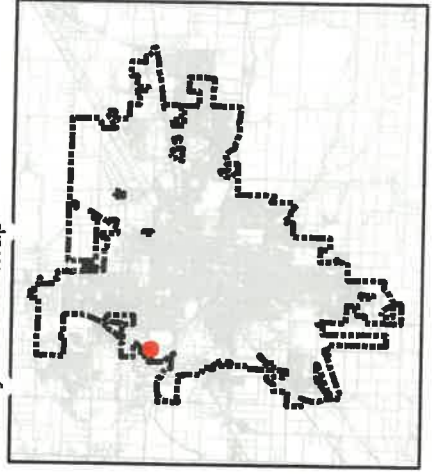


1107 Trenton Avenue

Parcels

Road Centerline

Findlay Locator Map



3. PETITION FOR ZONING AMENDMENT #ZA-10-2020 filed by David and Jacquelyn Rader to rezone 726 S Blanchard Street from R-4 Duplex/Triplex to C-2 General Commercial.

CPC STAFF

General Information

This request is located on the west side of S. Blanchard Street south of Lincoln Street. It is zoned R-4 Duplex/Triplex. Land to the north and south is zoned C-1 Local Commercial. Land to the west is zoned I-1 Light Industrial and to the east is zoned R-3 Single Family Low Density. The outer perimeter area of the land is located within the 100-year flood plain. It appears that the actual building area is outside the flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

This is currently the site of a carwash. In August, 2019, the applicant had requested to change the zoning from C-1 Local Commercial to R-4 Duplex/Triplex with the intent of converting the parcel to a duplex unit.

Staff Analysis

The applicant is now requesting to change the zoning to C-2 General Commercial. While there is currently C-1 zoning on this side of Blanchard from the corner of Lincoln and Blanchard south to the creek, the upcoming zoning map amendments show the majority of the S. Blanchard Street frontage which is currently zoned as C-1 going to R-3 Single Family High Density as the uses are a mix of single family and multi-family residential. If the R-4 is no longer viable, Staff could see taking the lot back to C-1 to put the current use in compliance and matching the existing zoning in the area.

Below is the section of the zoning ordinance that lists the permitted and conditional uses in C-2 General Commercial.

The C-2 district permits all uses permitted in O-1 and C-1, in addition to the following uses:

- A. RETAIL TRADE
- B. AUTOMOTIVE SALES
- C. MOTELS AND HOTELS
- D. CINEMAS/THEATERS
- E. COMMERCIAL SCHOOLS
- F. CLUBS
- G. FINANCIAL INSTITUTIONS
- H. SHOPPING MALLS
- I. LUMBER YARDS
- J. PAWN SHOPS
- K. ACCESSORY USES
- L. TAXI SERVICES
- M. FUELING STATIONS
- N. MINOR AUTOMOBILE REPAIR SERVICES

1135.03 CONDITIONAL USE.

In addition to other requirements found in this Ordinance, uses stated below may be permitted or denied depending upon how well they can address various site issues. Common conditions for approving such uses 'conditionally' are located in Chapter [1161.15](#).

- A. SPORTS & RECREATIONAL FACILITIES
- B. BARS, NIGHT CLUBS, TAVERNS
- C. FUNERAL SERVICES
- D. OUTDOOR SALE OF BUILDING MATERIALS
- E. DRIVE-THRU BEVERAGE STORES
- F. CONTRACTOR EQUIPMENT, RENTAL, & SUPPLIES
- G. CAR WASHES
- H. DRIVE THRU LANES/WINDOWS
- I. PARKING GARAGES
- J. OFF PREMISE SIGNS
- K. RV SALES
- L. MAJOR AUTO REPAIR
- M. BORROW PITS
- N. MIXED USE COMMERCIAL/RESIDENTIAL

ENGINEERING

The rezoning will not cause an issues with existing utilities or access to the property. Engineering has no objection to the zoning amendment.

FIRE PREVENTION

No Comment

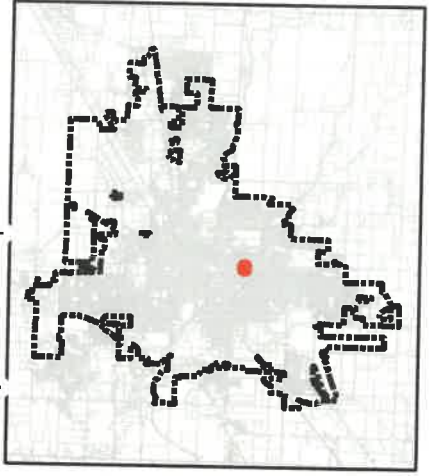
ZA-10-2020

PETITION FOR ZONING AMENDMENT
filed by David and Jacquelyn Rader
to rezone 726 S Blanchard Street
from R-4 Duplex/Triplex to
C-2 General Commercial.

Legend

- 726 S. Blanchard Street
- Parcels
- Road Centerline
- Zoning District**
 - R3 - Single Family, High Density
 - R4 - Two Family, High Density
 - C1 - Local Commercial District
 - C2 - General Commercial District
 - I1 - Light Industrial




Findlay Locator Map



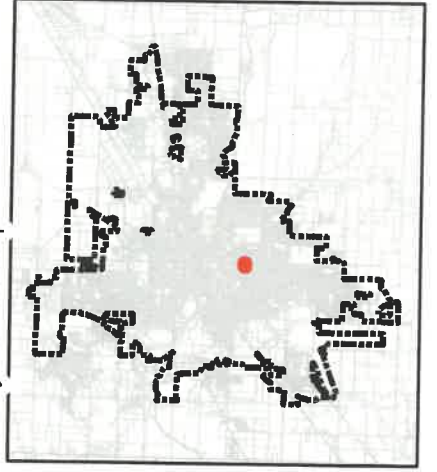
ZA-10-2020

**PETITION FOR
ZONING AMENDMENT**
filed by David and Jacquelyn Rader
to rezone 726 S Blanchard Street
from R-4 Duplex/Triplex to
C-2 General Commercial.

Legend

-  726 S. Blanchard Street
-  Parcels
-  Road Centerline

Findlay Locator Map



4. APPLICATION FOR SITE PLAN REVIEW #SP-22-2020 filed by Robert Maurer, 445 E Wooster Street, Bowling Green, OH for additional paved parking areas and a new access point onto W. Lima Street for 750 Western Avenue, Findlay.

CPC STAFF

General Information

This request is located on the west side of Western Avenue at the intersection with W. Lima Street. It is currently zoned I-2 General Industrial. Land to the north, south and west is also zoned I-2. To the east is zoned C-1 Local Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as PMUD Planned Mixed Use Development.

Parcel History

The site was formerly a part of Centrex Corporation. The property was reviewed by CPC in March 2019 to establish a Conditional Use for a fitness facility in a warehouse type building. The rest of the site was formerly office space.

Staff Analysis

The property is currently zoned Industrial, but is proposed to change to C-2 General Commercial on the zoning map update. The new owner wishes to make some improvements to the on-site parking in order to market it.

The paved area on the west side of the building will be expanded to the north and south. It will be striped for parking spaces to allow for 7 spots on the north side and 4 on the south side.

The parking lot on the north side of the building did not really function the way it was laid out. The spaces will now be straight in and a turn area has been provided at the dead end of the lot.

A new row of angled parking will be added to the east side (along railroad tracks). That lot will be entered from the north access from Western Avenue and a new exit is proposed to come out onto Lima Street.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-22-2020 for additional paved parking areas and a new access point onto W. Lima Street for 750 Western Avenue, Findlay.**

ENGINEERING

Access – The proposed parking will be accessed from the existing parking lot. One additional exit will be added to Lima Street.

Water & Sanitary Sewer – No modifications to the existing utility services are being proposed.

Stormwater Management – The proposed detention areas will provide the required detention for the proposed impervious areas being added to the site. While the applicant did add some spot elevations to the plan, engineering still needs additional information to make sure that the runoff will not run off of the property.

MS4 Requirements – The proposed disturbed area is less than one acre so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance, they will still need to comply with all OEPA requirements for a construction project.

Sidewalks – The property has existing sidewalks on Lima Street but no sidewalks are on Western Avenue due to the location of the railroad.

Recommendations: Conditional Approval of the Site Plan with the condition that the applicant has existing elevation information added to the site plan to the satisfaction of the Engineering Department.

The following permits may be required prior to construction:

- Driveway-Curb Cut Permit(s)
- Sidewalk Permit(s)

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-22-2020 for additional paved parking areas and a new access point onto W. Lima Street for 750 Western Avenue, Findlay subject to the following condition:**

- The applicant has existing elevation information added to the site plan to the satisfaction of Engineering Department. (ENG)

SP-22-2020

APPLICATION FOR
SITE PLAN REVIEW
filed by Robert Maurer,
for additional paved parking
areas and a new access point
onto W. Lima Street for
750 Western Avenue, Findlay.

Legend

- 750 Western Avenue
- Parcels
- Road Centerline

Findlay Locator Map

