

City of Findlay City Planning Commission

Thursday, November 12, 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
Jackie Schroeder
Dan DeArment
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Judy Scrimshaw, Development Services Planner
Kevin Shenise, Fire Inspector
Brian Thomas, PE, PS, City Engineer,

GUESTS:

Dan Stone, Todd Jenkins, Mr. & Mrs. Richard Rhoton,
David Wilson, Dave Rader, Lou Wilin

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
Jackie Schroeder
Dan DeArment
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of the October 8, 2020 meeting. Jackie Schroeder seconded. Motion carried 4-0-0.

Christina Muryn made a motion to remove case #SP-20-2020 from the table. Dan Clinger seconded. Motion passed 4-0-0

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.

DISCUSSION

Matt Cordonnier reported that we had met with the applicants after last month's meeting. Staff does like this layout much better. It will give a better appearance from W Main Cross Street.

Mayor Muryn noted that she went by last week and saw that some paving work was being done. She asked if any work on the façade was happening now. Todd Jenkins stated that they are wrapping up some work now to get their permits from Wood County. He said the pavement in front of the new building is completed and striped. The applicant has moved the cars used for parts away from the roadway. As soon as they can get occupancy, they will move some inside. Mr. Jenkins stated that they did get with Jeff Fort and are working out an agreement to share in the costs of the detention they both need.

Dan Clinger suggested that there should be landscaping from the end of the proposed fence on the west property line behind the garage down to the south property line. Matt Cordonnier noted that if a motion is made on this that we put a date by which the landscaping should be installed in the spring. That will help with enforcement.

Matt Cordonnier asked about the state of the landscaping. Mr. Jenkins replied that they will need to ask permission to forgo most of that until next year due to the fact that it is already November. Dan Clinger asked if there is a legal agreement on the shared detention. Mr. Jenkins replied that they are working on that.

Mr. Clinger also stated that he would like the stone area up front removed and reseeded with grass.

MOTION

Dan Clinger made a motion to **approve APPLICATION FOR SITE PLAN REVIEW # SP-20-2020 for parking lot expansion to the west of the property and additional detention area at 1113//1115 W. Main Cross Street subject to the following conditions:**

- **Additional landscaping added to the southwest corner of the lot from the end of the fence to the property line. All landscaping for the site shall be completed by end of May, 2021**
- **Stone area in northwest corner of the lot is removed and reseeded in grass**
- **A copy of an executed drainage agreement between the Rhoton's and Jeff Fort is submitted to the zoning office**

2nd: Christina Muryn

VOTE: Yay (4) Nay (0) Abstain (0)

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.**

DISCUSSION

Denny Jarret came forward as Employee Supervisor for Bridges for Freedom. Mr. Jarret said that the main building on the west side is where they conduct most activities. The former chapel is now referred to as the Performing Arts Center. They have found that music heals many things.

Dan Clinger asked if there will be an outdoor activity area. Mr. Jarret stated that they do have a golfer. He puts up a golf net and he hits along the south side of a building on the east side of the property that is not useable. They have not really had any outdoor activities here yet. They go off site for a lot of those things now. Dan Clinger asked how many persons they can have. Mr. Jarret replied that State law will only allow them 10 at the moment on site. That includes any office personnel due to COVID.

MOTION

Mayor Muryn made a motion to **approve 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.**

2nd: Jackie Schroeder

VOTE: Yay (4) Nay (0) Abstain (0)

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.**

DISCUSSION

Dan Stone stated that the traffic for the pick-up window would actually enter and go straight up toward the pick-up lane rather than around the parking spaces. Mr. Clinger asked if maybe the traffic lane on the east side could be directed as one way. Mr. Stone replied that they could probably add some signage or pavement markings to try to direct the traffic that direction. Chipotle will most likely add some pick-up designated parking spots and have to post those anyway. Mr. Stone stated that this is the fourth Chipotle in the state that he has worked on with this prototype.

MOTION

Christina Muryn made a motion to **approve APPLICATION FOR CONDITIONAL USE #CU-04-2020 for a pick up window on the east end of a building located at 1107 Trenton Avenue.**

2nd: Dan DeArment

VOTE: Yay (4) Nay (0) Abstain (0)

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

DISCUSSION

The applicant, Dave Rader, stated that the property is in the process of being sold. The sale is contingent on being able to change the zoning to C-2. He had requested the R-4 zoning earlier because someone was interested in turning it into a duplex. That deal, however, fell through.

Dan Clinger asked if there was a reason it had to be C-2 instead of C-1 which it was previously zoned. Mr. Rader replied that the potential buyer needs C-2 to make the deal. He said it has been hard for him to sell because people have a use in mind and it doesn't always fit the current zoning. Ms. Scrimshaw noted that we would assume the use they want is not permitted in C-1 and therefore they need C-2. Mr. Rader replied that the realtor said that the intended use is a small car lot. Mr. Rader noted the Warner lot at the corner of S Blanchard Street and Blanchard Avenue.

Mayor Muryn asked if the new owner would have to come back here for approval for the car lot. Mr. Cordonnier noted that it will depend on what they want to do. They will likely have to come to CPC for something in regard to alteration of the site.

Dan Clinger noted that he has some concerns about other permitted uses like major auto repair. He does not want vehicles sitting outside, etc. Ms. Scrimshaw stated that that is a Conditional Use and would definitely have come back for approval.

Mayor Muryn stated that she would ultimately like to know what would be happening here and that it would not be disruptive to the neighborhood. She also understands that there are multiple commercial properties in the area.

MOTION

Christina Muryn made a motion to **recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-10-2020 to rezone 726 S Blanchard Street from R-4 Duplex/Triplex to C-2 General Commercial.**

2nd: Dan DeArment

VOTE: Yay (4) Nay (0) Abstain (0)

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)

DISCUSSION

Dave Wilson stated that they would have Poggemeyer prior to and during construction check the elevations and make sure that any of the water that has always been on site will stay on site. He commented that the owner appreciates the rezoning. They hope that the new parking and the change of zoning will allow them to find a suitable tenant.

Brian Thomas commented that he understands they will do the checks on site elevation during construction, but he needs that now prior to approval. When you submit a site plan the contractor should be able to take those plans and build from them. That cannot be done in this case. Mr. Thomas stated that he needs the elevations all around the site.

Dan Clinger stated that he also questions the plan without those elevations. How can he say the water does flow one direction and not the other without that. Mr. Clinger stated that he thinks there will be some degree of grading needed.

Dan Clinger stated that he would like this body to be able to review those numbers and perhaps we should table this until we have appropriate information. Brian Thomas asked if Planning Commission approves detention or does Engineering do that. If he gets that information, prior to approving the plans, would that affect the way Planning Commission feels about the site plan. There is still that check that he has to make sure it works if that is a condition of approval today.

MOTION

Mayor Murnyn made a motion to **approve 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)

2nd: Dan Clinger

VOTE: Yay (4) Nay (0) Abstain (0)

ADJOURNMENT

Christina Muryn
Mayor

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