

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT May 13, 2021

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Dan DeArment
Dan Clinger

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

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, May 13, 2021 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-02-2021 filed by the City Mission of Findlay to vacate the first north/south alleyway west of the railroad tracks between W. Main Cross Street and W. Front Street.

CPC STAFF

General Information

This request is to vacate the first north/south alleyway west of the railroad tracks, between W. Main Cross Street and W. Front Street. On the east side of the alley is zoned C-3 Downtown Commercial. On the west side of the alley is zoned C-3 Downtown Commercial and R-3 Small Lot Residential. The north entrance to the alley has a few feet within the 100-year flood plain, but the majority is not. The City of Findlay Land Use Plan designates the area on the east as Downtown and Single-Family Small Lot to the west.

Parcel History

The City Mission owns all the parcels on either side of the alley.

Staff Analysis

The applicant owns all the property that surrounds this alley. They made the request to vacate so that they could combine all their parcels into one piece.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2021 vacate the first north/south alleyway, west of the railroad tracks between W. Main Cross Street and W. Front Street..

ENGINEERING

No Comment

FIRE PREVENTION

Alley/Driveway must be maintained to allow access to emergency vehicles.

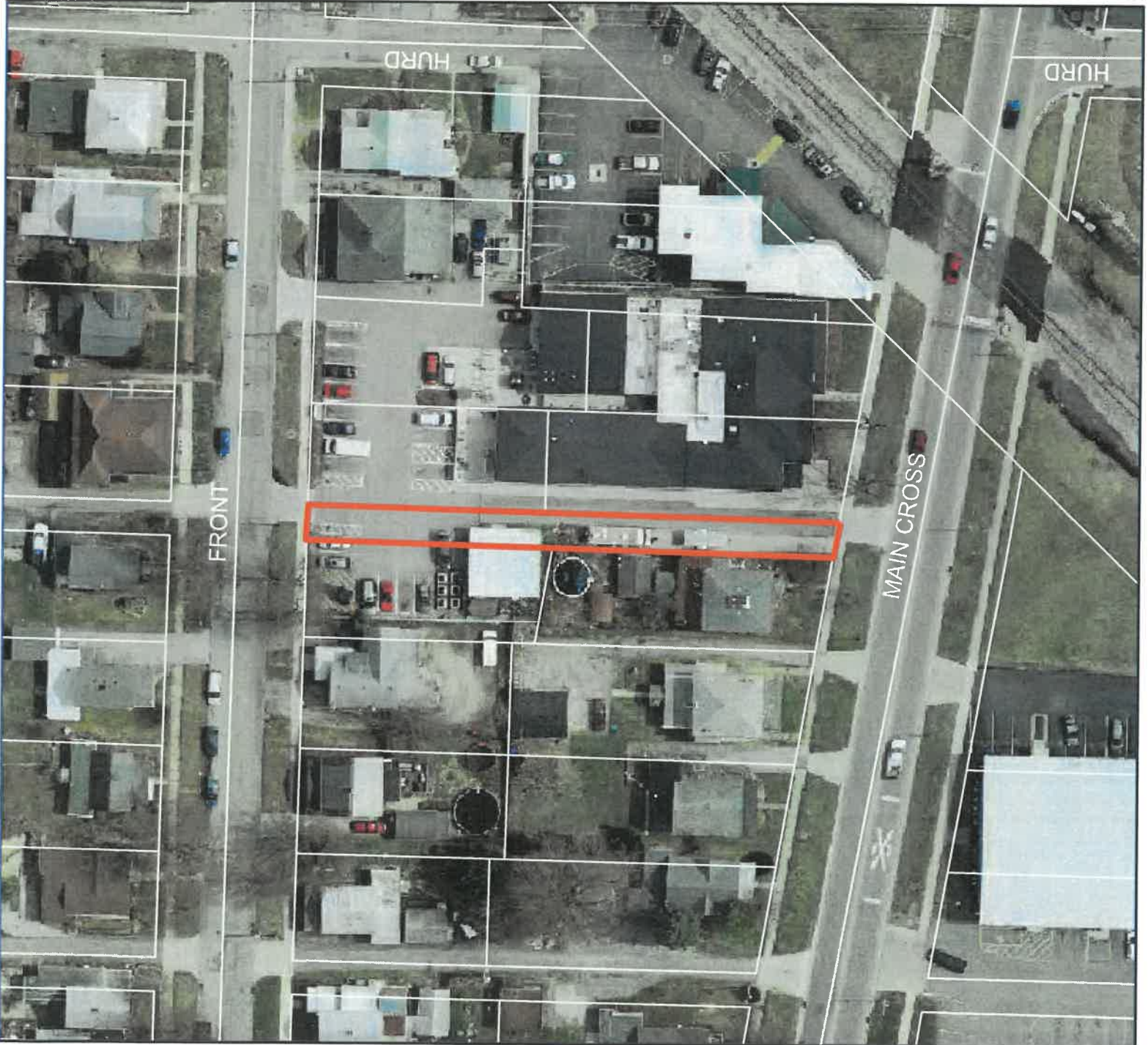
RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of #AV-02-2021 to vacate the first north/south alleyway, west of the railroad tracks between W. Main Cross Street and W. Front Street.

AV-02-2021 ALLEY/STREET

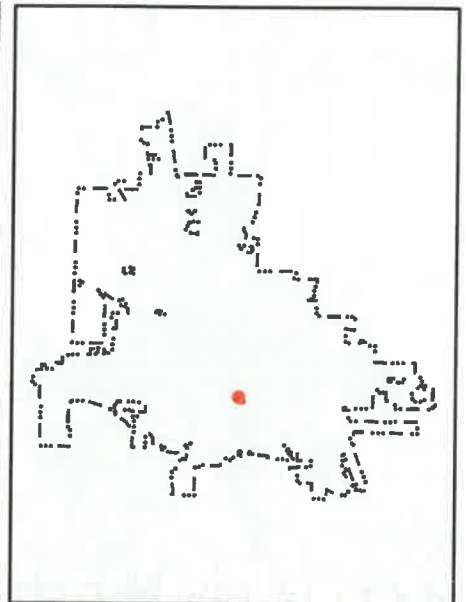
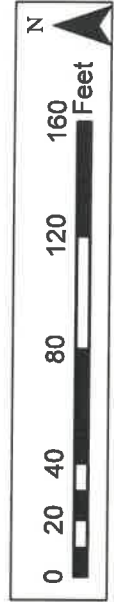
VACATION PETITION

filed by the City Mission of Findlay to vacate the first north/south alleyway west of the railroad tracks between W. Main Cross Street & W. Front Street



Legend

- AV-02-2021
- Findlay City Boundary
- Road Centerline
- Parcels



2. ALLEY/STREET VACATION PETITION #AV-03-2021 filed by Casto Findlay 1, LLC, 250 Civic Center Drive, Suite 500, Columbus, Ohio, to vacate the first north/south alleyway west Londonderry Street and south of Tiffin Avenue.

CPC STAFF

General Information

This request is to vacate the first north/south alleyway west of Londonderry Drive, and south of Tiffin Avenue.

Staff Analysis

This alley has served as an entrance to a number of businesses located on the west side of the right-of-way. The applicant, Casto Findlay 1, was on the CPC agenda last month for a site plan for the lot on the northeast portion of the alley (SP-11-2021). After discussions with former City Engineer, Brian Thomas, it was suggested the best option was to have the surrounding properties file for a vacation. All the surrounding property owners have signed the agreement to vacate the right-of-way.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2021 to vacate the first north/south alleyway west Londonderry Street and south of Tiffin Avenue.

ENGINEERING

No Comment

FIRE PREVENTION

Alley/Driveway must be maintained to allow access to emergency vehicles.

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of #AV-03-2021 to vacate the first north/south alleyway west Londonderry Street and south of Tiffin Avenue.

AV-03-2021

ALLEY/STREET

VACATION PETITION

filed by filed by Casto Findlay 1, LLC, 250 Civic Center Drive, Suite 500, Columbus, Ohio, to vacate the first north/south alleyway west Londonderry Street and south of Tiffin Avenue

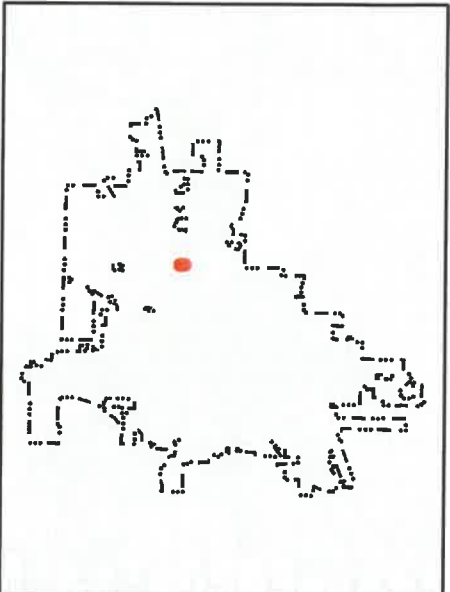
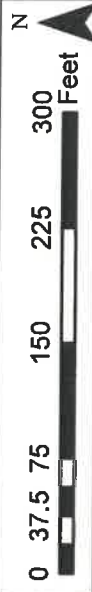
Legend

AV-03-2021

Findlay City Boundary

Road Centerline

Parcels



3. PETITION FOR ZONING AMENDMENT #ZA-03-2021 filed by William Buck, 111 Joshua Road, McComb, Ohio, to rezone lots 6192-6194 of Madison Avenue from R-3 Small Lot Residential to C-1 Local Commercial.

CPC STAFF

General Information

This request is located on the north side of Madison Avenue, east of Bolton Street, and west of Morse Avenue. It is zoned R-3 Small Lot Residential. The parcel directly to the east is MH-Mobile Home. To the north and west, is R-3 Small Lot Residential. To the south is mostly 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

According to the Auditor, these parcels have had the same owner for over 20 years. Currently, the lots are used as additional parking and day-to-day business needs for Decker's Hauling LLC at 501 Madison Avenue.

Staff Analysis

The site has been vacant. Tenants at 501 Madison Avenue have periodically parked vehicles and used the lots as part of their business operations. These parcels have always had residential zoning. During our most recent zoning map update last year, the parcels remained as R-3 Small Lot Residential.

501 Madison Avenue was located in the Trenton Avenue Overlay District when it existed; however, the parcels for review today were not. Madison Avenue historically had been the dividing line between commercial activity and the residential neighborhoods to the north.

The applicant indicated on their application that the reason they were requesting the change in zoning was to allow for the use of a parking lot for 501 Madison Avenue. The change in zoning alone, however, would not be sufficient to bringing the current use of the site into compliance. If the applicant wishes to use the site as a parking lot for the business, they would need to submit a site plan to Planning Commission to ensure that it becomes paved, and meets all standards regarding site design, drainage, and screening requirements.

Staff has concerns whether a parking lot or other C-1 uses would be appropriate for the neighborhood.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

ZA-03-2021

PETITION FOR ZONING AMENDMENT

filed by William Buck,
111 Joshua Road,
McComb, Ohio,
to rezone lots 6192-6194 of
Madison Avenue from R-3
Small Lot Residential to
C-1 Local Commercial

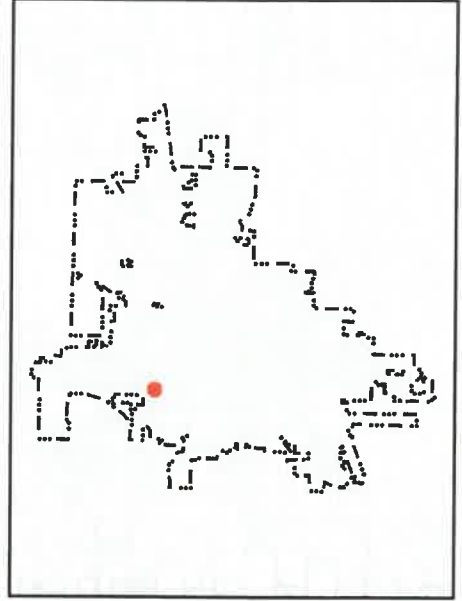
Legend

ZA-03-2021

Findlay City Boundary

Road Centerline

Parcels



ZA-03-2021

PETITION FOR ZONING AMENDMENT

filed by William Buck,
111 Joshua Road,
McComb, Ohio,
to rezone lots 6192-6194 of
Madison Avenue from R-3
Small Lot Residential to
C-1 Local Commercial

Legend

ZA-03-2021

Findlay City Boundary

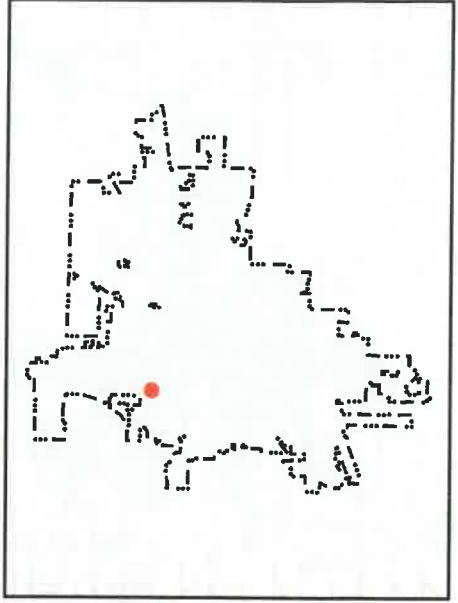
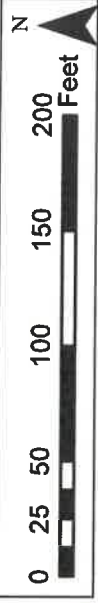
Road Centerline

Zoning

C2

R3

MH









4. APPLICATION FOR CONDITIONAL USE #CU-04-2021 filed by Michael Dudash, 1625 S. Main Street, Findlay, to create a bed & breakfast at 1625 S. Main Street.

CPC STAFF

General Information

This request is located on the east side of Main Street, north of Fairlawn Place, south of 7th Street. It is zoned R-2 Medium Lot Residential. The surrounding neighborhood is entirely R-2 Single-Family. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot. Staff has no record of any duplexes in the neighborhood.

Parcel History

This has been a single-family residential home. The applicant, Mr. Dudash, purchased the home in February 2021.

Staff Analysis

The applicant would like to list the home as an Airbnb. The applicant lives in the home, but would have the additional two rooms available for rental. A bedroom would meet the definition of a living unit for a bed & breakfast. The total living space in the home is 2,212 square feet, which is above the minimum 1,500 square feet for a two-story residential home.

The compatibility with the surrounding neighborhood and the availability of usable parking are staff's main concerns about the proposed use. At the widest point, the driveway is only 9.5 feet wide, so getting cars in and out of the site would be an issue. The code requires two parking spots for a dwelling in the R-2 Medium Lot Residential district. The bed & breakfast requirements also state that there must be one parking space per living unit. This means that the site would need to provide four (4) total parking spaces. The driveway width makes this unfeasible. This would not allow cars to maneuver in and out of the site as needed.

Staff Recommendation

CPC Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-04-2021 filed by Michael Dudash, 1625 S. Main Street, Findlay, to create a bed & breakfast at 1625 S. Main Street due to the parking layout.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-04-2021 filed by Michael Dudash, 1625 S. Main Street, Findlay, to create a bed & breakfast at 1625 S. Main Street due to the parking layout.**

CU-04-2021

APPLICATION FOR CONDITIONAL USE

filed by Michael Dudash,
1625 S. Main Street, Findlay,
to create a bed & breakfast at
1625 S. Main Street.

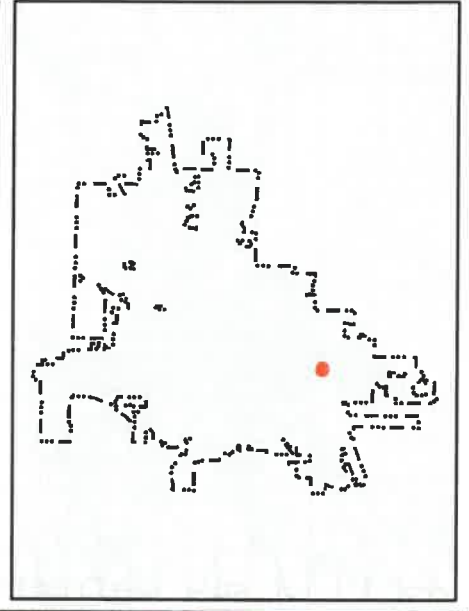
Legend

CU-04-2021

Findlay City Boundary

Road Centerline

Parcels





5. APPLICATION FOR CONDITIONAL USE #CU-05-2021 filed by Hazelton Brother's LLC, to open a bar/grille restaurant at 335 Walnut Street.

CPC STAFF

General Information

This request is located on the south side of Walnut Street, and east of Factory Street. It is zoned C-1 Local Commercial. To the east, there is a parcel of C-2 commercial, with a mix of R-3 Small Lot Residential and C-1 Local Commercial. To the north is a mix of C-2 General Commercial and I-1 Light Industrial. To the south is R-3 Small Lot Residential. To the west is a mix of R-3 Small Lot Residential and C-1 Local 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

Previously, the site was the location of the Walnut Saloon.

Staff Analysis

The applicant is looking to reopen a bar/grille restaurant at the location. The Walnut Saloon had operated on the site as a non-conforming use. The use has been discontinued for just over two years. To reopen a restaurant on the site, they are seeking the conditional use.

The building is 2,240 square feet, which is under the maximum 2,500 square feet for a bar/grille conditional use. The outdoor patio is enclosed by a privacy fence, and is beyond the minimum seventy-five feet (75') distance from the residential district to the south.

If approved, the applicant understands that if there are legitimate complaints regarding the operation that the permit can be revoked.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-05-2021 filed by Hazelton Brother's LLC, to open a bar/grille restaurant at 335 Walnut Street.**

ENGINEERING

No Comment

FIRE PREVENTION

Applicant should ensure proper permitting is filed with Wood County Building Department.

RECOMMENDATION

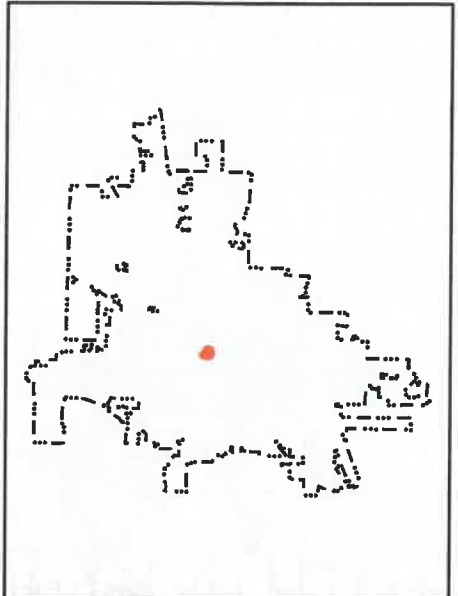
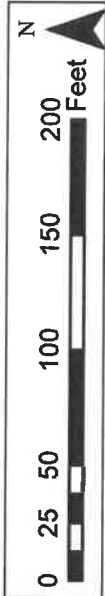
CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-05-2021 filed by Hazelton Brother's LLC, to open a bar/grille restaurant at 335 Walnut Street.**

CU-05-2021
APPLICATION FOR
CONDITIONAL USE
filed by Hazelton
Brother's LLC,
to open a bar/grille restaurant
at 335 Walnut Street.



Legend

- CU-05-2021
- Findlay City Boundary
- Road Centerline
- Parcels



CU-05-2021

APPLICATION FOR CONDITIONAL USE

filed by Hazelton
Brother's LLC,
to open a bar/grille restaurant
at 335 Walnut Street.

Legend

CU-05-2021

Findlay City Boundary

Road Centerline

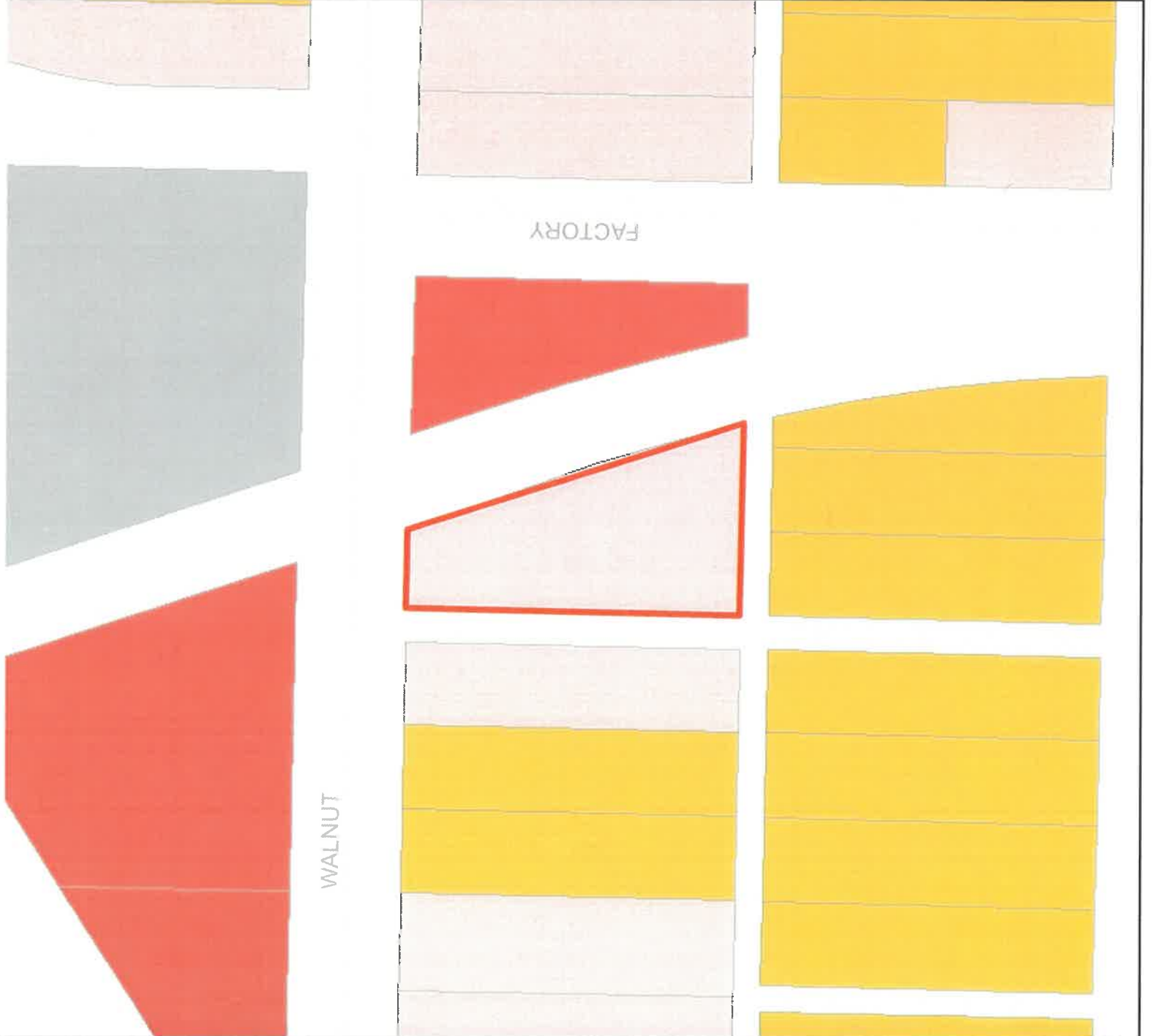
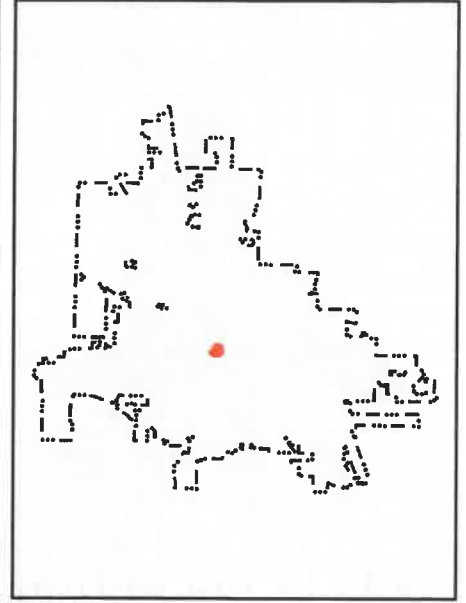
Zoning

C1

C2

I1

R3



6. APPLICATION FOR CONDITIONAL USE #CU-06-2021 filed by TuckRein LLC, to operate a duplex at 114 W. Lincoln Street.

CPC STAFF

General Information

This request is located on the north side of W. Lincoln Street, east of Cory Street, and west of S. Main Street. It is zoned C-3 Downtown Commercial. C-3 Downtown Commercial mostly surrounds the parcel, but there is R-3 Small Lot Residential to the southwest. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

This location has been a duplex for a number of years.

Staff Analysis

This duplex has been in operation a number of years. The applicant needs the conditional use to comply with the zoning regulations.

In the C-3 District, there are no parking requirements. This site does have two one-car garages (one for each unit). As stated in the zoning code, "Residential in all other areas (not located on Main Street) zoned C-3 shall be evaluated for appropriateness at the discretion of the City Planning Commission.

If approved, the applicant understands that if there are legitimate complaints regarding the operation that the permit can be revoked.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-06-2021 to operate a duplex at 114 W. Lincoln Street.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-06-2021 to operate a duplex at 114 W. Lincoln Street.**

CU-06-2021

APPLICATION FOR
CONDITIONAL USE
filed by TuckRein LLC,
to operate a duplex at
114 W. Lincoln Street.

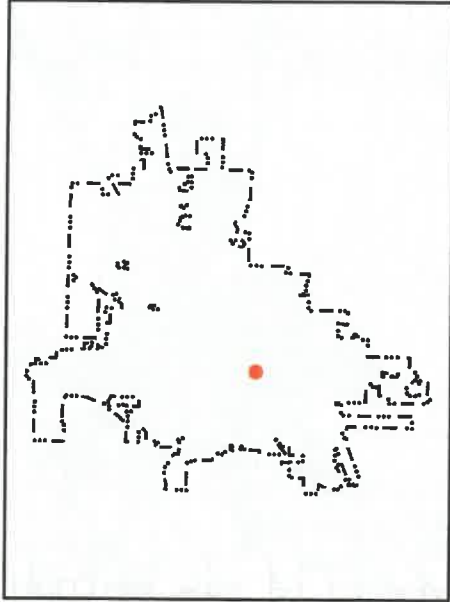
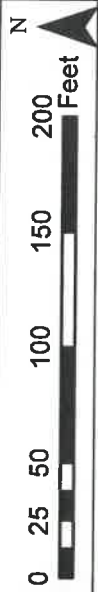
Legend

CU-06-2021

Findlay City Boundary

Road Centerline

Parcels



CU-06-2021

APPLICATION FOR
CONDITIONAL USE
filed by TuckRein LLC,
to operate a duplex at
114 W. Lincoln Street.

Legend

CU-06-2021

Findlay City Boundary

Road Centerline

Zoning20_1

C2

C3

R3

