

**Committee Members:**

- Grant Russel, at large – Committee Chair
- Dennis Hellmann, Ward 2
- Tom Shindledecker, at-large
- Jim Slough, Ward 4
- Beth Warnecke, Ward 3

**Staff:**

- Matt Cordonnier, HRPC Director
- Jacob Mercer, HRPC
- Erik Adkins, Findlay Zoning
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**Meeting Start Time:** 12:00 PM**Meeting End Time:** 12:28 PM**Guests:**

- Fred Ziegman – Applicant Item #1
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## Agenda:

### Call to Order

### Roll Call

- Dennis Hellmann was unable to attend

### New Items

1. 812 Tiffin Ave. Rezone to C-1 from R-3
  - City Planning Commission approved this request
    - Some discussion about relying on the car parts store for access to the parking
  - Was previously zoned commercial (C-2) but got changed to residential during the recent zoning map update
  - Property has very good parking for its location making it attractive as a commercial property.
  - The owner desires to market the property for commercial use
    - The rezone would create a non-conforming use
    - HRPC expressed no concerns with such a short-term non-conforming use and supports the rezone stating that C-1 is more appropriate zoning for this property compared with C-2
  - MOTION: recommend approval as requested (Slough / Shindledecker)
    - Motion approved 4-0
  
2. Coventry Dr. Alley Vacation
  - City Planning Commission approved this request
  - The alley is unimproved
  - Russel asked why the request does not vacate the entire alley
    - Cordonnier said that one property owner refused to sign the vacation request. As a result, the vacation request stops at the edge of that persons property
  - MOTION: recommend approval as requested (Slough / Russel)
    - Motion approved 4-0

3. Deer Ridge Mobile Home Park rezone to M-2 & I-1 from MH
  - City Planning Commission approved this request
  - The proposed project will add a north-south road that will almost create a loop with Breckenridge to offer another access to the Blanchard Station development
    - One property remains to be developed that will complete the loop
  - Warnecke asked how this request made the zoning more in harmony with the area
    - Mercer said property to the east is zoned industrial and that there is multi-family housing surrounding the mobile home part on the south and west
  - Shindlecker expressed concerns about more housing in north that would place more students in Jacobs School
    - Russel said that this request lowers the density of housing for these properties
    - Cordonnier said that this area attracts development because of its proximity to Tall Timbers
  - Motion: recommend approval as requested (Slough / Warnecke)
    - Motion approved 4-0
  
4. Madison Avenue Rezone (tabled)
  - Item remained tabled but HRPC stated that it is most likely dead
  - Regional Planning Commission is expected to drop this case next month

**Adjournment**

- Meeting adjourned at 12:28 pm

*Grant C. Russel*

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Grant Russel, Planning & Zoning Committee Chair

**COMMITTEE REPORT**

**THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from James Holtgreven, Holt-Hammer Ventures LLC to rezone 812 Tiffin Avenue from R3 Small Lot Residential to C1 Local Commercial.

We recommend

*APPROVE AS ~~COMMITTEE~~ REQUESTED*

**PUBLIC HEARING:**

Aye  Nay *Grant Russel*  
Grant Russel, Chairman

Aye  Nay *ABSENT*  
Dennis Hellmann

Aye  Nay *Tom Shindlecker* *SECOND MOTION*  
Tom Shindlecker

Aye  Nay *James Slough* *MOTION*  
James Slough

Aye  Nay *Beth Warnecke*  
Beth Warnecke

**PLANNING & ZONING COMMITTEE**

LEGISLATION: \_\_\_\_\_

DATED: August 12, 2021

**COMMITTEE REPORT**

**THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Carl Hayslett to vacate the east-west alley from Lilac Lane to the west lot line of Lot 24 in the Old Orchard 4<sup>th</sup> Addition bounded between Lots 19-24 in the Old Orchard 4<sup>th</sup> Addition, and Lots 4023-4033 in the Chamberlin Hill Addition.

We recommend

*Approval as REQUESTED*

**PUBLIC HEARING:**

Aye  Nay *Grant Russel* *SECOND*  
Grant Russel, Chairman

Aye  Nay *ABSENT*  
Dennis Hellmann

**PLANNING & ZONING COMMITTEE**

Aye  Nay *Tom Shindlecker*  
Tom Shindlecker

**LEGISLATION:** \_\_\_\_\_

Aye  Nay *James Slough* *M 05/10r*  
James Slough

**DATED:** August 12, 2021

Aye  Nay *Beth Warnecke*  
Beth Warnecke

**COMMITTEE REPORT**

**THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Van Horn, Hoover & Associates, Inc. on behalf of property owner Hugo Noort to rezone the remaining land in the Deer Ridge Mobile Home Park from Mobile Home (MH) District to M-2 Multi-Family High Density with the northeast corner of 9.66 acres being zoned I-1 Light Industrial.

We recommend

*APPROVE AS REQUESTED*

**PUBLIC HEARING:**

Aye  Nay *Grant Russel*  
Grant Russel, Chairman

Aye  Nay *ABSENT*  
Dennis Hellmann

**PLANNING & ZONING COMMITTEE**

**LEGISLATION:** \_\_\_\_\_

Aye  Nay *Tom Shindlecker*  
Tom Shindlecker

**DATED: August 12, 2021**

Aye  Nay *Jim P. Slough* *MOTION*  
James Slough

Aye  Nay *Beth Warnecke* *SECRET*  
Beth Warnecke

# COMMITTEE REPORT

## THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Brian Buck on behalf of his father William Buck to rezone Madison Avenue Lot 6192, 6193, 6194 from R3 Single Family High Density to C1 Local Commercial District. This request was previously discussed during the May 13, 2021 PLANNING & ZONING COMMITTEE meeting where it was tabled.

We recommend

*Remains Tabled.*

### PUBLIC HEARING:

Aye  Nay \_\_\_\_\_  
Grant Russel, Chairman

Aye  Nay \_\_\_\_\_  
Dennis Hellmann

Aye  Nay \_\_\_\_\_  
Tom Shindledecker

Aye  Nay \_\_\_\_\_  
James Slough

Aye  Nay \_\_\_\_\_  
Beth Warnecke

**PLANNING & ZONING COMMITTEE**

**LEGISLATION:** \_\_\_\_\_

**DATED:** *August 12*  
~~June 10~~, 2021