

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, August 12, 2021 – 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: Rob Martin
Jackie Schroeder
Dan Clinger
Dan DeArment

STAFF ATTENDING: Matt Cordonnier, HRPC Director
Jacob Mercer, Planner
Jeremy Kalb, PE, City Engineer
Kevin Shenise, Fire Department

GUESTS:

CALL TO ORDER

ROLL CALL

The following members were present:

Rob Martin
Jackie Schroeder
Dan DeArment
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of the July 8, 2021 meeting. Dan Clinger seconded. Motion carried 4-0-0.

NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-05-2021 filed by the Carl Heyslett to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.**

CPC STAFF

General Information

This request is to vacate the first east/west alleyway west of the Lilac Lane, between Coventry Drive and Yates Avenue. This area is zoned R-2 Medium Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area on the north side as Single Family Medium Lots and the south side as Single Family Large Lots.

Staff Analysis

This is an unimproved alleyway between the Coventry Drive and Yates Avenue. The width of the right-of-way is sixteen feet. Most of the homes along Yates Avenue have fences that stop at the right-of-way line. The homes along Coventry drive mostly do not have fences and end up maintaining the grass.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment.

RECOMMENDATION

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.

DISCUSSION

Jacob Mercer clarified that the length of the vacation only extended include the neighbors who signed the vacation petition. There is a north-south alleyway to the west of the highlighted vacation was originally proposed as the endpoint. One of the neighbors, however, did not sign the petition.

Mr. DeArment asked what would be the benefit of not requesting the vacation. Matt Cordonnier explained that the neighbor was unsure about the intent of the request.

MOTION

Dan Clinger made a motion to recommend that **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.**

2nd: Jackie Schroeder

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

2. APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin 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 Tiffin Avenue between Central Avenue and Carnahan Avenue. It is zoned R-3 Small Lot Residential. To the east is zoned C-2 General Commercial. To the north is zoned R-3 Small Lot Residential. There is a mix of R-3 Small Lot Residential, C-1 Local Commercial and C-2 General Commercial along Tiffin Avenue. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates this parcel as Single Family Small Lot.

Parcel History

This is currently the site is currently a residential property.

Staff Analysis

The site is currently a rental residential property. There is a large parking area behind the home that could accommodate at least seven parking spots

During the latest zoning map update, the zoning was changed from C-2 General Commercial to R-3 Small Lot Residential. This was done in an effort to match the zoning with the existing use. The applicant would like to list the site as a commercial property.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

DISCUSSION

Fred Ziegman was present on behalf of the applicant. The owner was under the impression that the property was commercial, and that they would like to list the property as a commercial property. The owners think this could be a good property for an insurance company or small office service business.

Rob Martin asked if they would still be able to use the property as a residential unit if they passed the rezoning. Matt Cordonnier confirmed that they could continue the use. The only issue that they could have is during the sale, the bank may check to confirm zoning, which Regional Planning would note they are legal, non-conforming.

Dan Clinger noted that he was uneasy about the access to the site. The driveway to the east is not on their property. The neighbor could put up a fence to restrict access and they would only be able to access the site from the east-west alleyway to the north. Dan Clinger asked if a condition for an access agreement would be appropriate. Matt Cordonnier said in this case, it might be difficult for the owner to obtain.

MOTION

Dan DeArment made a motion to **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

2nd: Jackie Schroeder

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

3. APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.

CPC STAFF

General Information

This request is located on the south side of Melrose Avenue, east of the Deer Ridge Mobile Home Park. The parcels are zoned MH Mobile Home. To the north and east is a mix of I-1 Light Industrial and C-2 General Commercial. To the south is zoned R-2 Medium Lot Residential. To the west is MH Mobile Home and M-2 Multi-Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PRD Planned Residential Development.

Parcel History

This is currently the site vacant land.

Staff Analysis

This rezoning request is for portions of three parcels in the Deer Ridge subdivision. The remaining vacant land from these lots will be reorganized and split into the proposed three-parcel configuration. The 19.44 acre parcel in the northwest corner would be rezoned from MH Mobile Home to M-2 Multi-Family High Density. The 16.47 acre on the southwest portion would be zoned M-2 as well and would contain a detention pond to help accommodate the development. The northeast 9.66 acre parcel would be rezoned from MH Mobile Home to I-1 Light Industrial. Plans show road will be dedicated that will extend access to the site from Melrose Avenue.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**

DISCUSSION

Dan Stone was present on behalf of the applicant.

Dan Clinger noted that he thought it was an improvement to see the area rezoned to M-2; however, he was not sure he was comfortable with the I-1 zoning in the northwest corner. Dan Stone noted that the industrial rezoning was driving the development. He provided some drawings of some example units that the storage facility have built in similar developments. They are not the traditional look of a storage unit, but looks more like an office space. It would be a gated facility so it would be a secure site.

Dan Clinger asked about the interior of the site. Dan Stone confirmed the preliminary plan was to allow future units to be constructed in the interior of the site. Dan Stone noted that this will likely be a phased project. Dan Clinger asked if the interior units would be the more traditional look. Dan Stone said yes, but these units would be blocked from the street view.

They are working with AEP to figure out a power station location on the site. There is a drainage ditch on the east side of the site, and runoff would flow to the proposed detention area in the southeast corner.

Matt Cordonnier noted to the Commission that one of the benefits of the layout would be the extension of a roadway to Melrose Avenue. It was labelled “Lakota Drive” and that it would extend from Melrose Avenue, south through the site and connecting to the existing drives in the mobile home development, and go to the property line. Jackie Schroeder asked if this would be a public roadway, which Dan Stone confirmed.

Dan Clinger asked about making a condition on the rezoning, that the light industrial is what we see today. Matt Cordonnier said that for a rezoning, they cannot make conditions. It will come back with the site plan to get approval, and at that point they can make conditions on additional screening and buffering of the site.

MOTION

Dan Clinger made a motion to approval of **APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2**

Multi-Family High Density, and I-1 Light Industrial.

2nd: Dan DeArment

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) filed by Andy Clouse, 800 W Bigelow Avenue, Findlay for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.

CPC STAFF

This request is located on the north side of W Bigelow Avenue east of Interstate 75. It is zoned R-1 One Family in Liberty Township. To the north, west and east is also zoned R-1 in the Township. To the south is zoned RM-1 Multiple Family in the Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

This is currently the site of Hillcrest Golf Course.

Staff Analysis

This project is located in Liberty Township and will therefore fall under their zoning requirements and permitting process for construction. The City will only issue permits for utilities.

The applicant is proposing to construct a 110' x 224' multi-use building on a portion of the golf course land. The proposed building has shifted to south of the existing parking lot, east of the apartment complex. The location will cause an existing tee box and the golf cart path to shift east. The parking lot will remain unchanged.

The building will house four 30'x 60' volleyball courts, a concession area, restrooms, and a storage room. There are overhead doors on the east, north and south walls of the building. All the overhead doors are 16' x 16'. The plans show restrooms, an office, a concession area, utility room along the south wall. The storage area would be located along the east side of the building. The rest would be open to the volleyball courts.

Because the structure sits within the golf course property, setbacks are not an issue. The height at the roof peak is 34'-2".

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.**

ENGINEERING

Access –

The proposed building will be accessed by the existing drive and parking lot off of W. Bigelow Ave.

Water Service –

The proposed water services will connect to the existing 6” waterline that is to the west of the site. The proposed plans are showing a 6” fire line and 1.5” water service.

Sanitary Service –

The proposed sanitary service will connect to the existing 8” sanitary sewer.

Stormwater Management –

The site is not located within the City Limits so the applicant does not need to comply with the City of Findlay Standards. The consultant did supply information on the existing drainage system and how the proposed runoff is going to be addressed.

MS4 Requirements –

The site is not located within the City Limits so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. The applicant will still need to comply with all OEPA requirements for a construction project.

Recommendations:

Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit
- Waterline Tap Permit x 2

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.**

DISCUSSION

Dan Stone was present on behalf of the applicant. He noted that the final location will not what was presented today. The site is located in Liberty Township, and the Township Trustees already indicated the proposed location is too close to the existing residential use. The layout will not change too drastically though. The location of the building would twist northeast and rotated away from the road. The parking lot will lose a few parking spaces. Dan requested that the Commission approve this proposal, as a worst-case scenario, knowing that the location will shift by the final draft.

Dan Clinger noted that he was out at the golf course and the parking lot was full. Dan Stone said that these would not be competing uses, and that the parking should not be an issue.

The proposed parking and building would tie in to existing drainage on the site. The pond on the site was installed for the overpass construction, and there is little water going into it. This development will fill it in better and make it wet. By adding this development, he may add some detention to accommodate the fairway and green.

MOTION

Dan Clinger made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue with the condition of staff approval.**

2nd: Rob Martin

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

5. APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.

CPC STAFF

General Information

This request is located at the intersection of N. Main Street and Walnut Street. It is zoned C-2 General Commercial. Along Main Street is also zoned C-2. To the east is zoned R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

This is currently the site of Archie's Drive In restaurant.

Staff Analysis

The applicant is proposing to construct two additional parking lots on the site. The parking lot to the south is a mixture of crumbling cement and stone. This would be paved and striped to allow for an additional twenty cars. The new lot to the east of the alleyway is currently stone. This would be paved and striped to allow for an additional nine cars.

With the way the existing stacking comes in off the alleyway, it is a tight turn into the alleyway. The alleyway currently is only twenty feet (20') wide. They have requested to expand the alleyway opening an additional twenty-six feet (26') to accommodate better access into the site.

The additional parking will help alleviate some of the issues of the stacking blocking the existing parking spots on the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.**

ENGINEERING

Access –

The proposed plans the existing alley to be extended to the east roughly 26’ to allow for a longer drop. As part of the drive extension the sidewalk will need to be upgraded to 6” thick to match the drive.

Water Service –

The plans do not propose any additional waterline work.

Sanitary Service –

The plans do not propose any additional sewer work.

Stormwater Management –

Since there is no increase in impervious area, no additional retention is required.

MS4 Requirements –

The site will be disturbing less than one (1) acre so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan.

The following permits may be required prior to construction:

- Driveway/Curb Cut Permit x 1 (26LF)
- Sidewalk Permit (as needed) x 1

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie’s Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.**

DISCUSSION

Matt Cordonnier noted that staff was in discussion with the applicant about looking at alternatives for the stacking for the drive-thru. Jeremy Kalb said that he was also in the discussion and that they would propose a different curb cut off Main Street to allow the stacking to come into the drive-thru to enter from there rather than the alleyway off Walnut.

Todd Jenkins, from Peterman Associates, and the owner, Ben Miller, were present. Mr. Jenkins noted that the reason the layout was proposed was to allow for a greater turning radius and allow people to access the parking. The worry about the Main Street configuration was it could block the proposed new parking. Matt Cordonnier asked if the parking on the lot to the south could be shifted to the south side to allow the drive-thru traffic to be located nearer to the building.

Dan Clinger asked if the applicant's proposed layout would increase the stacking. Mr. Jenkins confirmed it would not, but would allow traffic to move around the stacked cars. Mr. Clinger noted that he liked staff's proposed layout with the parking shifting south and using Main Street to start the stacking. He also noted that the paving would be fairly flat, and worried about drainage on the site.

Mr. Clinger asked what the relationship was like with the neighbor to the south and if they utilized the alleyway near the stacking. Mr. Miller confirmed that the neighbor did deliveries out of the alleyway, but they used the Main Street alleyway primarily. They have an unwritten agreement to allow the neighbor to drive through the Archie's lot to get to the parking on the north side of their property.

Mr. Miller was worried that if they moved the stacking from Walnut to Main Street, it would back up traffic on Main Street. He thought it would be safer to have the stacking back up onto Walnut instead.

Dan DeArment noted that if you close the Main Street curb cut and moved it south, you could do a better seating area in front of the building. Mr. Miller said he would be open to doing that if they have the curb cut to the south. The goal of the site layout was to improve the situation, and they were unsure there was a perfect solution. Jeremy Kalb said that if they got a new curb cut on Main Street, he would like to see the furthest west curb cut on Walnut removed. He would like to see some information about stacking during the peak hours.

Dan Clinger asked if we could see a revised plan. Matt Cordonnier said that he viewed it as we are approving this current plan, but staff could approve the new plans administratively.

MOTION

Dan DeArment made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street** with the condition:

- **Allow for a new curb cut on Main Street on the southern lot, while closing the existing Main Street curb cut**

2nd: Rob Martin

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

6. APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9,180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.

CPC STAFF

General Information

This request is located at the intersection of County Road 236 and State Route 12. It is zoned R-1 Large Lot Residential. To the east is zoned C-1 Local Commercial. To the east is Marion

Township. 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 is currently the site of Parkview Church.

Staff Analysis

Parkview Church is proposing a 9,180 square foot multi-purpose building to the east of the existing church. This building would house a multi-purpose gym space, seven classrooms, food prep room, lobby, and restrooms. The building would be constructed in the existing parking area. Even after construction, it would have 202 spaces for parking, which is more than the required 126 spaces. The new building would not encroach on any of the setbacks. The height is below the forty-foot maximum.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9,180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

ENGINEERING

Access –

The site will utilize the existing drive and parking lot to get access to the proposed building.

Water Service –

The proposed plans show a 1” waterline to be extended off the existing water service line.

Sanitary Service –

The proposed plans show a sanitary sewer service to be extended off the existing sewer line.

Stormwater Management –

Detention will be provided by the existing pond that is located along SR12. Since there is no increase in impervious area, additional detention is not required.

MS4 Requirements –

The disturbed area is less than 1 acre so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

DISCUSSION

Jack Berry and Dan Stone were present on behalf of the applicant. Dan Clinger asked if the proposed building could be shifted closer to the existing church to allow a bit more room for the driveway. Mr. Berry noted they actually would like to go further away, so that it would not encourage so much traffic going around the site. Dan Clinger asked if the buildings could be connected. Mr. Berry noted they were looking into that possibility, but they were not sure with that at the moment.

Dan Clinger asked about drainage on the site. Dan Stone confirmed the proposed configuration would still allow for the current flow on the site. There is an existing pond on the northwest corner of the site, which would collect the runoff from the new building.

MOTION

Dan Clinger made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

2nd: Jackie Schroeder

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

6. APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.

CPC STAFF**General Information**

This request is located along County Road 99 in the Northwest corner of the Findlay Commerce Park. It is zoned C-2 General Commercial. To the east is C-2 General Commercial. To the south is M-2 Multi-Family, High Density. The land to the west is located outside the corporate boundary in Allen Township. The land directly to the west is currently vacant farmland, and abuts the Woods of Hillcrest subdivision. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

This is currently the site is vacant farmland.

Staff Analysis

Lighthouse Church are proposing to construct a 19,544 square foot building, which would accommodate a four-hundred seat sanctuary church. The access to the site would come from County Road 99. The height of the building would be twenty-six feet five and a half inches (26'5 ½") at the peak. Lighting will only shine on the property.

There would be two parking lots, with one parking lot to the north of the church, and one on the south side. There would be 183 parking spaces provided which is more than the required 174.

The site would have a detention pond constructed on the southwest corner of the site to address drainage. Along the south boundary, mounding has been shown to help screen the site from the condominium association.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.**

ENGINEERING

Access –

The site will be accessed from a new three lane drive off the south side of CR99. The drive will extend to two proposed parking lots that are located on the north and south side of the Phase I building.

Water Service –

The proposed plans show two waterlines being tapped off of the 24” waterline that is located on the south side of CR99. The site will be utilizing a 4” and a 6” tap off the 24” waterline to serve the domestic and fire line.

Sanitary Service –

The proposed plans show a 6-inch lateral to be tapped off the existing 36” sanitary that is located on the south side of CR99.

Stormwater Management –

Detention calculations have been provided as required. The proposed pond is to be located in the southwest corner of the property and will outlet to a ditch located along the south property line..

MS4 Requirements –

The disturbed area is more than 1 acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant has provided a SWPPP plan for the site.

Recommendations:

Approval of the Site Plan

The following permits may be required prior to construction:

- Water Tap Permit x 2
- Sewer Service Connections x 1

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.**

DISCUSSION

Dan Stone was present on behalf of the applicant. Dan Clinger noted the plan indicated a second phase, and asked where it would be located. Dan Stone noted that there is room on the western side to expand the building.

Dan Clinger asked if they had a driveway permit. Dan Stone noted they have already engaged the County Engineer to receive approval for their proposed configuration. Dan Clinger asked if the owners of the proposed Siferd Farms development had been in contact with the church, since Siferd Farms presented at last month's CPC meeting and discussed access onto County Road 99. Dan Stone said they had not, but the access management regulations states they need 495 feet of separation between driveways on major thoroughfares, which they have with the current configuration. He noted that there was discussion last month about a shared drive; however, they did not think that it would be good idea due to these being two different uses. Having residential traffic move through the church parking area, or vice versa, would create issues. The proposed layout at least does not create a hardship on the neighbor.

MOTION

Dan DeArment made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

2nd: Rob Martin

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

8. APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 (Request for Site Plan Revision) filed by Fort Properties LLC, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for Findlay Blasting Inc. storage and office space located on Glessner Avenue.

CPC STAFF

General Information

This site is located on the west side of Glessner Avenue. It is zoned C-2 General Commercial and surrounding parcels on the north, east and south sides are also zoned C-2. To the east is zoned R-3 Single Family Small Lot. The majority of the parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Neighborhood Commercial.

Parcel History

The site was a parking lot for a former night club.

Staff Analysis

At the June 11, 2020 CPC meeting the site plan for the building was approved subject to verification of access easements for the parcel. We did receive deeds and have obtained a drawing from the County Auditor verifying that the 60' wide strip to the south of the applicant's lot is the area described for access. This is the drive going back to the storage units located west of this site.

Because a contractor's office/shop is a Conditional Use, the Commission should have voted to approve the Use as well as the site plan. Thus, the item was brought back before the Commission in July 2020.

At the July 2020 meeting, the recommendation was to approve the Conditional Use subject to the condition that **a minimum screen of a 6' high privacy fence be installed along the common property line between the Fort property and 1101 E Main Cross Street. (Owners may negotiate additional screening if desired).**

The new site plan would like to remove that as a condition. Since the building has been constructed, the Planning Commission can better judge if screening or fencing is appropriate between the businesses. Currently, the spa owner has separated their property with telephone poles on the ground. The detention along the property line between the property and the car repair business at 1113 W. Main Cross Street has been constructed as well. The new site plan shows that there will be three trees planted in the detention area.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

DISCUSSION

Todd Jenkins and Jeff Fort were present for the application. Jeff Fort said that the whole application got off on the wrong foot last year due to the confusion surrounding the business. He noted that this was considered a contractor's office, which then would require a conditional use. With the nature of the business, they do not have any outdoor storage of equipment. The driving reason behind having a fence was their neighbor. They have had other neighbors come over and see the building, and have been impressed about the building's aesthetic. The neighbor to the north put down telephone polls to divide the property. Mr. Fort thought it was inappropriate and arbitrary to have a fence be constructed between two commercial uses.

Todd Jenkins clarified that the building use is office, and to store the blasting equipment in the winter. There is no traffic during the day.

Matt Cordonnier spoke to the conditional use. Without the conditional use, the use of the building would not be allowed in the C-2 district. The only other zoning classification that would allow it would be I-1. Dan DeArment asked if there was any I-1 in the area. Matt noted that the storage units to the west are I-1. The area is a mix of I-1 and C-2.

Dan Clinger asked if they recalled if there was an outdoor storage concern regarding the fence. Jeff Fort noted that there is room for expansion of the building, so there will never be any outdoor storage. Matt Cordonnier noted that outdoor storage is not allowed in C-2, except for specific uses like car dealers.

Rob Martin asked for clarity regarding why a fence was made a condition. Matt Cordonnier noted the neighbor to the north spoke against the project and to alleviate concerns, a fence was the

proposed solution. Now that the building has been constructed, Mr. Fort wanted to have the Planning Commission re-evaluate whether there was a need to have a fence.

Todd Jenkins noted that the rear of the building to the north does not have an aesthetic look and they have a higher volume of traffic. They questioned whether it should be the neighbor's responsibility to construct a fence to restrict access onto their site. Mr. Fort noted that most of the traffic onto the neighbor's property was to cut through to the get to the storage lockers.

Matt Cordonnier clarified that even permitted uses can still have conditions assigned to them. Planning Commission has the ability to require conditions as needed.

The property owner from the north was present. He spoke about traffic concerns during the construction, which was the reason that they put the poles on the ground.

Dan Clinger asked if a green space would be a different option instead of the telephone poles. If the goal is to block the view of the building, landscaping does not truly accomplish this. In terms of breaking up the property line though, it could be an option.

MOTION

Dan DeArment made a motion to **table APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 (Request for Site Plan Revision) filed by Fort Properties LLC, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for Findlay Blasting Inc. storage and office space located on Glessner Avenue.**

2nd: Rob Martin

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

ADJOURNMENT

Christina Muryn
Mayor

Rob Martin
Service Director