

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT September 9, 2021

CITY PLANNING COMMISSION MEMBERS

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

Matt Cordonnier, HRPC Director
Jacob Mercer, 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, September 9, 2021 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

ITEMS TABLED AT THE MAY 13, 2021 MEETING

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.

ITEMS TABLED AT THE AUGUST 12, 2021 MEETING

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.

NEW ITEMS

- 1. APPLICATION FOR PRELIMINARY PLAT #PP-02-2021 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**
- 2. APPLICATION FOR ZONING AMENDMENT #ZA-06-2021 filed by KGD Properties, Ltd and James C. Koehler, to rezone Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park from C-2 General Commercial to M-2 Multi-Family High Density.**
- 3. APPLICATION FOR FINAL PLAT #FP-02-2021 filed by KGD Properties, Ltd and James C. Koehler, to replat Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park.**
- 4. APPLICATION FOR CONDITIONAL USE #CU-07-2021 filed by Wanda Ward to create a bed & breakfast at 1815 Brookside Drive.**
- 5. APPLICATION FOR CONDITIONAL USE #CU-03-2021 (Resubmission) filed by Grace Moore, 220 W. Lima Street, to allow for a hair salon to be located in the carriage house at 220 W. Lima Street.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

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

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR PRELIMINARY PLAT #PP-02-2021 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

CPC STAFF

General Information

This request is in the Tall Timbers 3rd Addition just south of County Road 212. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Industrial.

Staff Analysis

The proposed plat would create three parcels on the site. Parcel 1 would have a cul-de-sac at the end of the stub driveway. The remaining land would be split into two new parcels. On the west side, parcel 2 is a 42.445-acre parcel that is entirely wooded. On the east side, parcel 3 would be 21.360 acres in size. A fifty-foot gas line easement runs diagonally from the northwest corner to the southeast corner of lot 3.

Staff Recommendation

Staff recommends approval of APPLICATION FOR PRELIMINARY PLAT #PP-02-2021 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.

ENGINEERING

No Comment

FIRE PREVENTION

A fire hydrant needs to be added to the cul-de-sac.

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR PRELIMINARY PLAT #PP-02-2021 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio subject to adding a fire hydrant on the cul-de-sac.

PP-02-2021

APPLICATION FOR
PRELIMINARY PLAT
for the Tall Timbers 3rd
Addition Subdivision located
in part of the Northeast 1/4 of
Section 4, Findlay, Ohio.

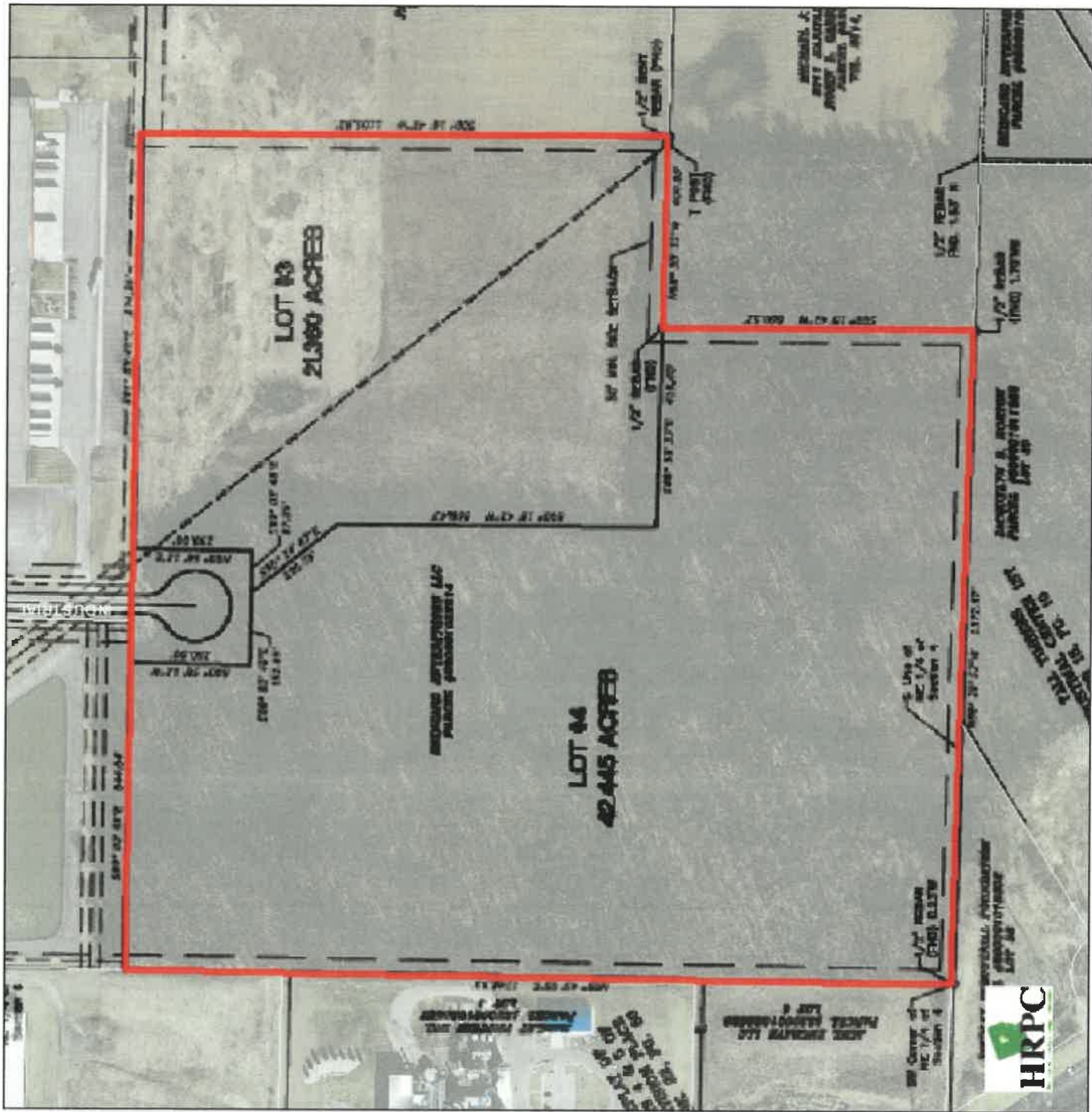
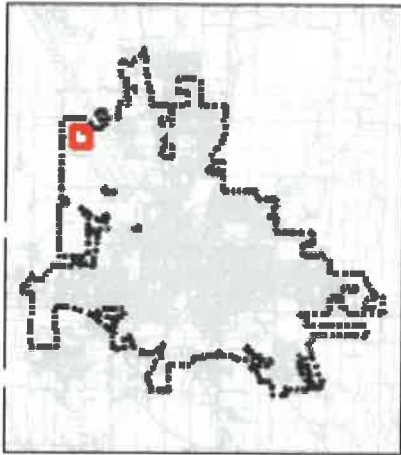
Legend

PP-02-2021

Parcels

Road Centerline

Findlay Locator Map



2. APPLICATION FOR ZONING AMENDMENT #ZA-06-2021 filed by KGD Properties, Ltd and James C. Koehler, to rezone Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park from C-2 General Commercial to M-2 Multi-Family High Density.

CPC STAFF

General Information

This request is located at the southwest corner of the intersection of Technology Drive and County Road 99. It is zoned C-2 General Commercial. To the east is zoned C-2 General Commercial. To the south is zoned 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 site as Neighborhood Commercial.

Parcel History

This site is currently vacant land.

Staff Analysis

The applicant would like to rezone all of these lots as M-2 Multi-Family High Density. This rezoning would be in keeping with the area as much of the land on the west side of Technology Drive has been zoned as M-2.

Staff Recommendation

CPC Staff recommends **approval of #ZA-06-2021 filed by KGD Properties, Ltd and James C. Koehler, to rezone Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park from C-2 General Commercial to M-2 Multi-Family High Density.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-06-2021 filed by KGD Properties, Ltd and James C. Koehler, to rezone Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park from C-2 General Commercial to M-2 Multi-Family High Density.**

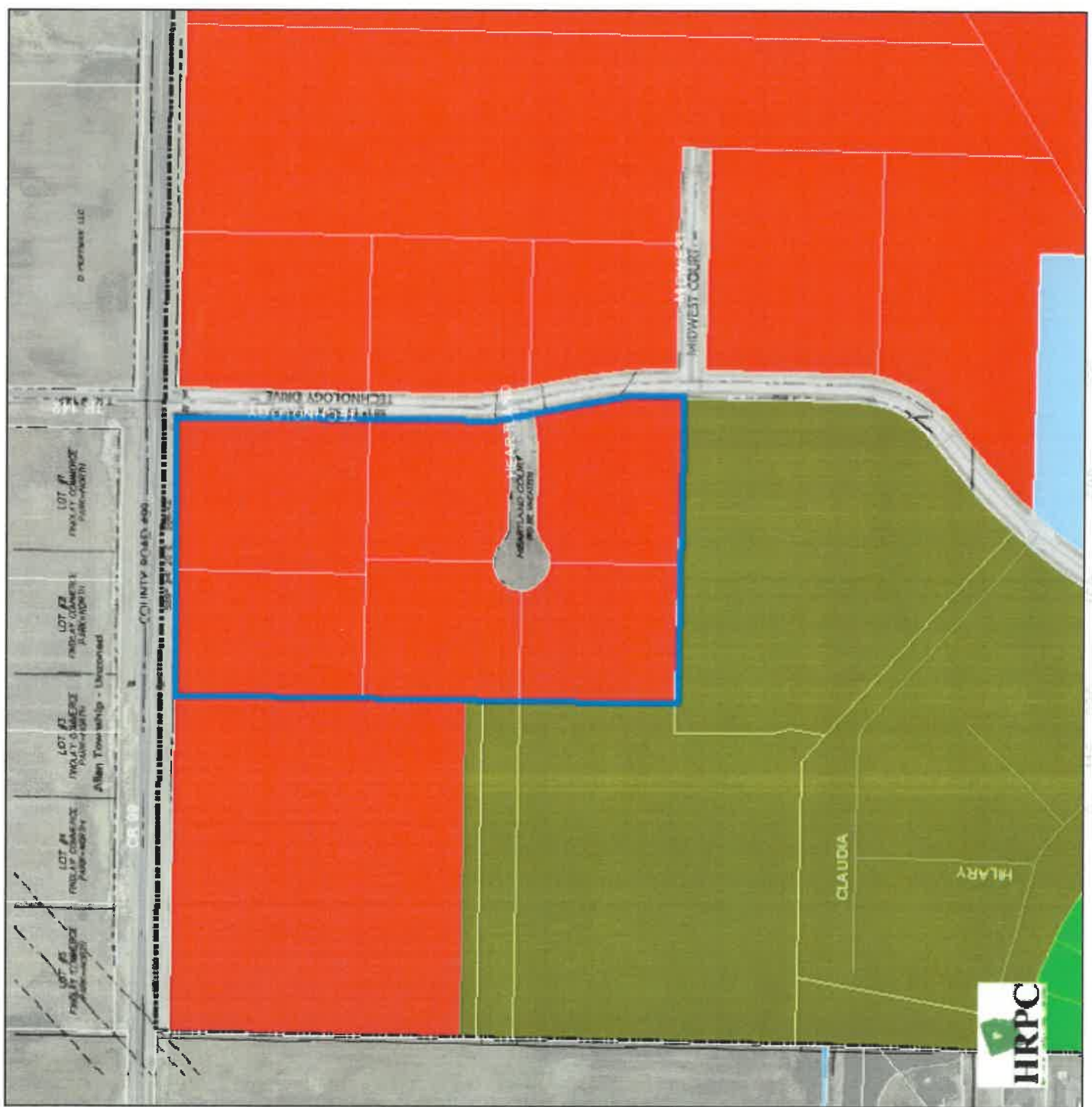
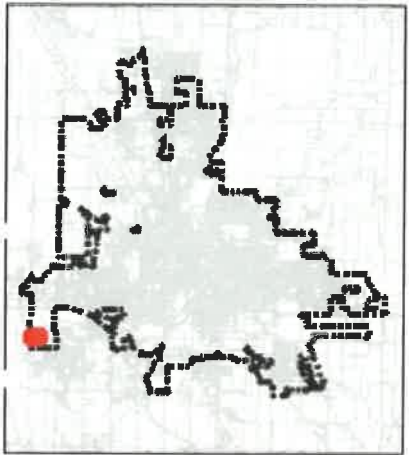
ZA-06-2021

APPLICATION FOR ZONING AMENDMENT
 filed by KGD Properties, Ltd and James C. Koehler,
 to rezone Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park from C-2 General Commercial to M-2 Multi-Family High Density

Legend

- C-2 = Lots 2, 3, 5 & 9**
- Pieces**
- Solid Colorline
 - Light Green: Large Lot Residential, RL-1
 - Yellow: Medium Lot Residential, RL-2
 - Orange: Small Lot Residential, RL-3
 - Dark Green: Duplex/Triplex, RL-4
 - Light Blue: Local Commercial, C-1
 - Red: General Commercial, C-2
 - Light Purple: Downtown Commercial, C-3
 - Light Blue: Office/Institution, O-1
 - Light Grey: Light Industrial, I-1
 - Dark Grey: Heavy Industrial, I-2
 - Blue: Condominium, CO
 - Light Green: Multi-Family, Low Density, M-1
 - Dark Green: Multi-Family, High Density, M-2
 - White with diagonal lines: Parks and Open Space, PO
 - Pink: Mixed-Use, MU

Findlay Locator Map



3. APPLICATION FOR FINAL PLAT #FP-02-2021 filed by KGD Properties, Ltd and James C. Koehler, to replat Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park.

General Information

This request is the same site as ZA-06-2021.

Parcel History

This is currently a vacant site.

Staff Analysis

The applicant is proposing to combine the existing lots herein to create one new lot. They also wish to vacate Heartland Court as part of the replat process.

The replat will take care of creating a unified lot and vacating the current right-of-way on the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2020 for a replat of Lot 1 – Replat of Lots 17 & 18 and Lot 8 & 9 in the North End Commercial Park 2nd Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-02-2021 filed by KGD Properties, Ltd and James C. Koehler, to replat Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park.**

FP-02-2021

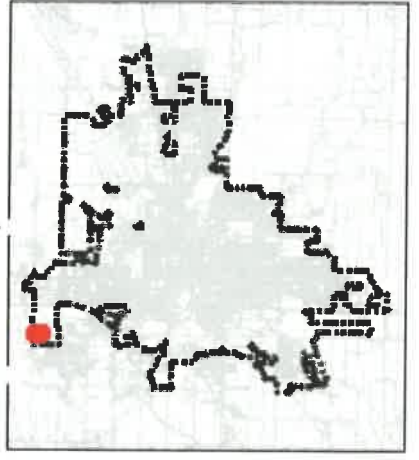
APPLICATION FOR FINAL PLAT

filed by KGD Properties, Ltd and James C. Koehler, to replat Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park.

Legend

- FCP Lots 2, 3, 5, 6, 8, 9
- Parcels
- Road Centerline

Findlay Locator Map



4. APPLICATION FOR CONDITIONAL USE #CU-07-2021 filed by Wanda Ward to create a bed & breakfast at 1815 Brookside Drive.

CPC STAFF

General Information

This request is located on the east side of Brookside Drive north of Redbird Drive. It is zoned R-1 Large Lot Residential. It is surrounded by R-1 Large Lot Residential. To the west is Emory Adams Park, which is zoned PO- Parks and Open Space. 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 is currently a residential home.

Staff Analysis

The site is located in a residential neighborhood in Southeast Findlay. The applicant would like to operate a bed & breakfast at the location. The bed & breakfast would cater as a meeting place for small groups interested in crafts and sewing.

The home has three bedrooms and a total living space of 1440 square feet.

The parking should not be an issue. There is a 2-car garage and the driveway could accommodate more than four cars.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-07-2021 filed by Wanda Ward to create a bed & breakfast at 1815 Brookside Drive.**

ENGINEERING

No Comment

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-07-2021 filed by Wanda Ward to create a bed & breakfast at 1815 Brookside Drive.**

CU-07-2021

APPLICATION FOR CONDITIONAL USE

filed by Wanda Ward to create
a bed & breakfast at
1815 Brookside Drive.

Legend

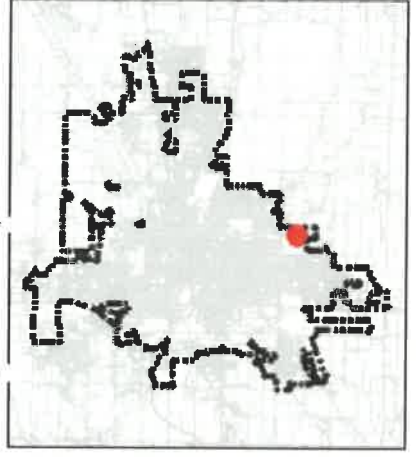


1815 Brookside Drive

Parcels

— Road Centerline

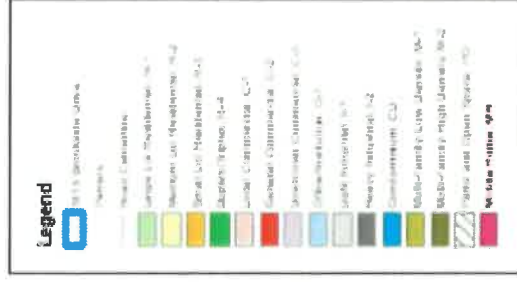
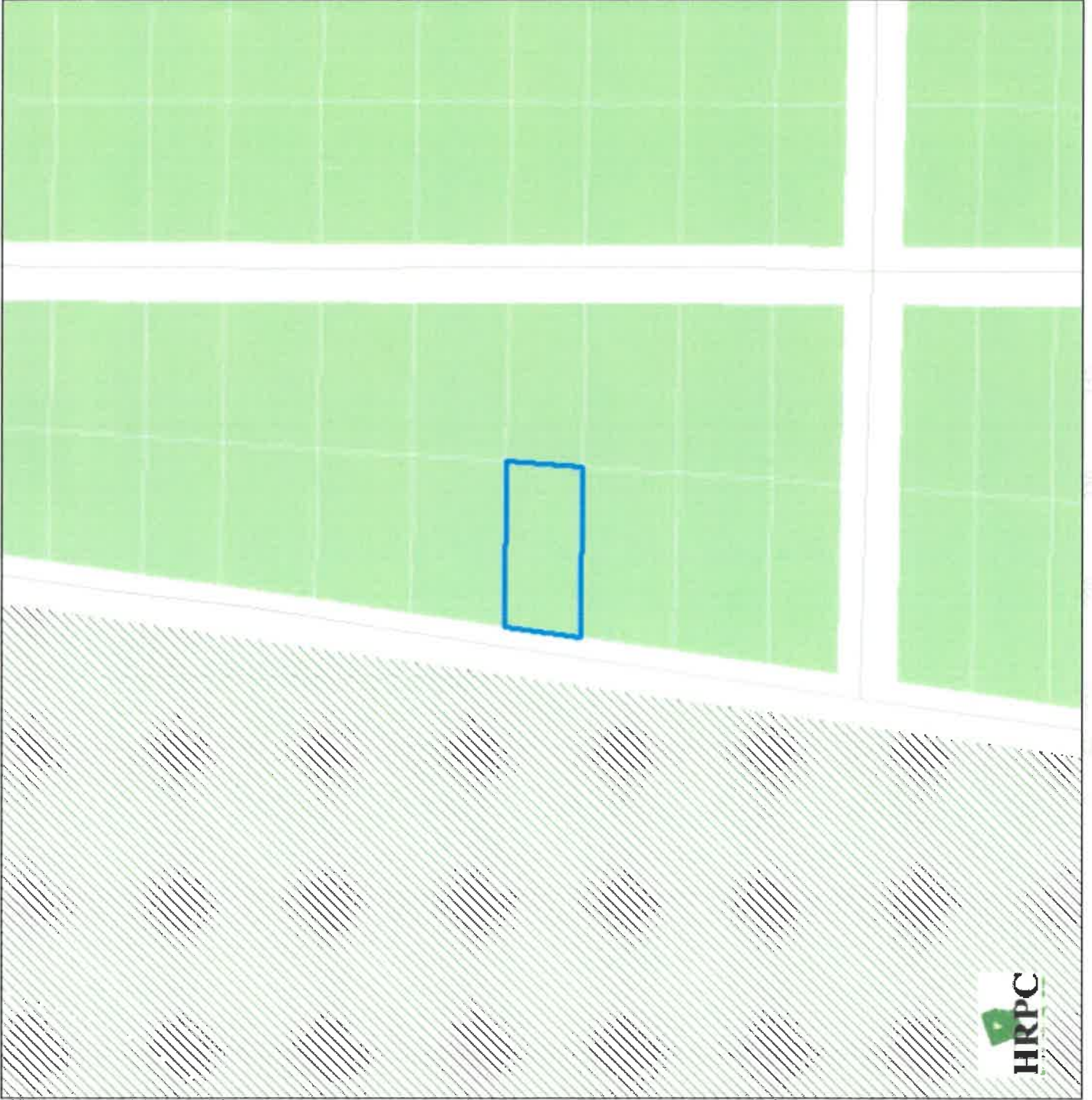
Findlay Locator Map



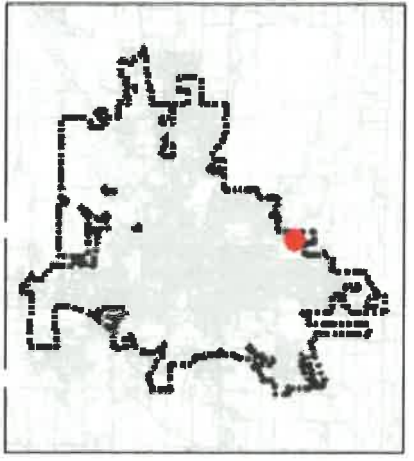
CU-07-2021

APPLICATION FOR CONDITIONAL USE

filed by Wanda Ward to create
a bed & breakfast at
1815 Brookside Drive.



Findlay Locator Map





5. APPLICATION FOR CONDITIONAL USE #CU-03-2021 (Resubmission) filed by Grace Moore, 220 W. Lima Street, to allow a hair salon to be located in the carriage house at 220 W. Lima Street.

CPC STAFF

General Information

This request is located on the north side of W. Lima Street, east of Cory Street, and west of S. West Street. It is zoned R-3 Small Lot Residential. The parcel directly to the west is C-2 General Commercial. To the east, there is a mix of R-3 Small Lot Residential, C-2 General Commercial, and O1 Office/Institution. To the north and south is mostly 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 Downtown.

Parcel History

According to the Auditor, this parcel has been residential since 1900.

Staff Analysis

Grace Moore had originally applied for the conditional use at the April 2021 CPC meeting, but was unable to attend. The main concern from the discussion was that there did not appear to be enough room for parking at the back of the property. The parking spot minimum standards are 9 feet x 18 feet. The parking pad appeared to be 16.5 feet wide, which was short of the 18 feet required.

Grace Moore contacted HRPC staff and provided photos that showed that they could fit two cars in the garage. Ms. Moore added that the parking pad could also fit two cars as well. This would allow her to accommodate enough parking for the business.

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-03-2021, filed by Grace Moore to allow a hair salon to be located in the carriage house at 220 W. Lima Street.**

ENGINEERING

No comment.

FIRE PREVENTION

Change of building use/ occupancy change must be filed with Wood Co. Building Dept.

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-03-2021, filed by Grace Moore to allow a hair salon to be located in the carriage house at 220 W. Lima Street.**

CU-03-2021

**APPLICATION FOR
CONDITIONAL USE**
filed by Grace Moore
to allow for a hair salon to
be located in the carriage
house at 220 W. Lima Street.

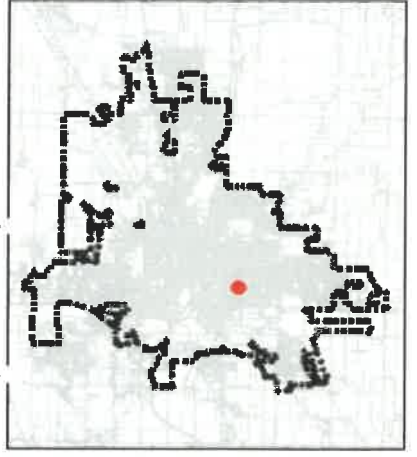
Legend

— Road Centerline



Carriage House

Findlay Locator Map





FMA 8061
KIA
Niro

HYJ 1240
CHEVROLET
TRaverse



FLA 8061

SORENTO



8

