

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT November 10, 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, 1<sup>st</sup> floor of Municipal Building  
Wednesday, November 10, 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.**

**NEW ITEMS**

- 1. APPLICATION FOR FINAL PLAT #FP-03-2021 for Liberty Best Addition, 1<sup>st</sup> Addition filed by Roger & John Best.**
- 2. APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by the Women's Resource Center, 1011 N. Main Street, to create additional office space at 116 Laquino Street.**

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Wednesday, November 10<sup>th</sup>, 2021 – 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

- 1. APPLICATION FOR FINAL PLAT #FP-03-2021 for Liberty Best Addition, 1<sup>st</sup> Addition filed by Roger & John Best.**

**CPC STAFF**

**General Information**

This site is located in Liberty Township, on the east side of the Liberty Best Addition subdivision, east of Colonel Drive. It is zoned R-2 Single Family in Liberty Township. Land to the north and east is zoned R-2. To the south, it is zoned A-1 Agricultural. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Large Lot.

**Parcel History**

This is currently vacant ground. HRPC approved the Final Plat on October 20, 2021.

**Staff Analysis**

The applicant is proposing a 23-lot residential subdivision addition that would complete the Liberty Best Addition subdivision. The lots would have access to the newly formed Hiegel Drive, which would provide access from Early Drive to Moulton Drive.

Lot sizes meet and exceed the requirements of the Liberty Township Zoning Resolution. The layout is consistent with the preliminary plat as approved.

**Staff Recommendation**

**Staff recommends approval of APPLICATION FOR FINAL PLAT #FP-03-2021 for Liberty Best Addition, 1<sup>st</sup> Addition.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

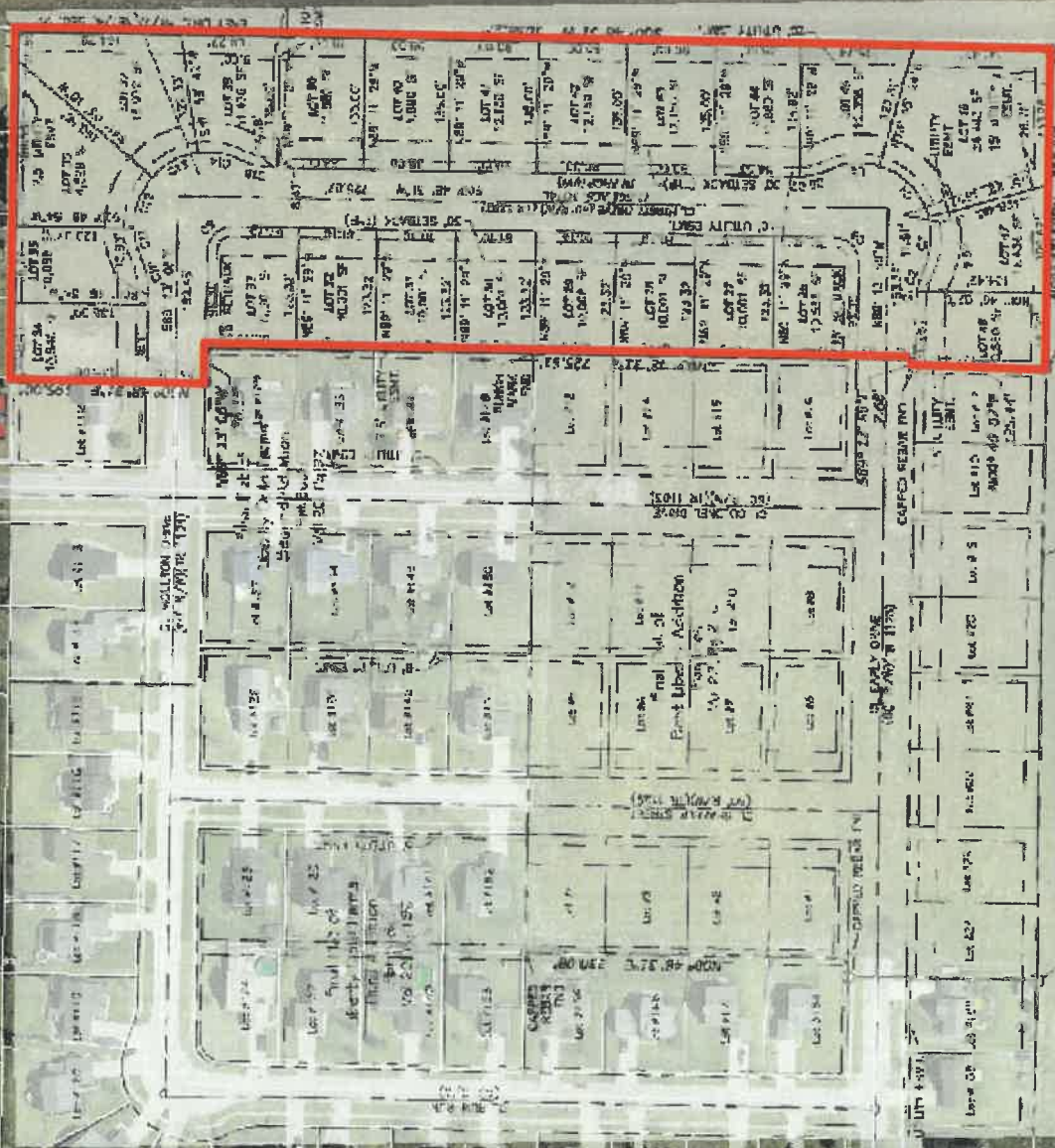
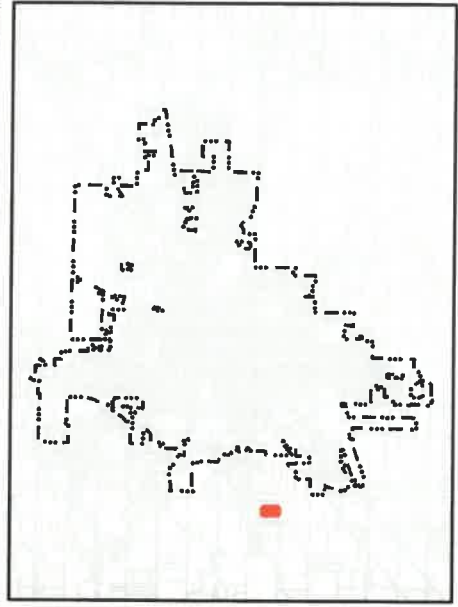
**RECOMMENDATION**

**CPC Staff recommends approval of APPLICATION FOR FINAL PLAT #FP-03-2021 for Liberty Best Addition, 1<sup>st</sup> Addition.**

**FP-03-2021**  
**APPLICATION FOR**  
**FINAL PLAT**  
 for Liberty Best Addition,  
 1st Addition  
 filed by Roger & John Best

**Legend**

- FP-03-2021
- Findlay City Boundary



**2. APPLICATION FOR CONDITIONAL USE #CU-08-2021 filed by the Women's Resource Center, 1011 N. Main Street, to create additional office space at 116 Laquino Street.**

**General Information**

This request is located on the north side of Laquino Street, just east of the intersection with N. Main Street. It is zoned R-3 Small Lot Residential, but is also within the University Overlay District. To the north and west, it is zoned Office. To the south and east, it 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 Single Family-Small Lot.

**Parcel History**

The site has been a residential dwelling. The Women's Resource Center purchased the building in August 2021.

**Staff Analysis**

The applicant is proposing to renovate the interior of 116 Laquino Street into additional office space for the Women's Resource Center. Since the parcel is located within the University Overlay, office is a conditional use.

Staff had concerns about parking on the site. There are currently only two off-street parking on the parcel. The Office parking requirement would be one space per 300 square feet. This would require the site to have six parking spaces. The parking lot at the main Women's Resource Center location, 1011 N. Main Street, has nineteen (19) total spots, which is enough for both buildings. Staff recommends that due to the lack of parking at 116 Laquino Street, that the Women's Resource Center combine the two parcels. The alleyway that runs north/south between the two parcels should be vacated as part of the combination process.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-08-2021 to create additional office space at 116 Laquino Street subject to the following conditions:**

- **Vacate the north-south alleyway between 116 Laquino Street and 1011 N. Main Street**
- **Combine the parcels containing 116 Laquino Street and 1011 N. Main Street**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-08-2021 to create additional office space at 116 Laquino Street subject to the following**

**conditions:**

- **Vacate the north-south alleyway between 116 Laquino Street and 1011 N. Main Street**
- **Combine the parcels with 116 Laquino Street and 1011 N. Main Street**



# CU-08-2021

APPLICATION FOR  
CONDITIONAL USE  
filed by the Women's  
Resource Center  
to create additional office  
space at 116 Laquineo Street.

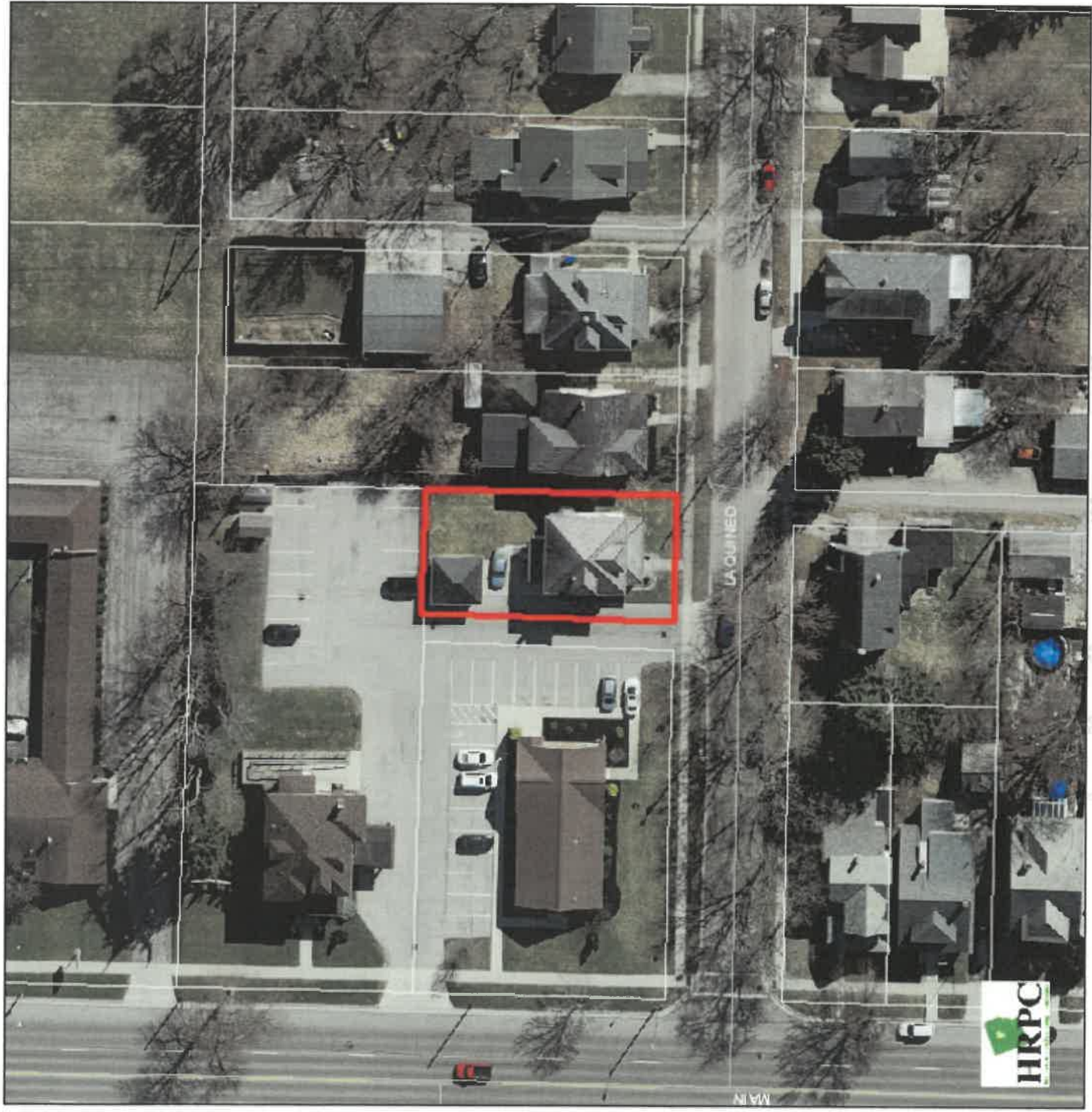
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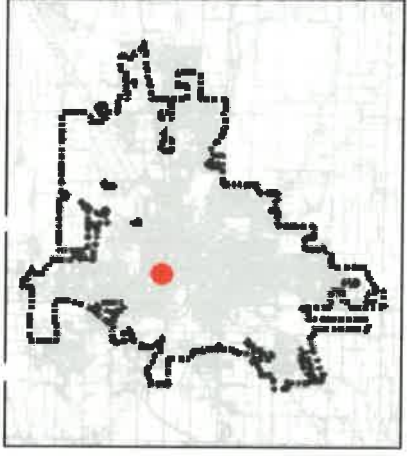
116 Laquineo Street  
Parcels



Road Centerline



Findlay Locator Map

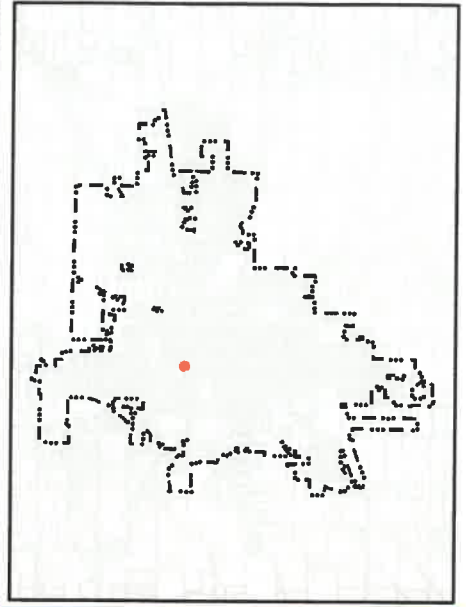
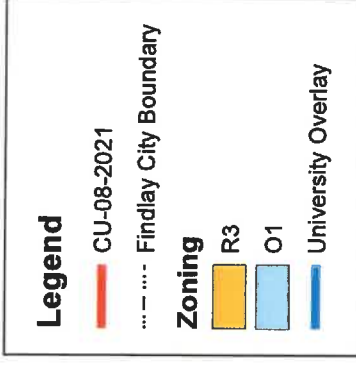


# CU-08-2021

APPLICATION FOR  
CONDITIONAL USE

filed by the Women's  
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to create additional office  
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MAIN



