

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT December 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, December 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.

NEW ITEMS

- 1. APPLICATION FOR CONDITIONAL USE #CU-09-2021 filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business.**
- 2. APPLICATION FOR CONDITIONAL USE #CU-10-2021 filed by the Josh Bame, 1898 Baker Way, to operate a gun engraving/sales business at 1840 Lima Avenue.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

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

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR CONDITIONAL USE #CU-09-2021 filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business.**

CPC STAFF

General Information

This site is located in on the south side of SR 224, west of the intersection with CR 236. It is zoned C-2 General Commercial. The parcels along SR 224 are C-2 General Commercial. To the south of the site is R-1 Large Lot Residential, which is currently Trinity Baptist Church. The parcels to the west are in Liberty Township, and are zoned B-3 General Commercial and R-1 Single Family Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Regional Commercial.

Parcel History

The site is the former location of Taylor Hyundai. It has been vacant since they relocated.

Staff Analysis

The applicant is proposing to locate a major collision auto repair business in the former main building on the site. The applicant would also like to install a six feet high privacy fence around the buildings, with gates allowing cars onto the back of the property.

The applicant will not be changing the existing size of the buildings. All changes to the building will be interior. As a conditional use, all automotive repair must be done on the interior of the building. Cars also may not stay on site more than thirty days, and must be parked on a hard, dust free surface.

Staff Recommendation

Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-09-2021 filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business.

ENGINEERING

No Comment

FIRE PREVENTION

Be sure proper permits are pulled from WCBD for any work that will be completed.

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-09-2021 filed by the Caliber Collision, 9641 Kenwood Road, Cincinnati, OH, to renovate the building at 15199 SR 224 for a major auto repair business.

CU-09-2021

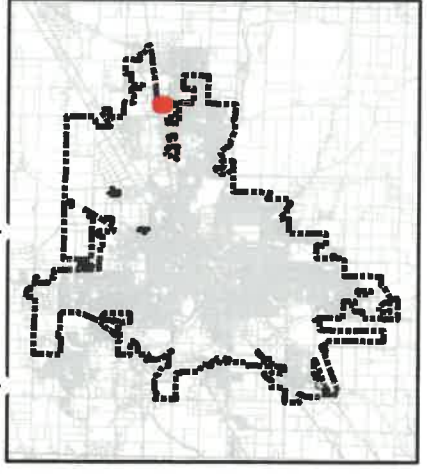
APPLICATION FOR
CONDITIONAL USE
filed by the Caliber Collision,
9641 Kenwood Road, Cincinnati, OH,
to renovate the building at
15199 SR 224 for a
major auto repair business.

Legend

- 15199 SR 224
- Proposed Fence
- Parcels
- Findlay City
- Road Centerline



Findlay Locator Map



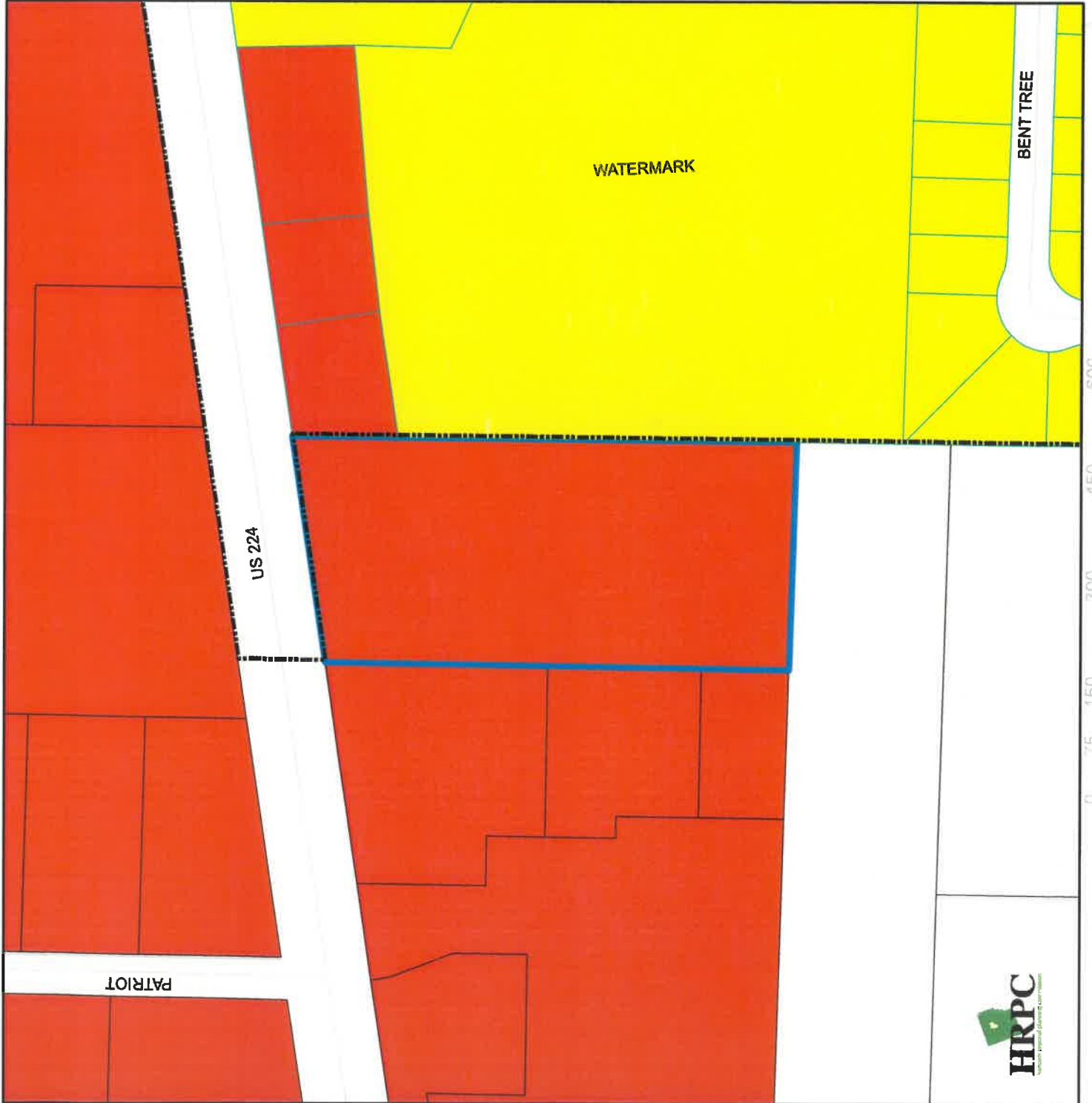
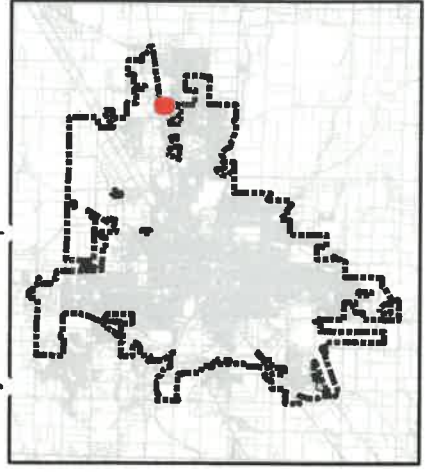
CU-09-2021

APPLICATION FOR CONDITIONAL USE

filed by the Caliber Collision, OH,
to renovate the building at
15199 SR 224 for a
major auto repair business.

- Legend**
- Marion B-3 General Business
 - Marion R-1 Single Family Residential
 - 15199 SR 224
 - Road Centerlines
 - R1 - Single Family, Low Density
 - R2 - Single Family, Medium Density
 - R3 - Single Family, High Density
 - R4 - Two Family, High Density
 - C1 - Local Commercial District
 - C2 - General Commercial District
 - C3 - Downtown Commercial District
 - O1 - Institutions and Offices
 - M1 - Multiple-Family District, Medium Density
 - M2 - Multiple-Family District, High Density
 - MH - Mobile Home District
 - CD - Condominium District
 - I1 - Light Industrial
 - I2 - General Industrial
 - PO - Parks and Open Space
 - PMUD - Planned Mixed Use Development
 - Medical Overlay
 - University Overlay
 - Parels
- Findlay City**

Findlay Locator Map







2. APPLICATION FOR CONDITIONAL USE #CU-10-2021 filed by the Josh Bame, 1898 Baker Way, to operate a gun engraving/sales business at 1840 Lima Avenue.

General Information

This request is located on the north side of Lima Street, just east of the intersection with Carlin Street. It is zoned C-2 General Commercial. To the north, it is zoned C-2 General Commercial and O-1 Office/Institution. There is an R-3 Small Lot Residential property to the west. Across Lima Street, to the south, is zoned I-1 Light Industrial in Liberty Township. 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

The site has been the home of the applicant's parents, Carrie and Jim Bame. The Bame's also operate their landscaping business on the site and the property to the north.

Staff Analysis

The applicant, Josh Bame, would like to use the residential property at 1840 Lima Avenue to house a gun engraving/sales business. As part of the process to obtaining a Federal Firearms License, the applicant has to ensure they are compliant with local zoning regulations.

Although there is already a business located at 1840 Lima Avenue, staff did not have concerns of the secondary business due to the size and location of the proposed business. The engraving will be done inside the small garage, and has adequate parking on the site to handle customers. The applicant indicated that his business would primarily have customers reach out online, so there will not be a high volume of walk-in customers. In the C-2 district, mixed use residential/commercial is a conditional use.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-10-2021 filed by the Josh Bame, 1898 Baker Way, to operate a gun engraving/sales business at 1840 Lima Avenue.**

ENGINEERING

No Comment

FIRE PREVENTION

Be sure to pull the proper permits from Wood County Building Department for any work that will be completed.

RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-10-2021 filed by the Josh Bame, 1898 Baker Way, to operate a gun engraving/sales business at 1840 Lima Avenue.**

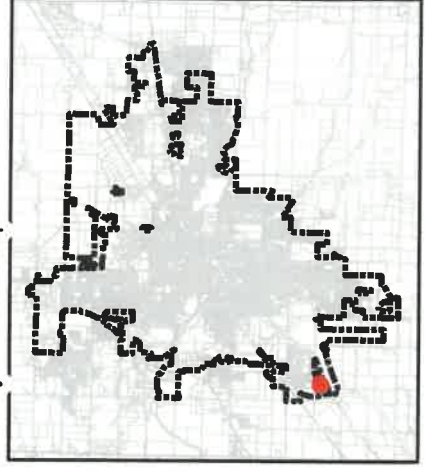
CU-10-2021

APPLICATION FOR
CONDITIONAL USE
filed by the Josh Bame,
1898 Baker Way, to operate
a gun engraving/sales
business at 1840 Lima Avenue.

Legend

-  1840 W. Lima Avenue
-  Parcels
-  Findlay City
-  Road Centerline

Findlay Locator Map

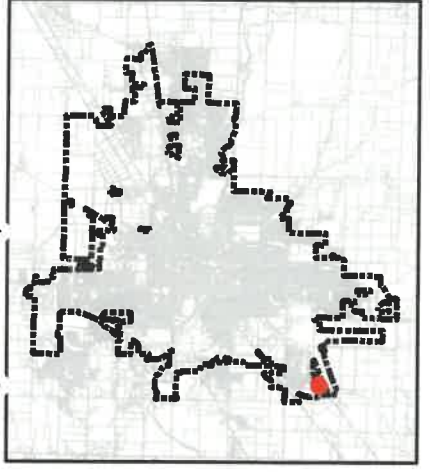


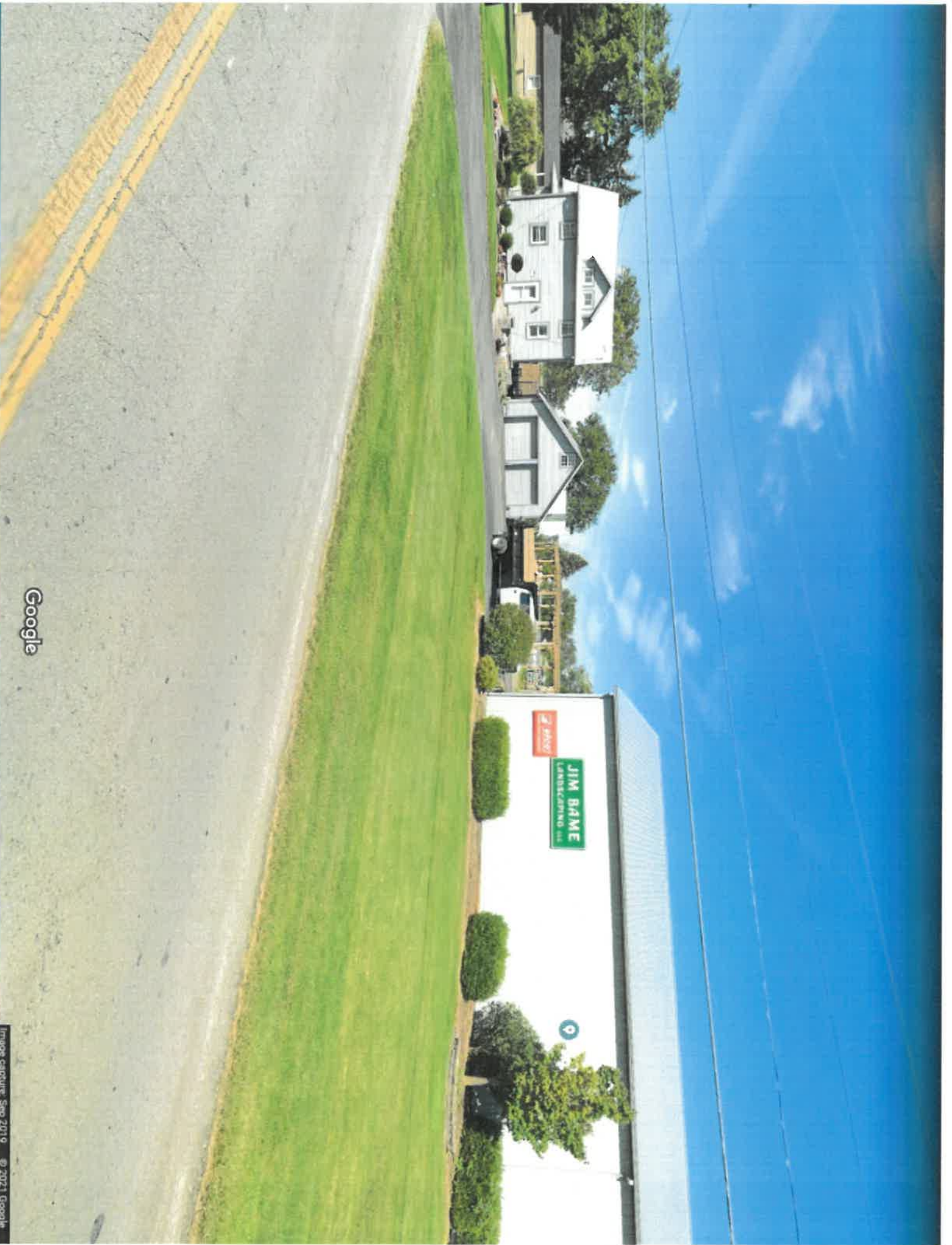
CU-10-2021

APPLICATION FOR
CONDITIONAL USE
filed by the Josh Bame,
1898 Baker Way, to operate
a gun engraving/sales
business at 1840 Lima Avenue.

Legend	
	Liberty Township Zoning
	L1- Light Industrial
	1840 W. Lima Avenue
	Findlay City
	Road Centreflites
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH
	Parcels

Findlay Locator Map





Google