

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, March 10, 2022 – 9:00 a.m.

Minutes

MEMBERS PRESENT:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, PE, City Engineer
Erik Atkins, Zoning Administrator & Flood Administrator

GUESTS:

Dan Stone, Bill Anderson, Brad Warren, Linda Morgan,
John LaRiche, Todd Jenkins, Charles A. Lammers

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Dan DeArment motioned to approve the minutes for the February 10, 2022 meeting. Rob Martin seconded. Motion approved 5-0-0.

NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-03-2022 filed by the Mitobo, LLC, 15295 Township Rd 212, to convert 413 Cherry Street into a duplex.

General Information

This request is located on the south side of Cherry Street, to the east of the intersection with Factory Street. It is zoned R-3 Small Lot Residential. To the north and west, it is zoned R-3 Small Lot Residential as well. To the south and east is a mix of R-3 and C-2 General Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Single Family Small Lot.

Parcel History

The house was originally built as a duplex prior to zoning, and was considered legal, non-conforming for the R-3 district. In 2019, the previous owner was looking to sell the property and notified the zoning department that the home had not been used as a duplex since 2017. Mitobo LLC is in the process of acquiring the site via sheriff sale.

Staff Analysis

The applicant would like to re-establish 413 Cherry Street as a duplex. This neighborhood is a mix of local commercial, single family, and duplex properties. During the 2020 zoning code update, duplex/triplex was added as a conditional use for the R-3 Small Lot Residential zoning district.

The house is on an alley that goes north/south along the east side of the property. The applicant has indicated they are going to install a parking pad in the rear of the property. For a duplex, they will need to install four (4) parking spots in the backyard.

Staff Recommendation

Staff recommends **approval of CU-03-2022 filed by the Mitobo, LLC, 15295 Township Rd 212, to convert 413 Cherry Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends approval of **Application for Conditional Use CU-03-2022 filed by the Mitobo, LLC to convert 413 Cherry Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

DISCUSSION

Jacob Mercer noted that he received one call from a neighbor about the project. They were just concerned where the parking would go on the site. Mayor Muryn said that this seemed like a straightforward request since it used to be a duplex previously.

Dan Clinger asked how big a project needed to be to determine if detention calculations are needed for review. Jeremy Kalb said that they require them once it is over 1000 square feet.

MOTION

Dan Clinger motioned to **approve CU-03-2022 filed by the Mitobo, LLC to convert 413 Cherry Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

2. APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.

CPC STAFF

General Information

This request is located on the south side of Melrose Avenue, east of Deer Ridge Drive and Norwood Drive. It is zoned I-1 Light Industrial in the northeast corner, and M-2 Multi-Family High Density. To the west is also zoned a mix of MH Mobile Home, M-2 Multi-Family High Density, R-3 Small Lot Residential, and R-4 Duplex/Triplex. To the north, it is zoned R4 Duplex/Triplex. To the east, it is zoned a mix of I-1 Light Industrial and C-2 General Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD and Multi-Family

Parcel History

The site is currently vacant land.

Staff Analysis

In August 2021, the applicant went through a rezoning for the area. The site was rezoned from MH Mobile Home to I-1 Light Industrial for Lot 1, and M-2 Multi-Family High Density for Lots 2 & 3. This preliminary plat lays out the three lots and the right-of-way for the new public road to be constructed. This road, Lakota Drive, would connect the existing development with Melrose Avenue. Connections would be made to the roads at Willow Wood Avenue and Inglewood Avenue.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

ENGINEERING

Engineering does not have any concerns with the preliminary plat.
Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

DISCUSSION

Dan Stone was present on behalf of the applicant. Matt Cordonnier noted that this proposal was in keeping with the development plan for the entire area. This will add another access from the neighborhood to E. Melrose Avenue. Once this is completed, it will help the traffic flow in the neighborhood.

Dan Clinger asked if there was any discussion with the neighboring property to the south to get the full road completed. Dan Stone confirmed that the land to the southwest is under different ownership and there have not been discussions about that yet. Until they have a plan to develop, he could not imagine the owner would want to add the roadway. He confirmed that the plans for the road would be submitted in the coming weeks. Assuming the Preliminary Plat is approved, they will begin work on the Final Plat. Once they the final plat is approved, it will create the lots as shown and allow for them to finish submitting the work for the road. Matt Cordonnier asked if the road would be done in phases or not. Dan Stone said it would all be done at once. Jake Mercer asked if there was discussion to have a third connection for Lakota Drive at Fleetwood Avenue. Dan Stone said they looked at it, but with the two proposed connections, he did not feel like it was necessary.

Dan Clinger asked about the detention at the southeast corner of the site. Dan Stone said the pond in the area was developed with the entire site in mind. They will be adding a second pond to meet existing standards, to allow the second pond to release into the old pond.

Linda Morgan from Country Creek Home Owners Association, which is located south of the railroad tracks at the south of the property. She asked if the development would hurt the drainage in the area. Dan Stone confirmed that this would be a benefit to the area because it would allow additional capacity at the site.

Matt Cordonnier asked if they had any concerns about the southern stretch of Lakota Drive. He was concerned if the location would make development less desirable on the vacant site to the south. Dan Stone said that he was not concerned and that given the cul-de-sac at the end, things will not be hindered.

MOTION

Mayor Muryn motioned to **approve APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

3. APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.

General Information

This request is located on the southeast corner of the intersection East Street and E. Main Cross Street. It is zoned C-3 Downtown Commercial and is surrounded by C-3 as well. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown Commercial.

Parcel History

The site had previously been the site of Golden Key Title Company. The building was demolished in 2021 and replaced with a stone parking lot.

Staff Analysis

The proposed site plan calls for the expansion of LaRiche Chevrolet Cadillac to construct an additional parking lot for their business. LaRiche Chevrolet Cadillac has added additional parking lots around the entirety of the site. The proposed parking lot expansion would be on lots 446-448. This will allow an additional fifty-one (51) parking spots on site.

Since this parking lot will be used for automotive sales, they would not have to comply with the landscaping requirements and decorative wall standards typically found in the C-3 district.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.**

ENGINEERING

Access –

The parking lot will be accessed from the alley that is located on the east side of the property as well as another alley on the south side.

Water Service –

No proposed water service

Sanitary Service –

No proposed sanitary service

Stormwater Management –

There is no change in the impermeable area so detention is not required. When the stone parking lot was installed during the construction of MLK, there was no change in the impermeable area from the previous condition.

MS4 Requirements –

The site will disturb 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:

- Curb Cut/ Drive Permit

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.**

DISCUSSION

Todd Jenkins was present on behalf of the applicant. Dan DeArment asked if there would ever be a requirement for landscaping if they sold to a different commercial use. Matt Cordonnier confirmed that there is no good way to catch this if they were to sell. He did confirm that the site is sloped down a bit, so in a way, it is screened a bit from the roadway. Mayor Muryn said that the Shade Tree Commission would be reaching out to the owner to add trees along the sidewalk. Jeremy Kalb said Shade Tree Commission started discussions last meeting, but they were still studying the site as to the best place for trees on the site.

Dan Clinger asked Mr. Jenkins if they did not need drainage calculations because they were not expanding the impervious. Mr. Jenkins confirmed that they did an overlay over the existing stone, so that is why they did not do the calculations.

Dan Clinger asked if they would be using the access near the intersection. Mr. Jenkins said they did not designate that as access to the site. Jeremy Kalb said during the MLK Bridge Project that the City requested that they add them, in cases of emergencies, to get cars in/out of the site. He also said that he would like to keep the curb cut since it was newly added. John LaRiche said that they would be parking vehicles in front, so cars would not be able to utilize that once they have inventory on the site.

MOTION

Mayor Muryn motioned to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.**

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

4. APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.

CPC Staff

General Information

This request is located on the northwest corner of the intersection of Western Avenue and W. Lincoln Street. The site is zoned I-2 Heavy Industrial. To the west is zoned I-2 Heavy Industrial. To the east is an R-3 Small Lot Residential neighborhood. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use District.

Parcel History

The site has changed ownership over the years. BP Oil owned the site in the 1990's, and had six storage tanks on site at one point. They had constructed a 40'x 100' building, which was demolished in 2020.

Staff Analysis

Mr. Lammers has proposed to build three storage buildings on the site. There will be two buildings measuring 115'x 20', and one 115'x 30' building. They would be located outside the building line of the old building. The proposal calls for the site to have access both onto W. Lincoln Street and onto Western Avenue. Staff would like to have the entrance onto Western Avenue closed.

There is a row of fifteen (15) shrubs and two (2) trees. Staff has concerns this is not adequate screening for the residential neighborhood across Western Avenue. Along Western Avenue, staff would like to see Level 3 screening, Option 2, which states five (5) deciduous trees, five (5) evergreen trees, and ten (10) evergreen shrubs per one hundred (100) lineal feet.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue with the following conditions:**

- **Remove the curb cut onto Western Avenue**
- **Use Level 3, Option 2 screening along Western Avenue**

ENGINEERING

Access –

The site will access from the existing drive off Western Avenue and a proposed drive onto the unimproved W. Lincoln Street. With the location of the existing drive we would like to see that driveway eliminated and the proposed drive onto W. Lincoln Street be utilized as the site access. Since the existing drive is crossing a set of tracks and the proposed drive lines up with Lincoln

Street, we would like to have the existing driveway eliminated and the landscaping extended to the north.

Water Service –
No proposed water service

Sanitary Service –
No proposed sanitary service

Stormwater Management –
Detention calculations have been submitted and approved. A new detention pond will be installed on the south end of the property.

MS4 Requirements –
The site will disturb 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:

- Curb Cut/ Drive Permit x2

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.**

- **Remove the curb cut onto Western Avenue**
- **Use Level 3, Option 2 screening along Western Avenue**

DISCUSSION

Dan Stone was present on behalf of the applicant. He said that he shared concerns about the access onto the site and would like to keep the second access if possible. Dan DeArment asked if they did not expect a lot of traffic, why did they need the second access. Dan Stone said while the amount of traffic should be minimal, they would like to keep the access to allow better flow in/out of the site. With people bringing trailers on the site, the second access option will help cars get in/out of the site.

Mayor Muryn asked if they would be improving both the access points if the site plan were approved. Dan Stone said they would be happy to work with the City to get a clean access onto the site from Western Avenue.

Rob Martin asked Jeremy Kalb about who owned the railroad. Mr. Kalb noted it was part of Norfolk-Southern's line to get to Cooper Tire. He said that the access is technically in the railroad

right-of-way, so the railroad would need to approve all the improvements. It is not a simple fix, and Western Avenue has been renovated recently, which would make this a big project for one entrance. The tracks are set below the curb, which makes it tougher to deal with as well. Mr. Lammers noted that the gutter pan is set down, so it makes it hard for vehicles to cross the tracks currently. He would like to flatten out the gutter pan, to make it level in the area. The gutter generally flows downhill to the north. As the water comes down, they would install an interceptor so that it would not affect the flow. Rob Martin asked Jeremy Kalb if they could feasibly do this. Mr. Kalb said that was not concerned with that, but he did have concerns of the work. A new crown would be perpendicular to the roadway, but he was concerned that snowplows will have issues with this fix. They would need to get a railroad permit to do the work at the location.

Matt Cordonnier said that railroads are notoriously slow with dealing with issues. Mr. Lammers said that he has a contact with Norfolk-Southern and they were aware of the proposed project.

Mr. Clinger asked why they needed a 42-foot entrance along Western Avenue. Dan Stone said that with the work along the railroad, it would be brought down to a 25 foot width entrance. They would update the drawing to reflect that.

Mayor Muryn asked if they could put in a condition about getting the work done in a timely manner. While she was not opposed to the idea of the second entrance onto Western, she was skeptical that they could get approval from the railroad to complete the work to improve the entrance. She noted that it took six years to get approval for improving the intersection of Western and Sandusky Street. Dan Stone said in his experience that there are different review processes for the intersection versus an at-grade crossing. With the CPC review process, they have twelve months to file for permits, so it gives them time to make arrangements.

Dan Clinger asked if the property to the west wanted to develop the site, would the City have to extend Lincoln Street. Matt Cordonnier noted that the property owner would have to pay for the street to be extended. Rob Martin asked if the street would have to be updated to look more like a street rather than a parking lot. Mr. Lammers said that he owned the property to the south and utilized the street as parking for his business. He would not be opposed to those updates.

Dan DeArment asked about the alleyway on the north and west of the site. Dan Stone said that these were probably part of the old platted subdivision, but were never improved. Matt Cordonnier added that they could request to vacate the alleyway to give them half the alleyway.

Dan Clinger asked if the site would be fenced or secured. Dan Stone said that it would not. Matt Cordonnier said his staff discussed this, but that most storage units were not fenced in.

Erik Atkins added that the City code does not allow for gravel to be utilized. Jeremy Kalb said that as a part of the process they would be expected to pave the access onto Lincoln Street as part of the approval of the plan.

MOTION

Mayor Muryn motioned to **approve of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.**

- **Use Level 3, Option 2 screening along Western Avenue**

- **Road and access on Lincoln Street must be paved**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

4. APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.

CPC Staff

General Information

This request is located on the south side of E. Sandusky Street between Williams Street and W. Sawmill Road. The site is zoned O-1 Office/Institution. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The site was part of a PUD called Anderson Estates, which was created in 2001. The dentist office at 1401 E. Sandusky Street was split from this parcel in 2003. It is a vacant field.

Staff Analysis

The proposal calls for a 4811 square foot dental office to be constructed on the site. The parking lot would accommodate a total of 39 parking spots, well above the amount required. The photometric plan has been submitted and meets requirements. Elevations for the site show that the peak of the building is below the height standard.

The landscaping plan shows that there will be a mound at the southern end of the site. This will include six (6) shrubs and five (5) spruce trees to provide screening from the residential to the south. There will also be five (5) deciduous trees around the corners of the parking lot. Eight (8) shrubs will go around the dumpster enclosure.

The original plat for the area showed only one access point from the site to E. Sandusky Street, utilizing the stub from 1401 E. Sandusky Street. The proposed site plan shows one point of access onto E. Sandusky, and a connection onto the stub on 1401 E. Sandusky Street. Due to the number of curb cuts onto E. Sandusky Street, staff would prefer the site utilize the existing driveway and intersection at the intersection with W. Sawmill Road.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.**

ENGINEERING

Access –

The site will be installing a new drive off Sandusky Street as well as utilizing a parking lot connection with the property to the east.

Water Service –

New ¾” domestic waterline is proposed to be installed on the west side of the building. Contractor will need to coordinate with the City of Findlay on the waterline tap, the service line may need drilled under the driveway.

Sanitary Service –

A new sanitary sewer lateral is shown to tie into the existing 12” sanitary sewer that is located on the south side of Sandusky Street.

Stormwater Management –

This site will be utilizing the regional detention pond that was constructed during the 10th Addition of Hunters Creek. The regional pond is located at the SW corner of Lincoln and Remington.

MS4 Requirements –

A SWPPP plan has been included in the site drawings and it complies 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:

- Water Permit
- Sanitary Permit
- Storm Permit
- Curb Cut/ Drive Permit
- Sidewalk Permit

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.**

DISCUSSION

Dan Stone was present on behalf of Anderson Dental. He clarified that the landscape mound on the south had trees, not bushes as noted in the staff comments. The residential will be screened as a result. With regards to the access, they would prefer to have two access points, because of the drop-off lane. The turn would be tight if there was only one access point onto the site.

Mayor Muryn said that she would like to see an access agreement onto the property to the east. Dan Stone noted that the property to the east has been sold, so it is two separate entities owning each parcel. Mayor Muryn asked if the neighbor to the east is okay with the shared access onto E. Sandusky Street. Dan Stone said that it had already been set up so he could not speak to their knowledge on it, but it had been recorded.

Brad Warren represented the neighbor to the east. He was unaware of the easement, and that his client would likely be unsupportive. Dan Stone reiterated that it had been recorded, so it is already established. Mr. Warren noted that his client is a competitor to the proposed dentist office and worried that there would be confusion if they had shared access.

Mayor Muryn said she would like to see a condition that the deed and easement be submitted to confirm it is in place. Matt Cordonnier clarified that easements are enforced civilly, so while they could submit the documents, we would not render a decision that the documents are correct.

Dan Stone asked the Commission if they would like to revise the site plan to remove the access onto the easement. Mayor Muryn wanted to keep the access onto the site because it would allow for internal traffic to find its way more safely onto E. Sandusky Street.

Dan Clinger asked if the slope on to the site would have any issue with the power poles near the entrance. Dan Stone said that it would not be an issue for the sidewalk and the entryway.

MOTION

Mayor Muryn motioned to **approve the APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street with the following condition:**

- **A copy of the access easement is submitted**

2nd: Dan DeArment

VOTE: Yay (5) Nay (0) Abstain (0)

After the vote, Mayor Muryn adjourned the meeting.