

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT July 14, 2022

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, July 14th, 2022 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-05-2022 filed by Lori Ann Rizor, 415 Elm Street, to vacate a portion of the first north/south alley east of Hurd Avenue, from Elm Street south to the first east/west alley.
2. APPLICATION FOR ZONING AMENDMENT #ZA-03-2022 filed by C&D Stoney Tavern LTD, for 909 Broad Avenue to be rezoned C-1 Local Commercial from R-3 Small Lot Residential.
3. APPLICATION FOR CONDITIONAL USE #CU-05-2022 filed by SC Realty LLC to open a funeral home and add a crematorium to 1720 Melrose Avenue.
4. APPLICATION FOR CONDITIONAL USE #CU-06-2022 filed by Mark Boehler, 429 California Avenue, Findlay, Ohio, for a drive-thru window on the business at 1101 W. Main Cross Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday June 14, 2022 – 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-05-2022 filed by Lori Ann Rizor, 415 Elm Street, to vacate a portion of the north/south alley between Elm Street and the next east/west alley to the south.**

CPC STAFF

General Information

This request is to vacate a portion of the north/south alleyway between 419 and 415 Elm Street from Elm Street south to the next east/west alley. This portion of alley also provides an access to a 0 Liberty Street owned by D A S Floral Design Inc.

Staff Analysis

The applicant has driveway access onto the alleyway. All abutting property owners signed the petition. The remaining section of alleyway would still have access to the east/west alleyway that connects Hurd Avenue to Liberty Street.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval of ALLEY/STREET VACATION PETITION # AV-05-2022 filed by Lori Ann Rizor, 415 Elm Street, to vacate a portion of the north/south alley between Elm Street and the next east/west alley to the south.

ENGINEERING

There is an existing sanitary sewer that runs through the alley, an easement will need to be established to properly maintain the sewer.

FIRE PREVENTION

No Comment.

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION # AV-05-2022 filed by Lori Ann Rizor, 415 Elm Street, to vacate a portion of the north/south alley between Elm Street and the next east/west alley to the south.

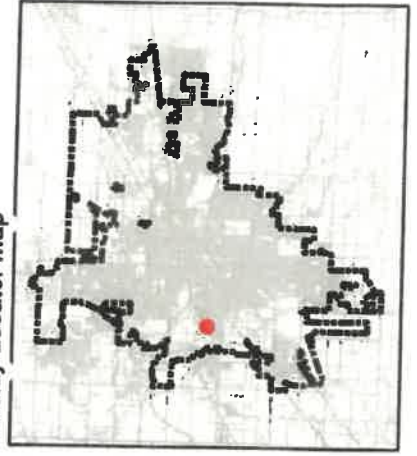
AV-05-2022

**ALLEY/STREET
VACATION PETITION**
filed by Lori Ann Rizor, 415
Elm Street, to vacate a
portion of the north/south
alley between Elm Street
and the next east/west alley
to the south.

Legend

-  AV052022
-  Parcels
-  Road Centerline
-  Findlay City

Findlay Locator Map







2. APPLICATION FOR ZONING AMENDMENT #ZA-03-2022 filed by C&D Stoney Tavern LTD, for 909 Broad Avenue to be rezoned C-1 Local Commercial from R-3 Small Lot Residential.

CPC STAFF

General Information

This request to the east side of Broad Avenue, just north of the Howard Street. It is zoned R-3 Small Lot Residential. To the north and east it is also zoned R-3 Small Lot Residential. To the west, it is zoned a mix of R-3 Small Lot residential, C-1 Local Commercial, and O-1 Office/Institution. Directly south, it is C-1 Local Commercial. It is located within the 500-year flood plain.

Parcel History

This parcel has been a single family home. It was acquired by C&D Stoney Tavern Ltd in December 2021.

Staff Analysis

The proposed rezoning would have it change from R-3 Small Lot Residential to C-1 Local Commercial. The owners of the Old Stoney Ledge own the adjacent property to the south. Rezoning would allow them to combine the two sites into one parcel. Their goal is to do some site improvements to the building and the parking lot. The acquisition of this site gave them additional space for their parking.

Staff Recommendation

CPC Staff recommend **FCPC recommend approval to Findlay City Council of APPLICATION FOR ZONING AMENDMENT #ZA-03-2022 filed by C&D Stoney Tavern LTD, for 909 Broad Avenue to be rezoned C-1 Local Commercial from R-3 Small Lot Residential.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment











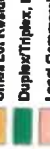







RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2022 filed by the Family Resource Center, 1941 Carlin Street, to add a new drop-off drive in front and additional parking to the east of the building.**

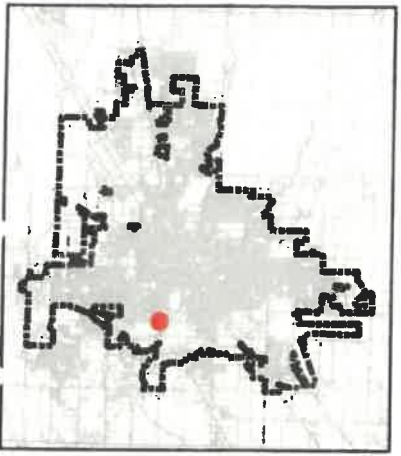
ZA-03-2022

APPLICATION FOR ZONING AMENDMENT
filed by the Daren Karcher, for
909 Broad Avenue to be rezoned
C-1 Local Commercial from
R-3 Small Lot Residential.

Legend

	909 Broad Avenue
	Findlay City
	Reed Centerline
	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

Findlay Locator Map



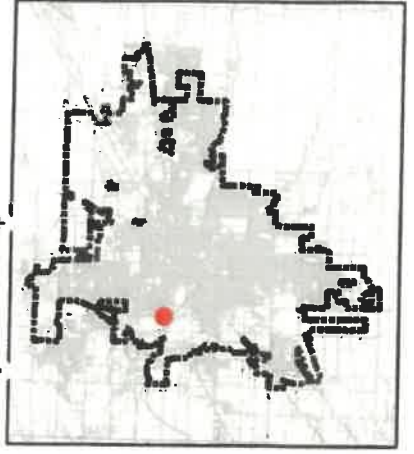
ZA-03-2022

APPLICATION FOR ZONING AMENDMENT
filed by the Daren Karcher, for
909 Broad Avenue to be rezoned
C-1 Local Commercial from
R-3 Small Lot Residential.

Legend

-  909 Broad Avenue
-  Findlay City
-  Road Centerline

Findlay Locator Map



3. APPLICATION FOR CONDITIONAL USE #CU-05-2022 filed by SC Realty LLC to open a funeral home and add a crematorium to 1720 Melrose Avenue.

CPC STAFF

General Information

This request is located on the north side of E. Melrose Avenue, between Keith Parkway and Bright Road. It is zoned C-2 General Commercial. It is surrounded by C-2 General Commercial, with some Marion Township B-3 General Business to the northeast. It is not located within the 100-year flood plain.

Parcel History

The site is currently vacant, having previously served as the Social Security Administration office. SC Realty completed the purchase of the site on July 12th.

Staff Analysis

The applicant is proposing to renovate the building to provide another location for Coldren-Crates. These renovations will allow them to operate funeral services at the location. No changes will be made to the building footprint in the short term. Funeral Services are a conditional use in the C-2 district.

One of the considerations for funeral services is making sure there is space for Funeral Processions in their parking lot. The applicant indicated that the trend is moving away from casket burials towards cremation. When there is cremation, this eliminates the need for the funeral procession after the service. While their parking lot has room for 37 cars, it would be difficult to accommodate a funeral procession out of the site.

In the future, they would like to construct a crematorium on location. In the conditional use section, crematoriums are required to be at least 100 feet from a residential use or zoning district. Given the location, this would be an appropriate site; however, they would need site plan approval in the future.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-05-2022 filed by SC Realty LLC to open a funeral home and add a crematorium to 1720 Melrose Avenue.**

ENGINEERING

No comment

FIRE PREVENTION

Be sure to obtain the proper permits from WCBD




RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-05-2022 filed by SC Realty LLC to open a funeral home and add a crematorium to 1720 Melrose Avenue.**

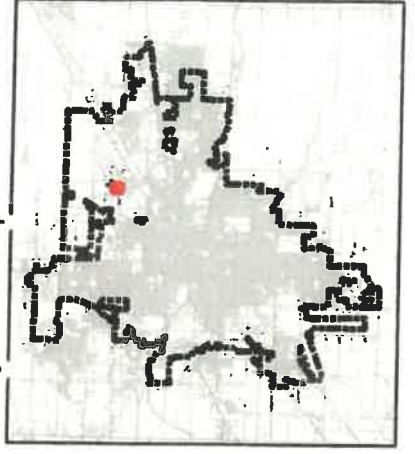
CU-05-2022

APPLICATION FOR
CONDITIONAL USE
filed by SC Realty LLC
to open a funeral home
and add a crematorium
to 1720 Melrose Avenue.

Legend

-  1720 E Melrose Street
-  Road Centerline
-  Findlay City

Findlay Locator Map



4. APPLICATION FOR CONDITIONAL USE #CU-06-2022 filed by Mark Boehler, 429 California Avenue, Findlay, Ohio, for a drive-thru window on the business at 1101 W. Main Cross Street.

General Information

This request is located on the south side of W. Main Cross Street, just west of the intersection with Glessner Avenue. The site is zoned C-2 General Commercial. To the north, south, and west is also C-2 General Commercial. To the east is R-3 Small Lot Residential. It is located within the 100-year flood plain.

Staff Analysis

The applicant is applying for the conditional use of having a drive-thru on their commercial property. This building had previously been a restaurant/bar, but was converted into a physical therapy business. There is additionally a hair salon in the building as well.

The applicant proposed to have the drive-thru wrap around the building from the west side to the east. They wanted to place the ordering board in the middle of the building on the south side. This would allow for ten (10) cars to stack from the point of ordering to the property line. The pickup window would be added near the north corner of the east side of the building.

With the addition of the drive-thru lane, the applicant has proposed to move parking from the east side of the building to the south of the lot. Currently there are thirty-seven (37) parking spots total on site, with two (2) handicap spaces on the east side of the building. The plan indicates that the parking on the east side of the lot would be changed into parallel spots which would go the entire length of the east side. This however would block the access onto Glessner Avenue. The (2) two handicapped spots would be moved the west side of the parking lot. South of the building there would be an increase of the parking area to accommodate twenty two (22) parking spaces. The west side would see the parking increased from 14 to 18 spots. C-2 parking standards though state that the parking must be ten (10) feet from the rear property line, so the last spot would need to be removed. The plan total shows forty-nine (49) spaces; however, this will need reduced to accommodate the setback and the access. The minimum requirement though is twenty-eight (28).

The current location of the dumpster is just on to the south of the building on the east side. With the stacking cutting off access, the dumpster would need to be relocated.

Staff Recommendation

Staff recommends approval of the **APPLICATION FOR CONDITIONAL USE #CU-06-2022 filed by Mark Boehler, 429 California Avenue, Findlay, Ohio, for a drive-thru window on the business at 1101 W. Main Cross Street with the following condition:**

- **Remove the parking spots that are within the 10 foot rear yard setback and blocking the access onto Glessner Avenue**
- **Relocate the dumpster**

ENGINEERING

- There is a major conflict point with the Exit Driveway (east drive) and the intersection of Glessner Avenue/ W. Main Cross Street. The east driveway is roughly 30 FT from the intersection and this will pose a possible conflict with the users of the drive thru and turning traffic from the intersection. It would be preferred to have the drive thru traffic exit onto Glessner Avenue from the existing drive.
- With the geometry of the roadway and the intersection, the driveway is within the Intersection Sight Distance of Glessner Avenue. If a vehicle is sitting in the driveway waiting to exit onto Main Cross, and a vehicle is at the stop sign on Glessner the vehicle at the intersection will have a difficult time to see any eastbound traffic on Main Cross.

FIRE PREVENTION

Plan would block the current FDC. FDC would need to be relocated for this plan to work. The FDC is currently located on the south side of the east wall of the building.

RECOMMENDATION

Staff recommends approval of the **APPLICATION FOR CONDITIONAL USE #CU-06-2022** filed by Mark Boehler, 429 California Avenue, Findlay, Ohio, for a drive-thru window on the business at 1101 W. Main Cross Street with the following conditions:

- **Remove the parking spots within the 10 foot rear yard setback and blocking the access onto Glessner Avenue (HRPC)**
- **Relocate the dumpster (HRPC)**
- **Relocate the current FDC (FIRE)**

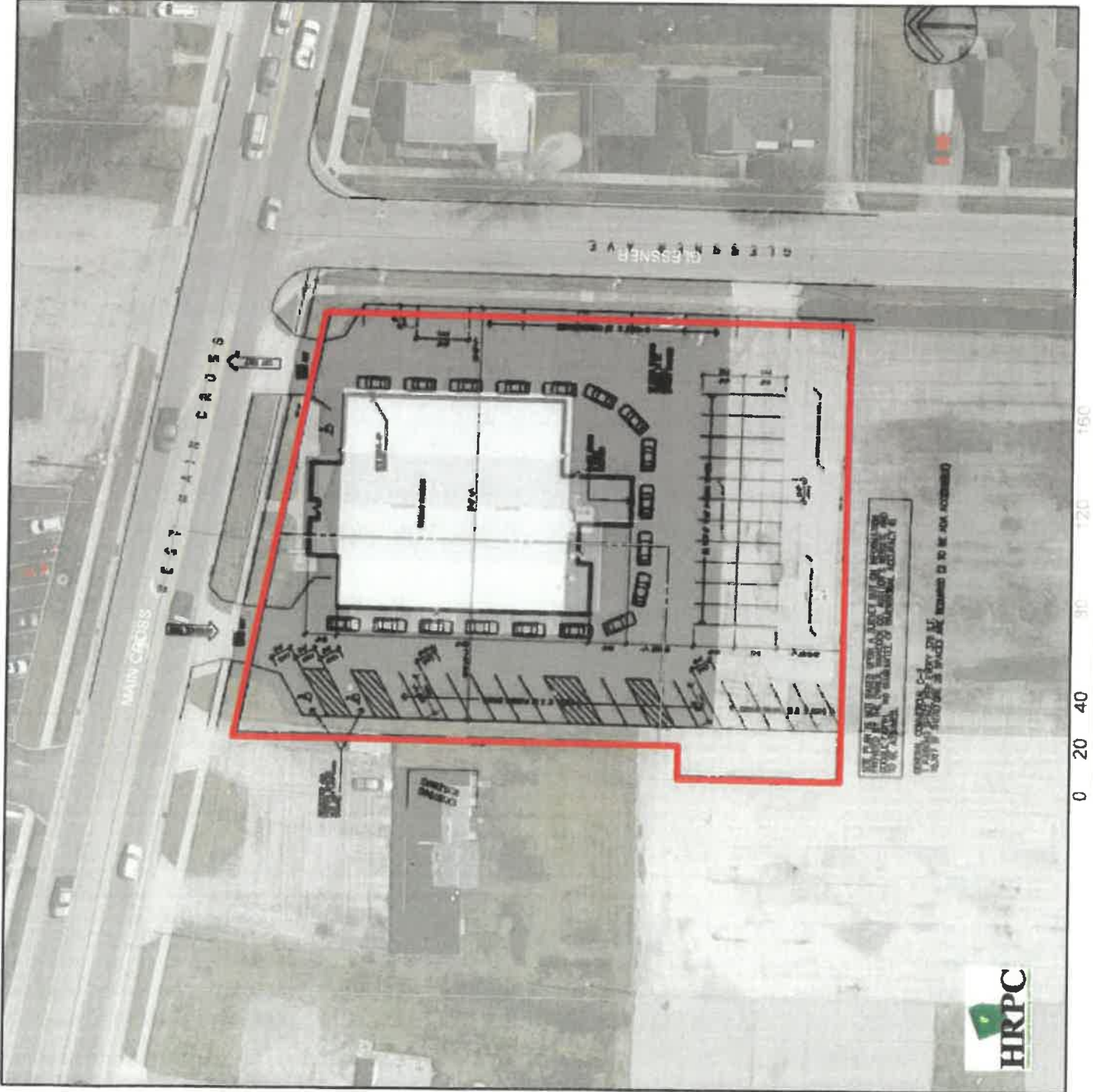
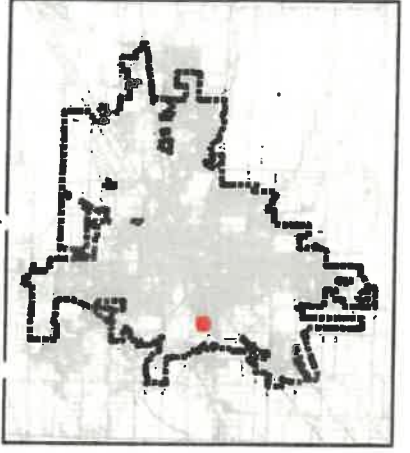
CU-06-2022

APPLICATION FOR
CONDITIONAL USE
filed by Mark Boehler,
429 California Avenue,
for a drive-thru window on
the business at
1101 W. Main Cross Street.

Legend

-  1101 W Main Cross
-  Parcels
-  Road Centerline
-  Findlay City

Findlay Locator Map



CU-06-2022

APPLICATION FOR
CONDITIONAL USE
filed by Mark Boehler,
429 California Avenue,
for a drive-thru window on
the business at
1101 W. Main Cross Street.

- Legend**
- 1101 W Main Cross
 - Parcels
 - Road Centerline
 - Privacy City
 - 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

Findlay Locator Map

