

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

Minutes

MEMBERS PRESENT:

Mayor Muryn
Rob Martin
Jackie Schroeder
Dan DeArment
Dan Clinger

STAFF ATTENDING:

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

GUESTS:

Trevor Rizor, Darrin Karcher, Dr. Mark Boehler, Jack Berry

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Jackie Schroeder
Dan DeArment
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the June 16, 2022 meeting. Jackie Schroeder seconded. Motion approved 5-0-0.

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.**

Staff Comments

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.

DISCUSSION

Trevor Rizor lives at 415 Elm Street and was present on behalf of the application. His fence was recently rebuilt along the alleyway, but it was originally built in the right-of-way. After discussion with Erik Atkins, they decided they would request the vacation to allow the fence to remain. The quick fix would have been to move it, but Mr. Atkins offered the vacation as an alternative solution. Mr. Atkins noted that the property to the south is dilapidated. His hope is that they sell to the owners at 415 Elm Street, so that there is only two abutting property owners to the alleyway.

Mayor Muryn said she had no concerns about the vacation. She asked if they should have an access agreement between the two neighbors to allow them both to use the vacated alley for their drive access. Mr. Atkins confirmed they had discussed it and he had recommended it. Jacob Mercer also mentioned that in discussions with the applicant, they were willing to remove concrete at the end of the vacated alley to block access to the remaining open alleyway.

MOTION

Mayor Muryn motioned to **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 with the following conditions**

- **An access agreement is filed between the neighbors**
- **An easement is filed by the city for the sanitary sewer.**

2nd: Dan Clinger

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

- 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 to Findlay City Council of the **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.

DISCUSSION

Darrin Karcher was present as owner of the C&D Stoney Tavern LTD. He was planning to do renovations to the site, but it was proving hard given the size of the site. They acquired the house on the parcel just to the north with the intention to combine it with the existing lot for the Old Stoney Ledge. Once it is rezoned and they combine the lots, it will give them flexibility to either expand the building or reconfigure the parking lot.

Mayor Muryn said that she was happy to see them bringing this plan forward. She said that in the future, she would like to see a site plan that included increased landscaping to improve the site. Dan Clinger asked if the site plan would come later, which Matt Cordonnier confirmed it would. Mr. Clinger added that he would like to see one of the accesses onto Broad Avenue be removed. There is an access from the existing Stoney lot, as well as a driveway from the previous home. Closing one would create less conflict points.

Mr. Clinger asked if there was a concrete plan for the renovation. Mr. Karcher said not yet, but that they are close to finalizing plans. Matt Cordonnier added that Mr. Karcher had been in touch with the Zoning Department and Regional Planning. He appreciated their willingness to work with our offices to accommodate the best renovation plan possible.

MOTION

Mayor Muryn motioned to recommend approval to **Findlay City Council of the 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.

2nd: Jackie Schroeder

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

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.

DISCUSSION

Amanda Crates was present on behalf of the application. Ms. Crates said that they were looking to open a new funeral home at the site. She said that the goal of this building is to serve funerals that are more non-traditional. These would be a celebration-of-life type service, which are brighter with televisions showing pictures and videos of their loved ones.

Mayor Muryn did note that this is a conditional use, so the City has have the ability to remove approval if there are site problems. Mr. Clinger noted the stacking plan does not allow for any room for parking. In terms of stacking, Ms. Crates said that they do have a parking attendant, but that they do not want to have processions from the site. Ms. Crates offered that they would try to focus funeral processions from the existing location downtown.

Mr. Martin asked if there was a timeline to add the crematorium. Ms. Crates said that given the acquisition, it will take three to five years to build up the funds to add that to the site. Mr. Clinger asked what would be the footprint of that. Ms. Crates said it would be less than 500 square feet and could be a standalone structure.

MOTION

Mayor Muryn motioned to **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.**

2nd: Rob Martin

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

- 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.**

CPC Staff

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)

DISCUSSION

The owner, Dr. Mark Boehler, and his architect, Jack Berry, were present on behalf of the application. Dr. Boehler clarified that they did not intend to have the parking blocking the access onto Glessner Avenue. They would update the image to remove the confusion. He went on to say that they were shooting to only do breakfast and lunch with a limited menu. It would be casual food, not fast food. In the morning, W. Main Cross Street sees a lot of traffic heading towards downtown, and they wanted to try to capture that with the café. In terms of traffic flow on the site, he said that while the arrows were painted to show enter only from W. Main Cross Street, people ignore them and exit onto W. Main Cross all the time. There has not been any incidents with turning in the past.

Mr. Clinger asked him to describe the interior layout of the building. The day spa and treatment rooms would be along the west side of the building. The physical therapy is in the middle and on the east side. There are restrooms on the south side that are not renovated, so they do not use them at the moment. The pickup window would be in the northeast corner of the building. It would not have a seating area to discourage the number of people parking and entering.

Mr. Clinger noted there is an exit with a concrete landing on the west side of the building, which is in the area they indicated as part of their stacking. Dr. Boehler said that they would have the lane go outside that. Mr. Clinger offered that he did not think that there was enough room for two lanes of access. He thought the plans are less than desired for evaluating the project. He noted that there was a light pole in the parking lot not shown on the plans. Jack Berry said that the drawing was intended for illustrative purposes. He said that they did not anticipate the drive-thru stacking far enough to be an issue with blocking the parking.

Jeremy Kalb offered that they could put the pickup window on the southwest corner of the building. That way they could go through the west side of the parking lot, and then exit the site onto Glessner Avenue. Dan Clinger added that the parking in the south lot needed to be split to allow enough room for an access lane onto Glessner Avenue.

Rob Martin said drove to the site to experience the turn onto W. Main Cross. He waited in the apron, there was a car waiting at Glessner Avenue who struggled the traffic beyond his car. He thought they should not be encouraging that eastern entrance from W. Main Cross be an exit from the site. He then asked if they could close that access and loop the drive around the front to exit. Dr. Boehler said that they were working with the Zoning Department to add a sign to the front area, so that would not work for the site.

Mayor Muryn was appreciative of the discussion and offered that they table the item to work through some of these issues with staff.

Dr. Boehler asked what the FDC hookup does. Kevin Shenise said that it is for additional supply for their trucks. Jack Berry asked if they could prove that the system is too much, could they remove it. Mr. Shenise said that if they had some documentation from Wood County Building Department, they could remove the system. It needed to either be brought up to code, or removed though. Jack Berry asked what the clearance would need to be for the FDC. Mr. Shenise said that they could move it 30 feet east in the parking lot. Dr. Boehler asked what the cost would be, but Mr. Shenise did not know offhand.

Dan DeArment asked where Jeremy Kalb got the ODOT clearance standards. Mr. Kalb said he used reaction times and breaking distances to help calculate the distance needed to get a clearance distance. Mr. Berry asked if the existing conditions were too restrictive, could the CPC grant some relief on the exit. Mr. Kalb said that he would never approve the access if this was being built today, and that the drive is originally intended to be an entrance only. Traffic leaving the site would increase the number of conflicts, and they cannot approve that.

Dr. Boehler asked if they could add a traffic light to the Glessner Avenue intersection. Mr. Kalb said that they did a traffic study and the amount of traffic from Glessner would not warrant a traffic signal. Dr. Boehler asked if they could stripe the lot to have people stop behind the clearance zone. Mr. Kalb said that would be helpful, but the turn from the start of the line into the street is seven seconds. That would increase the number of unsafe turns onto W. Main Cross and be counterproductive.

MOTION

Mayor Muryn made a motion to table **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**

2nd: Dan Clinger

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

After the vote, Mayor Muryn adjourned the meeting.