

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT August 11, 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
August 11, 2022 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-06-2022** filed by Quality PT for a drive thru window on the business at 1101 W. Main Cross Street.

NEW ITEMS

1. **ALLEY/STREET VACATION PETITION #AV-06-2022** filed by Michael Stoner, 1419 S. Blanchard Street, to vacate the westernmost 205 feet of the east/west alley between 1415 and 1419 S. Blanchard Street.
2. **APPLICATION FOR FINAL PLAT #FP-02-2022** filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.
3. **APPLICATION FOR FINAL PLAT #FP-03-2022** for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday August 11, 2022 – 9:00 a.m.

COMMENTS

TABLED ITEMS

1. **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. Additionally, there is a day spa in the building as well.

The applicant originally proposed to have the drive-thru wrap around the building from the west side to the east. They requested to place the ordering board in the middle of the building on the south side. This configuration provided issues due to it blocking the FDC connection on the east side of the building, and would create traffic issues onto W. Main Cross Street.

After meeting with CPC staff, the solution was to change the request to an order/pickup window at the southwest corner of the building. This would accommodate seven cars from the window to the property line. If stacking were to become an issue, they have proposed to designate a few parking spots to allow customers to park and wait for their order. This would remove the issue of the stacking blocking the dumpster and the FDC. During a staff visit, we measured twenty-seven feet (27') between the edge of the exit landing on the west side of the building and the parking. This would allow for enough room for an escape lane outside the stacking.

The new parking lot configuration shows that the existing pattern would remain on the east and west sides of the building. The existing ten (10) parking spots would be shifted eighteen feet (18') south. This will allow for a twenty-four feet (24') drive aisle for customers to exit the site onto Glessner Avenue. The plan does note the addition of fifteen (15) new parking spots on the south property line.

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.**

ENGINEERING

- With the redesign/ relocation of the pickup window, the Engineering Department does not have any concerns with the proposed project. Keeping the drives off of Main Cross as entrance only will reduce the conflict points at the intersection and the drive thru users will be able to utilize the drive that comes off of Glessner
 - Recommend Approval

FIRE PREVENTION

No comments

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.**

NEW ITEMS

CU-06-2022

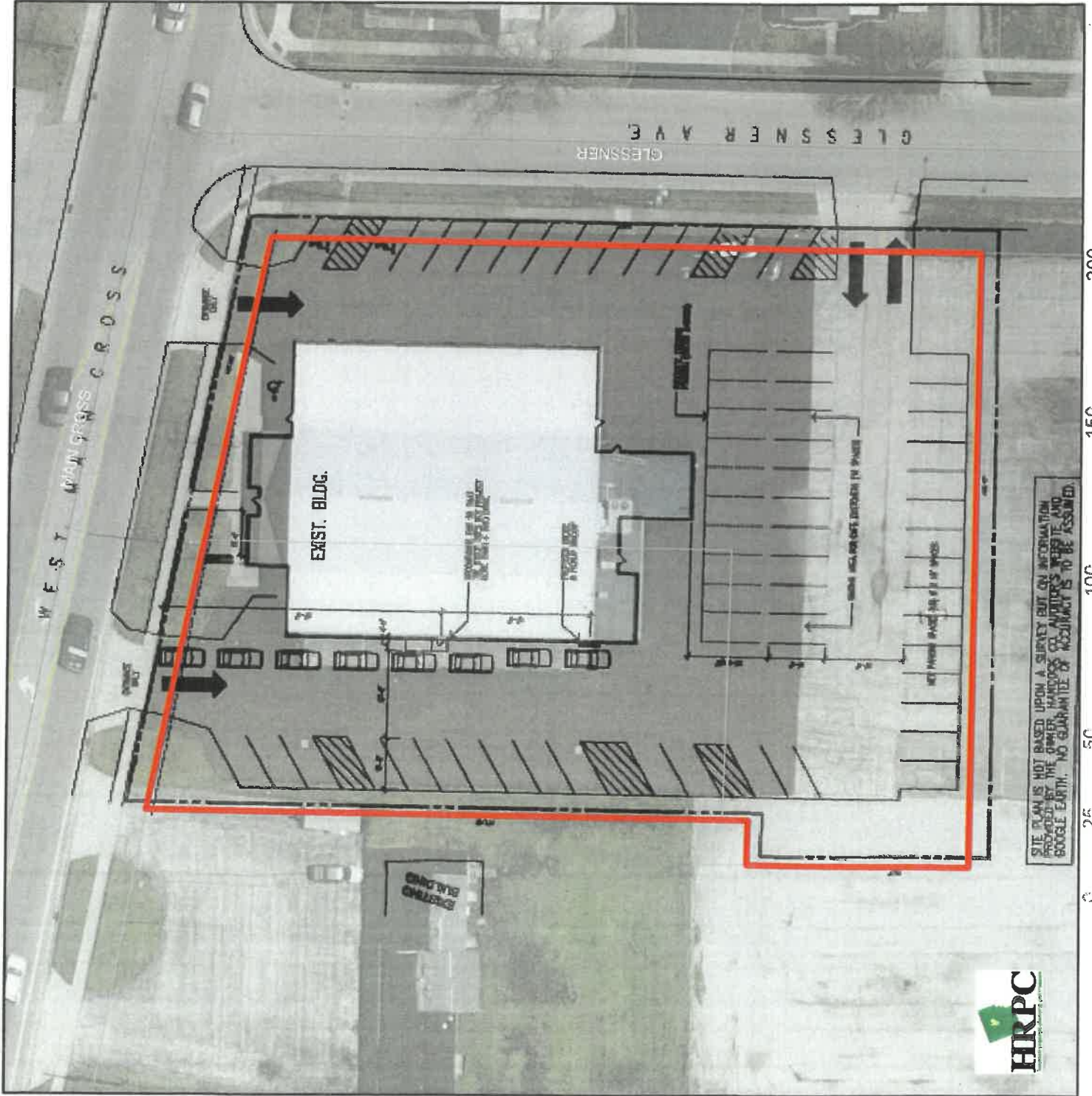
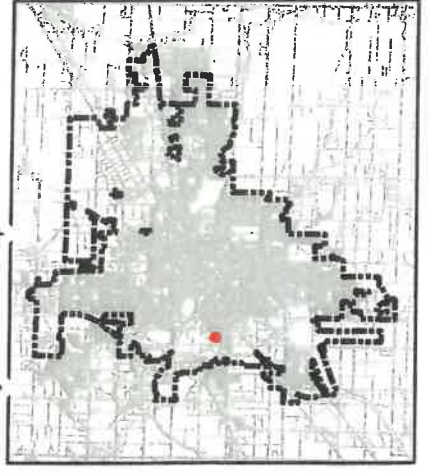
APPLICATION FOR CONDITIONAL USE

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

Legend

- 1011 W Main Cross
Parcels
- Road Centerline

Findlay Locator Map



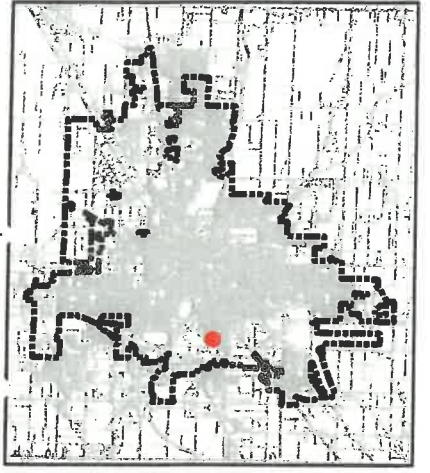
CU-06-2022

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
- Findlay 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



NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-06-2022 filed by Michael Stoner, 1419 S. Blanchard Street, to vacate the westernmost 205 feet of the east/west alley between 1415 and 1419 S. Blanchard Street.**

CPC STAFF

General Information

This request is to vacate a portion of the east/west alleyway between 1419 and 1415 S. Blanchard Street from S. Blanchard Street west 205 feet. The remaining section of alleyway would measure roughly 333 feet in length towards Graceland Avenue.

Staff Analysis

This portion of alley provides access to 1415 and 1419 S. Blanchard Street, 711 5th Street, and 714 6th Street. All these property owners signed the petition. The only access for the remainder of the alleyway would be from Graceland Avenue on the east side. This block previously had two platted north/south roads between 5th and 6th street, however they have been vacated.

Mr. & Mrs. Stoner had been in communication with the Zoning Department to discuss the alleyway. The alleyway coming off S. Blanchard Street is improved, so it does funnel traffic for the alley through this entrance. The alley from the Graceland entrance is unimproved, but it appears vehicles have used it recently. There is an unmaintained section in the middle of the alley, which effectively blocks traffic from being able to go all the way through. Erik Atkins from the zoning department recommended the Stoner's get signatures from the entire block to vacate the entire alley; however, they have only provided a list of just their surrounding neighbors.

In similar cases, staff has not approved a vacation where it leaves an unimproved entrance as the only means of access for almost an entire alleyway. In previous cases where only a portion of alley was vacated, we made sure there were at least two means of ingress and egress.

Staff Recommendation

CPC Staff recommends that FCPC recommend denial of ALLEY/STREET VACATION PETITION #AV-06-2022 filed by Michael Stoner, 1419 S. Blanchard Street, to vacate the westernmost 205 feet of the east/west alley between 1415 and 1419 S. Blanchard Street.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment.

RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council denial of ALLEY/STREET VACATION PETITION #AV-06-2022 filed by Michael Stoner, 1419 S. Blanchard Street, to vacate the westernmost 205 feet of the east/west alley between 1415 and 1419 S. Blanchard Street.

AV-06-2022

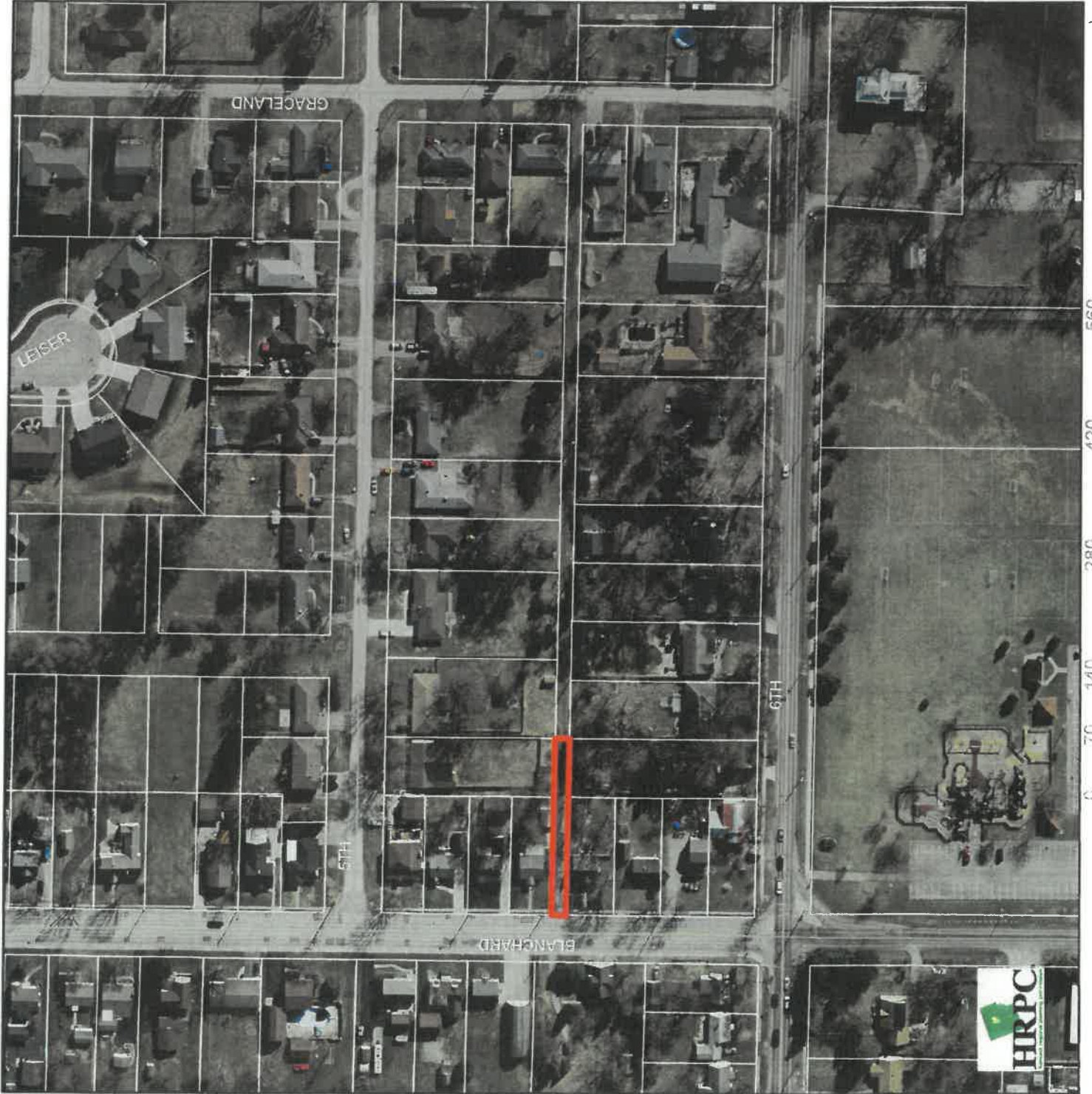
ALLEY/STREET
VACATION PETITION
filed by Michael Stoner,
1419 S. Blanchard Street,
to vacate the westernmost 205 feet of
the east/west alley between 1415 and
1419 S. Blanchard Street.

Legend

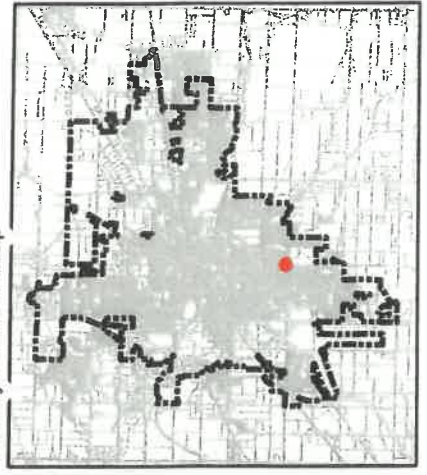


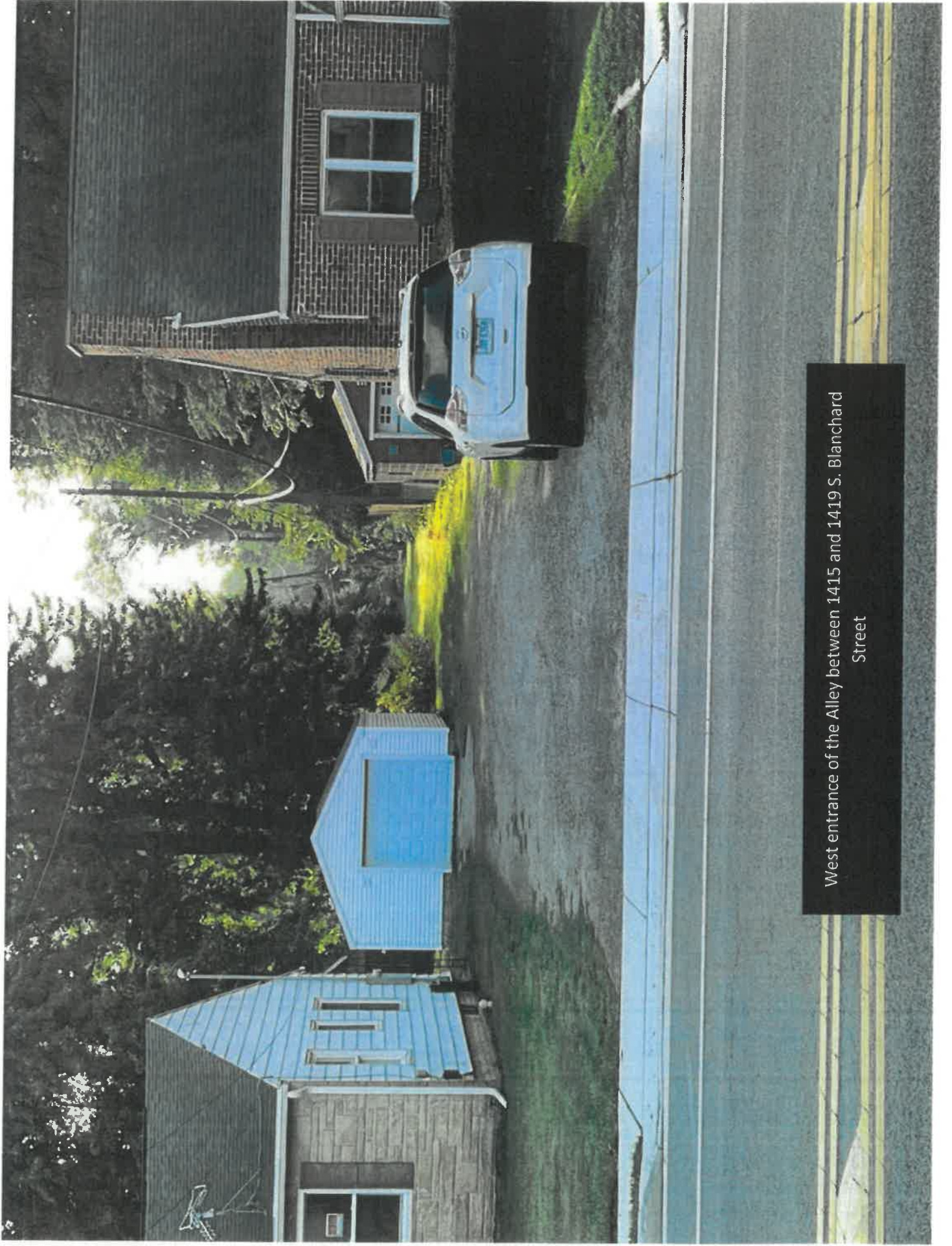
Parcels

— Road Centerline

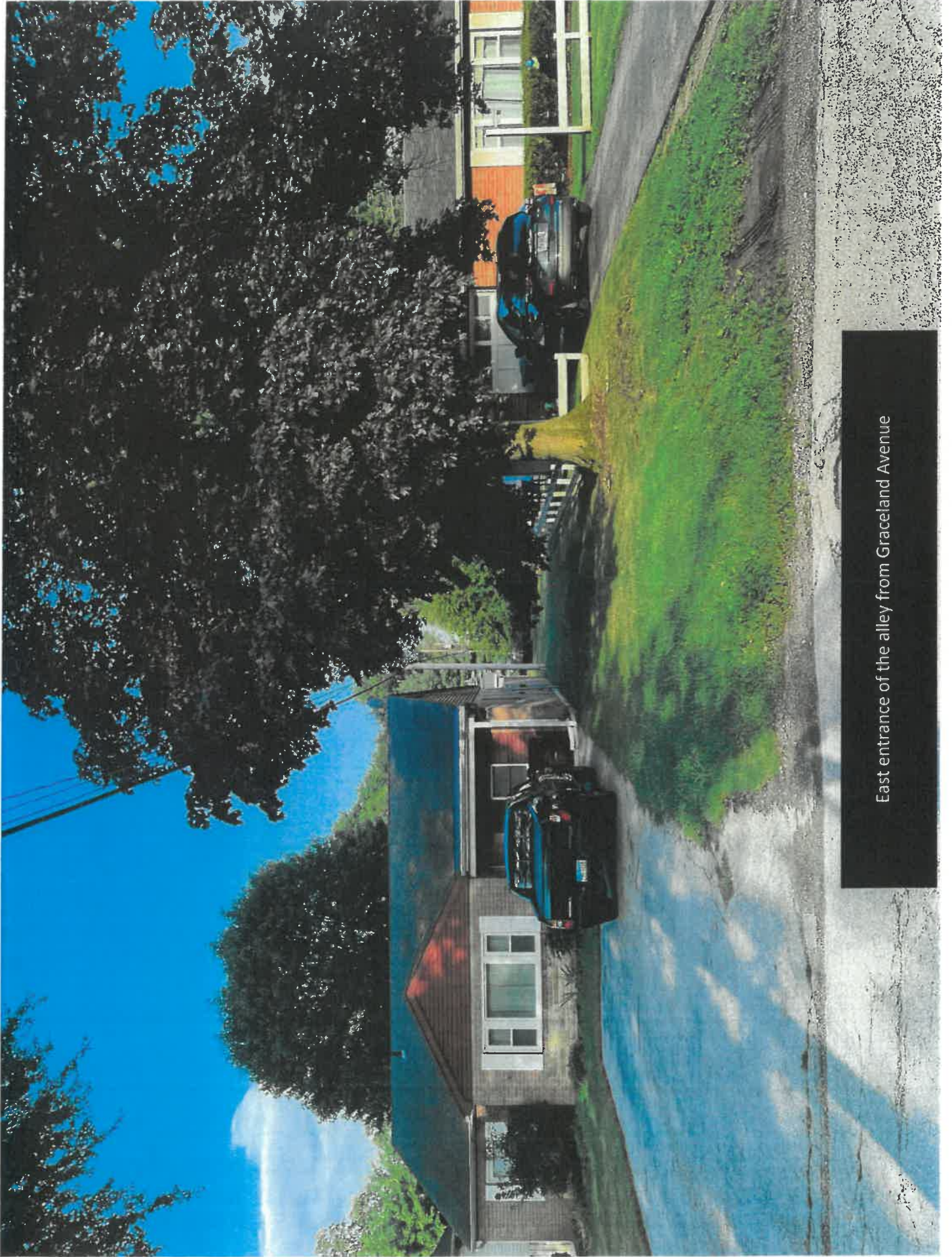


Findlay Locator Map

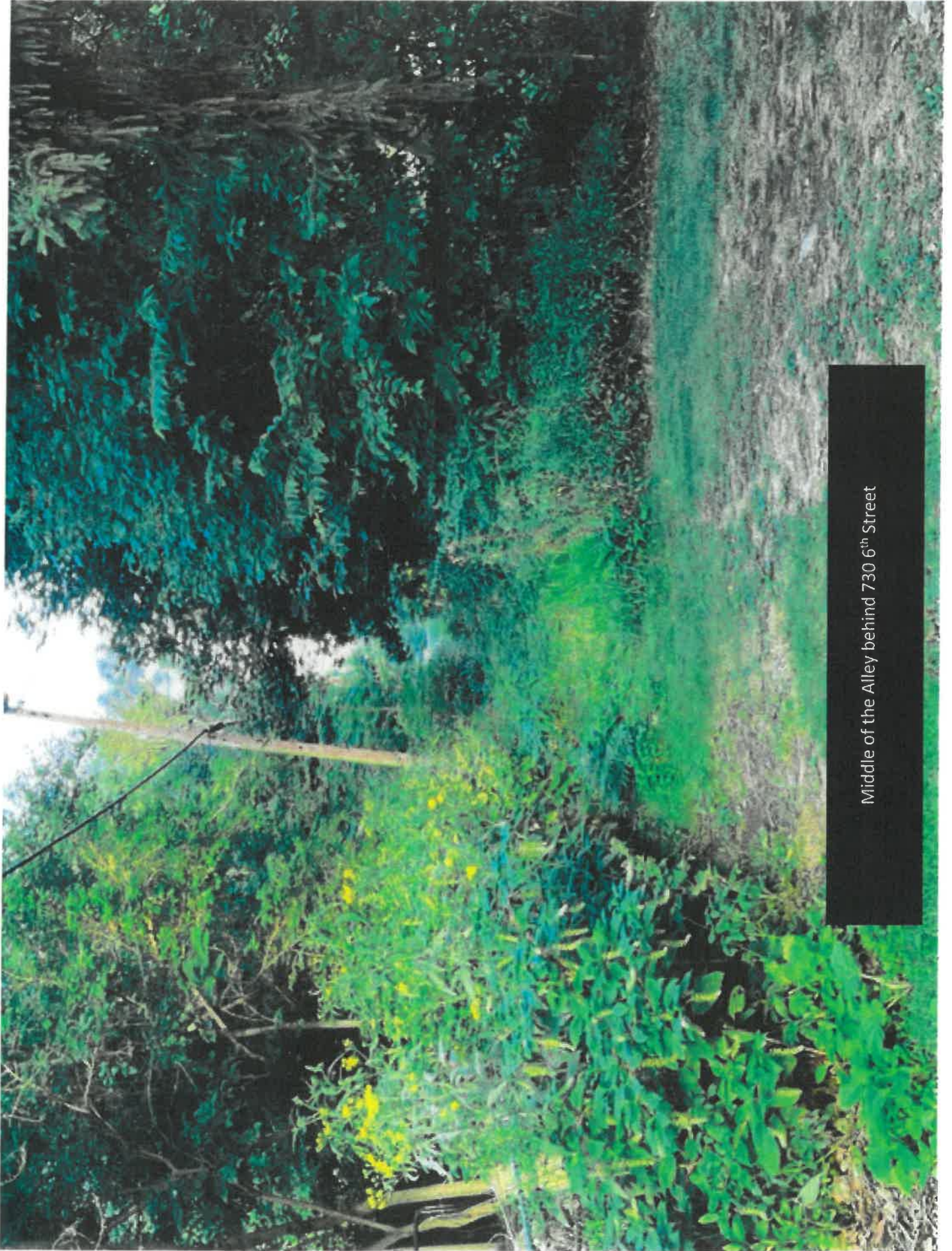




West entrance of the Alley between 1415 and 1419 S. Blanchard Street



East entrance of the alley from Graceland Avenue



Middle of the Alley behind 730 6th Street

2. APPLICATION FOR FINAL PLAT #FP-02-2022 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 M-2 Multi-Family High Density. 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. The preliminary plat was reviewed at the March 2022 meeting. The 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 at Willow Wood Avenue and Inglewood Avenue. In March, Dan Stone indicated that the road would be completed all at once during the construction.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FP-02-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-02-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

FP-02-2022

APPLICATION FOR
FP-02-2022 filed by
Ferroco Development Ltd and
Norco Dev. Ltd, for Lakota Park.

Legend

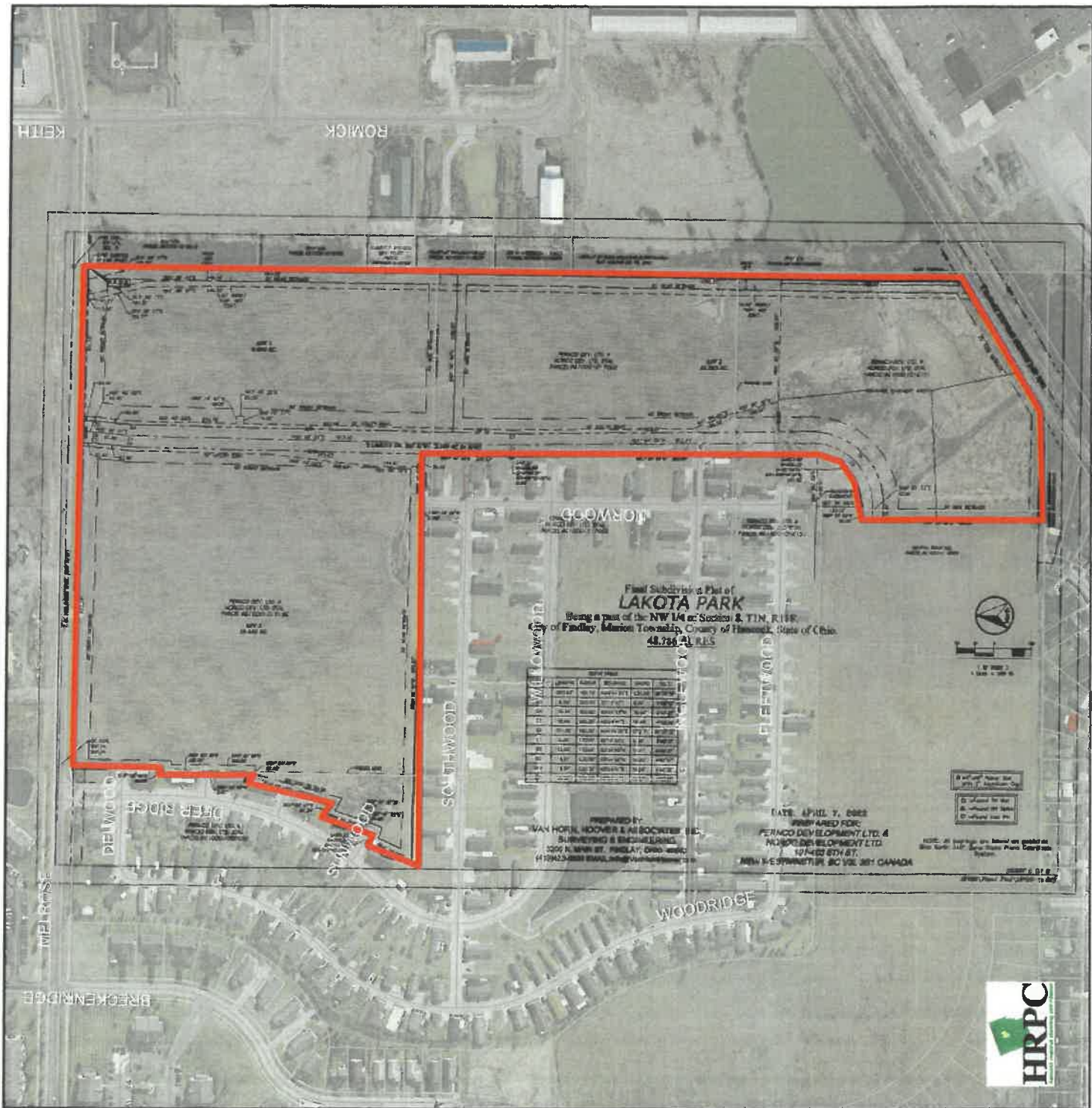


FP-02-2022

Parcels

— Road Centerline

Findlay Locator Map



1.160
870
580
290
0



3. APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.

CPC STAFF

General Information

This request is in the Tall Timbers 3rd Addition just south of County Road 212. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Industrial.

Staff Analysis

The preliminary plat was reviewed at the September 2021 CPC meeting and a site plan for the first phase of development was reviewed at the June 2022 CPC meeting. This plat would subdivide this area into two lots with a dedicated cul-de-sac for the end of Industrial Drive. On the west side, Lot 4 is a 42.445-acre parcel that is entirely wooded. On the east side, Lot 3 would be 21.360 acres in size. A fifty-foot gas line easement runs diagonally from the northwest corner to the southeast corner of lot 3.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment


RECOMMENDATION

Staff recommends approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.

FP-03-2022

APPLICATION FOR
FINAL PLAT
for the Tall Timbers 3rd
Addition Subdivision located
in part of the Northeast ¼ of
Section 4, Findlay, Ohio.

Legend

 FP-03-2022

Parcels

- Road Centerline

Findlay Locator Map

