

Committee Members:

- Grant Russel, at large – Committee Chair
- Brian Bauman, Ward 5
- Holly Frische, Ward 1
- Dennis Hellmann, Ward 2
- Jim Slough, Ward 4

Staff:

- Matt Cordonnier, HRPC Director
- Jacob Mercer, HRPC
- Jeremy Kalb, City Engineer
- Eric Adkins, Zoning Administrator
- Judy Scrimshaw, HRPC

Meeting Start Time: 12:01 p.m.**Meeting End Time:** 12:37 p.m.**Guests:**

- Mike & Jessica Stoner, applicant
- Beth Warnecke, Findlay City Council, Ward 3

Agenda:**Call to Order****Roll Call****New Items**

1. Blanchard Street Alley Vacation (tabled)
 - Motion to remove from the table (Hellmann / Russel)
 - Motion approved (5-0)
 - FYI - City Planning Commission recommend denial of this request at their August meeting
 - Hellmann distributed copies of the August CPC meeting notes to all members of the committee prior to the meeting
 - Hellmann recommended all members of the committee visit the alley prior to the meeting; all members indicated that they had done so
 - Hellmann explained his efforts and research on this issue since our August meeting
 - He believes that HRPC's summary in the August City Planning Commission packet does a good job explaining the issue
 - He does not believe it likely that vehicles 'zoom' down the alley
 - The request would disadvantage other property owners who abut the alley
 - He does not like the thought of creating a dead-end alley
 - For those reasons, Hellmann motioned to recommend denial of the vacation request to the full council; Slough seconded the motion
 - Frische stated that she is disappointed with the motion
 - She met with the applicant and said that this appears to be a neighborhood conflict
 - She stated that one of the three people who spoke against the request at the August City Planning Commission meeting it changed their minds and now supports the request; she did not mention if the other two property owners who spoke against the request at the August CPC had changed their minds
 - She says that she talked with many property owners on 5th & 6th Streets

- Says our only concern should be safety
 - Slough asked Frische for clarification on her statement about safety
- She claims that most of the people she talked to are in favor of vacating part of the alley if they continue to have access to their property
- She stated her opinion that a recent vacation requested granted between Cherry and Walnut Streets is an example of a partial alley vacation
 - Much discussion ensued about this case and its relevance to this case with Hellmann and Cordonnier disagreeing the cases are similar
- She stated her opinion that an alley vacation granted in 2014 between Third and Fourth Street east of Park Street is also similar
- She stated that the one property owner who wants to put a garage off the alley would have to pave the unimproved portion of the alley which would be approximately 75% of the alley between a potential garage and Graceland Avenue
 - Russel agreed with this point, stating that it is an example of how the vacation being requested could economically disadvantage property owners on Fifth and Sixth Street because, in this case, the property owner would have to pave approximately 75% of the alley to Graceland instead of approximately 25% of the alley to Blanchard; Frische disagreed on this point
- Frische stated that vacations granted in the 1950s, along with the Third / Fourth Street vacations set a precedent
 - There was much discussion on this point with Cordonnier & Russel expressing their opinions that it did not set a precedent
- The applicant stated he would always allow access to the property owners on Fifth and Sixth Street
 - Russel said that once the alley is vacated, the owner can do with it as he pleases as could all future owners of the property
 - Russel restated his suggestion from the August meeting that a solution to this is for the applicant to execute an access agreement with all property owners abutting the alley that is tied to the property deeds and then, with all property owners in agreement, requesting vacation of the entire alley
 - There was much discussion about user access agreements
- The applicant stated that he would be economically disadvantaged if the alley was paved because of water issues at the intersection of the alley, his property and Blanchard
- Russel asked for any further comments and called for a vote on the motion
- Motion: recommend denial of the vacation request to the full council (Hellmann / Slough)
 - Motion approved 4-1 with Frische voting against

Adjournment

- Meeting adjourned at 12:37 p.m.

Grant C. Russel

Grant Russel, Planning & Zoning Committee Chair