

City of Findlay City Planning Commission

Thursday, March 8, 2018 - 9:00 AM

COMMENTS

ITEMS TABLED AT THE FEBRUARY 8, 2017 MEETING

APPLICATION FOR CHANGE OF USE #CU-01-2018 filed by Toni Poling, 1329 Woodworth Drive, Findlay to operate a child care facility at 800 Canterbury Drive.

The applicant has submitted drawings from Van Horn, Hoover with the driveway layout. There are also seven parking spaces shown on the site in the plan.

The privacy fence is shown in the back yard and the HVAC/trash area is enclosed.

A handicapped ramp will be constructed across the front of the building for access to the entry.

Staff feels that the applicant has addressed the concerns of the Commission with this submittal and recommends approval.

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-01-2018 filed to vacate an alley running south from South Street between 615 and 619 South Street, Findlay, OH.

General Information

This request is on the south side of South Street. The area is zoned R-3 Single Family Small Lot.

It is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

Parcel History

Existing residential neighborhood.

Staff Analysis

The applicant is proposing to vacate the right-of-way of an alley between two (2) residences south to the first east/west alley.

Both applicants have access to their respective garages from this portion of alleyway. Both parties have signed the petition. Access for other properties in the vicinity is still possible via the east/west alley or the south half of this alley running north from E. Lincoln Street.

Staff Recommendation

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2018 filed to vacate an alley running south from South Street between 615 and 619 South Street, Findlay, OH.**

ENGINEERING

No Comment

FIRE PREVENTION

This alley appears to be well maintained and could be beneficial for vehicles during an emergency. If allowed to vacate, maintain access for emergency vehicles.

STAFF RECOMMENDATION

Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2018 filed to vacate an alley running south from South Street between 615 and 619 South Street, Findlay, OH subject to:**

- **Maintaining access for emergency vehicles (FIRE)**

2. ALLEY/STREET VACATION PETITION #AV-02-2018 filed to vacate 7.5' off the south side of Elm Street along Lot 1377 of Barnd's First Addition also known as 916 S. Main Street.

HRPC

General Information

This request is located off the south side of S. Main Street. The area is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

Parcel History

Existing residential neighborhood.

Staff Analysis

The applicant is requesting to vacate 7.5' of road right-of-way of Elm Street. They indicated that the existing chimney on the north side of their home currently encroaches into that right-of-way.

There is an existing fence and hedgerow on this side also. They would like to replace that fence and because of its location, they would have to move it south to keep it out of the right-of-way.

Todd Richard stated that he doesn't know how long the fence and hedgerow have been encroaching into the right-of-way. It could be well before zoning.

Staff Recommendation

HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2018 filed to vacate 7.5' off the south side of Elm Street along Lot 1377 of Barnd's First Addition also known as 916 S. Main Street.

ENGINEERING

Two (2) feet behind the sidewalk will need to remain in the right-of-way for any future resurfacing projects.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2018 filed to vacate a portion off the south side of Elm Street along Lot 1377 of Barnd's First Addition also known as 916 S. Main Street subject to the following:

- **A minimum of two (2) feet must remain in the right of way behind the sidewalk (ENG)**

3. PETITION FOR ZONING AMENDMENT #ZA-01-2018 filed to rezone Lot 7 in the East Melrose Business Park on Keith Parkway from C-2 General Commercial to I-1 Light Industrial.

HRPC

General Information

This request is located at the end of a cul-de-sac on Keith Parkway. It is zoned C-2 General Commercial. Land to the south is also zoned C-2. To the east is zoned I-1 Light Industrial and C-2. To the north is I-1 Light Industrial in the City of Findlay and to the west is M-1 Restricted Industrial in Marion Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is currently a vacant lot.

Staff Analysis

The applicant is requesting to change a 5.299 acre lot from C-2 General Commercial to I-1 Light Industrial. It is located at the end of the cul-de-sac on Keith Parkway. Much of the surrounding area is already zoned I-1.

Staff Recommendation

HRPC Staff recommends that **FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-01-2018 filed to rezone Lot 7 in the East Melrose Business Park on Keith Parkway from C-2 General Commercial to I-1 Light Industrial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that **FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-01-2018 filed to rezone Lot 7 in the East Melrose Business Park on Keith Parkway from C-2 General Commercial to I-1 Light Industrial.**

4. REQUEST TO RE-ESTABLISH A NON-CONFORMING USE NCU-01-2018 at 1205 E. Sandusky Street, Findlay, OH. The applicant wishes to conduct wholesale sales of heating/air conditioning/cooling equipment to contractors out of the existing buildings.

HRPC

General Information

This request is located on the south side of E. Sandusky Street just east of Williams Road. It is zoned R-2 Single Family Medium Density. Land to the west is also zoned R-2. To the east is zoned O-1 Institutions and Offices. To the north and south is R-1 Single Family Low Density. The very southwest corner is within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

The only recent use of the property that we are aware of is a dental lab that was approved in 2006.

Staff Analysis

We attached a copy of the property history as traced by zoning records on file for the commission.

The potential buyer wishes to operate a wholesale business for heating/air conditioning/cooling equipment on the site. The property had been used for such a business many years ago.

It appears that this land was annexed into the City as an Agricultural business (Hancock Hybrids) in 1947. It was zoned B Residential when zoning was adopted in 1955. This created the original non-conforming use. The surrounding areas to the south and east were all rural at the time. The property has been zoned some form of residential for as long as it has been in the City. Therefore, all the uses since the 50's have been non-conforming.

The applicant is requesting to re-establish a use for the property that has not existed since the year 2000. This type of use is normally only permitted in an Industrial zoned area. A property loses its non-conforming status after 2 years of being dormant and the only way to get that status back is to appeal to Findlay City Council.

The site is in poor condition from years of neglect. Drive and parking surfaces are technically paved with asphalt but are generally deteriorated. The buildings as well are run down.

There is an odd situation related to a home directly west of the site (1201 E Sandusky). It appears that the house only has access through 1205 E. Sandusky to get to their garage. If this situation is to remain the same, we hope there is a valid easement of access recorded for the continuation with a new owner. Courthouse records show that the current owner of 1205 E Sandusky, Addison Acquisitions Enterprises, LLC recently sold 1201 E Sandusky to its current owner.

If Council would grant this request, staff would recommend that restoration of the buildings and grounds be a condition of approval. Screening should also be put in place around most of the site. There are new homes under construction directly south of the site in the Hunter's Creek subdivision. There are some trees along that property line but they do not go all the way to the

west. Screening should also be placed around the home at 1201 E Sandusky Street. We realize that the situation has existed for many years in the current state, but feel that this request gives the City an opportunity to correct the situation to bring it up to today's standards.

Staff Recommendation

HRPC Staff recommends that **FCPC recommend approval to Findlay City Council of REQUEST TO RE-ESTABLISH A NON-CONFORMING USE NCU-01-2018 at 1205 E. Sandusky Street, Findlay for wholesale sales of heating/air conditioning/cooling equipment subject to the following:**

- **Proof of recorded easement of access between 1205 and 1201 E Sandusky Street (HRPC)**
- **Screening plan be approved by HRPC. (HRPC)**
- **General clean up, maintenance/repair of the site conditions.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that **FCPC recommend approval to Findlay City Council of REQUEST TO RE-ESTABLISH A NON-CONFORMING USE NCU-01-2018 at 1205 E. Sandusky Street, Findlay for wholesale sales of heating/air conditioning/cooling equipment subject to the following:**

- **Proof of recorded easement of access between 1205 and 1201 E Sandusky Street (HRPC)**
- **Screening plan be approved by HRPC. (HRPC)**
- **General clean up, maintenance/repair of the site conditions.**

5. PRELIMINARY PLAT APPLICATION #PP-02-2018 for Glenmar Subdivision 1st Addition.

HRPC

General Information

This request is located off the west side of CR 140 north of CR 95 in Liberty Township. It is zoned R-1 One Family Residential in the Township. Parcels to the south and east are also zoned R-1. To the west is zoned Agriculture in Liberty township. Parcels to the north are zoned Agriculture in Portage Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The Glenmar Subdivision was originally started in 2006. The last Preliminary Plat was reviewed and approved in 2016. A Final Plat for Glenmar Subdivision Second Addition-Plat 1 was approved in April, 2016.

Staff Analysis

This plat is the same as the one approved in 2013 for the southern part with Andrew Jackson Lane and the 2016 version that covered the area west of the ditch at the north end.

The west half of Andrew Jackson Lane was final platted so this preliminary covers the east half. There appears to be the exact same layout as in the previous plat with 15 lots.

In the northwest corner, the 2016 Preliminary plat had a short cul-de-sac and a total of 10 lots. The new version has reduced the lots to 8 and the cul-de-sac has been replaced with an “eyebrow” configuration.

Staff Recommendation

HRPC Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-02-2018 for Glenmar Subdivision 1st Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-02-2018 for Glenmar Subdivision 1st Addition.**

6. FINAL PLAT APPLICATION #FP-03-2018 for Glenmar Subdivision 1st Addition Plat 2.

HRPC

General Information

This request is located off the west side of CR 140 north of CR 95 in Liberty Township. It is zoned R-1 One Family Residential in the Township. Parcels to the south and east are also zoned R-1. To the west is zoned Agriculture in Liberty township. Parcels to the north are zoned Agriculture in Portage Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The preliminary plat for this subdivision was reviewed in the previous item.

Staff Analysis

This portion of the subdivision is a continuation of Andrew Jackson Lane to the east and curving north to eventually connect it with Glenmar Parkway.

The lots and common areas are the same as in a plat that was approved in 2013.

Staff Recommendation

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-03-2018 for Glenmar Subdivision 1st Addition Plat 2.**

ENGINEERING

Engineering has some minor comments on the construction drawings and will be working with the consultant to get those addressed

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-03-2018 for Glenmar Subdivision 1st Addition Plat 2 subject to the following:**

- **Modifications to the construction drawings to the satisfaction of the Engineering Department. (ENG)**

7. PRELIMINARY PLAT APPLICATION #PP-03-2018 filed for Best Liberty Addition.

HRPC

General Information

This subdivision is located south of SR 12 and east of CR 9 in Liberty Township. It is zoned R-2 One Family Residential in the Township. Parcels to the south and east are also zoned R-2. To the west and north is zoned A-1 Agriculture. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

This is currently farmland which was once proposed as a part of the Liberty Dold Subdivision. The last phase of that subdivision was done in 2001.

Staff Analysis

This plat will fill out the southern portion of the area that had been proposed to be a part of the Liberty Dold Subdivision.

The street layout appears to be the same as the original proposal for the area. There are 47 new residential lots and a lot for the detention area at the south end.

The Liberty Township zoning resolution requires 75' of frontage and 10,000 square feet in the R-2 district. Lot 220 on Shaffer Street is only 9,857 square feet. The developer will need to confirm with the Township if this will need a variance in order to be buildable.

The street names have been carried over from the prior subdivision, as most of them are continuations of prior streets. The name of the north/south street on the east side connecting Moulton Drive and Early Drive was changed to Eagles Edge Drive. The stub street going east from Eagles Edge Drive to the vacant land is labelled Eagle's Talon. These will have to be changed. We are trying to get away from repetitive forms of the same names as it often creates confusion particularly for emergency response. We currently have Eagle Street, Eagle Drive, Eagle Ridge Drive, Golden Eagle Drive and Eagle Hill Ct. in the County.

Staff Recommendation

HRPC Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-03-2018 filed for Best Liberty Addition subject to:**

- **New unique names for Eagles Edge Drive and Eagle's Talon. (HRPC)**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-03-2018 filed for Best Liberty Addition subject to:**

- **New unique names for Eagles Edge Drive and Eagle's Talon. (HRPC)**

8. FINAL PLAT APPLICATION #FP-04-2018 filed for Best Liberty Addition.

HRPC

General Information

This subdivision is located south of SR 12 and east of CR 9 in Liberty Township. It is zoned R-2 One Family Residential in the Township. Parcels to the south and east are also zoned R-2. To the west and north is zoned A-1 Agriculture. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The preliminary plat for this subdivision was reviewed in the previous item.

Staff Analysis

This phase of the subdivision will extend Shaffer Street and Colonel Drive south to connect with the extension of Early Drive. It will create 24 new residential building lots and the detention lot at the south end.

The lots are laid out as shown in the Preliminary Plat.

Staff Recommendation

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-04-2018 for BEST LIBERTY ADDITION** subject to:

- **Submission of a revised Preliminary Plat (HRPC)**

ENGINEERING

Engineering has some minor comments on the construction drawings and will be working with the consultant to get those comment addressed

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-04-2018 for BEST LIBERTY ADDITION** subject to:

- **Submission of a revised Preliminary Plat (HRPC)**
- **Modifications to the construction drawings to the satisfaction of the Engineering Department. (ENG)**